

Appendix D

Cultural Resources

D-1 CHRIS Records

CULTURAL RESOURCES REPORT FOR THE KAISER PERMANENTE LOS ANGELES MEDICAL CENTER PROJECT

City of Los Angeles, Los Angeles County, California

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ACRONYMS AND ABBREVIATIONS

ADA	Americans with Disabilities Act
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
HCM	Historic-Cultural Monument
HPOZ	Historic Preservation Overlay Zone
LADBS	Los Angeles Department of Building and Safety
Medical Center	Kaiser Permanente Los Angeles Medical Center
MLD	most likely descendant
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	Public Resources Code
SCCIC	South Central Coastal Information Center
SLF	Sacred Lands File
WWII	World War II
ZIMAS	Zone Information and Map Access System

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EXECUTIVE SUMMARY

Dudek was retained by Kaiser Permanente to complete a cultural resources study for a project that proposes to demolish and redevelop six buildings on and near the Kaiser Permanente Los Angeles Medical Center (Medical Center) campus. The Medical Center campus is located along Sunset Boulevard between North Kenmore Avenue and North Vermont Avenue in the Hollywood community of the City of Los Angeles, Los Angeles County, California. The study involved completion of a California Historical Resources Information System (CHRIS) records search, outreach with the Native American Heritage Commission (NAHC) and local tribes/groups, a pedestrian survey of the project area for built environment resources, and recordation and evaluation of the built environment resources for historical significance. The significance evaluation included conducting archival and building development research for each building on the property; outreach with local libraries, historical societies, and advocacy groups; and completion of a historic context.

This study was conducted in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a)(2)–(3), and the Project site was evaluated in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Los Angeles Historic-Cultural Monument (HCM) eligibility and integrity requirements.

No archaeological resources were identified within the Project site as a result of the CHRIS records search, Native American coordination, or survey. No specific archaeological resources or sensitivity concerns were identified by any sources consulted. However, it is always possible that intact archaeological deposits are present at subsurface levels. For these reasons, the Project site should be treated as potentially sensitive for archaeological resources. Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during campus construction activities are provided in Section 6.2 (Management Recommendations).

The Project proposes six redevelopment sites, associated with thirteen unique addresses:

- Site 1: 1328 North New Hampshire Avenue; 1317, 1321, 1329, 1337/1339, and 1345 North Vermont Avenue;
- Site 2: 4760 Sunset Boulevard;
- Site 3: 1505 North Edgemont Street;
- Site 4: 1526 North Edgemont Street;
- Site 5: 1517 North Vermont Avenue; and
- Site 6: 4950 West Sunset Boulevard.

At these proposed sites, six properties were identified with buildings over 45 years in age, and were evaluated in this report. Buildings at six properties (1505 North Edgemont Street, 1526 North Edgemont Street, 1515 North Vermont Avenue, 1345 North Vermont Avenue, 1321 North Vermont Avenue, and 1328 North New

Hampshire Avenue) were evaluated for historical significance and do not appear eligible for inclusion in the NRHP, CRHR, or local register (6Z) due to a lack of significant historical associations. These properties are not considered historical resources for the purposes CEQA. There are two additional resources immediately adjacent to the Project site: the Aline Barnsdall Complex (designated historical resource) and the Hollywood Presbyterian Medical Center (eligible historical resource) that are discussed in this report. The proposed Project would not directly affect these resources. Therefore, the proposed project would have a less-than-significant impact on historical resources for the purposes of CEQA.

1 INTRODUCTION

Kaiser Permanente Los Angeles Medical Center provides medical and health care service to local and regional customers. It includes an emergency trauma center, inpatient care, outpatient treatment, and other medical facilities. Under current conditions, Kaiser Permanente Los Angeles Medical Center consists of a 460-bed hospital, approximately 635,200 square feet of medical office space, and parking garages.

Dudek was retained by Kaiser Permanente to complete a cultural resources study for a project that proposes to demolish and redevelop six buildings on and near the Kaiser Permanente Los Angeles Medical Center (Medical Center) campus, located along Sunset Boulevard between North Kenmore Avenue and North Vermont Avenue in the Hollywood community of the City of Los Angeles, Los Angeles County, California (Project site) (Figure 1). The study involved completion of a CHRIS records search, outreach with the NAHC and local tribes/groups, a pedestrian survey of the project area, and evaluation of each property for historical significance. The significance evaluation included conducting archival and building development research for each property; outreach with local libraries, historical societies, and advocacy groups; and completion of a historic context.

This study was conducted in accordance with CEQA Guidelines Section 15064.5(a)(2)–(3), and the Project site was evaluated in consideration of NRHP, CRHR, and City of Los Angeles HCM eligibility and integrity requirements.

1.1 Project Description

The 15.34-acre Kaiser Permanente Los Angeles Medical Center provides medical and health care service to local and regional customers. It includes an emergency trauma center, inpatient care, outpatient treatment, and other medical facilities. Under current conditions, the Medical Center consists of a 460-bed hospital, approximately 635,200 square feet of medical office space, and parking garages consisting of 3,818 parking spaces. In this document, the terms “Medical Center” refers to the entirety of the Kaiser Permanente Los Angeles facility, which is within a Unified Hospital Development (UHD) boundary. The properties proposed for redevelopment are likewise within the UHD boundary. The existing medical campus consists of a collection of medical buildings and parking structures, several of which are proposed for demolition as part of the Project, and others of which would remain in place.

The Project proposes to expand the existing Kaiser Permanente Los Angeles Medical Center (Medical Center) campus by replacing facilities and adding new buildings. The Project would proceed under a Master Plan/Development Plan Permit for the Medical Center. The Project is proposed in three phases. The first phase of development would include the demolition of existing commercial and duplex structures at 1345 North Vermont Avenue and the construction of a parking structure and medical office building at 1321 North Vermont Avenue, 1345 North Vermont Avenue, and 1328 North New Hampshire Avenue; construction of a procedure center addition to the 4760 Sunset Boulevard building; and demolition of the 1505 North Edgemont Street and 1526 North Edgemont Street medical office buildings. The second phase

of the development would include the demolition and reconstruction of the 1517 North Vermont Avenue parking structure and construction of an addition to the existing hospital at 4867 Sunset Boulevard or, alternatively, construction of a medical office building at 1526 North Edgemont Street. The third phase of the development would include the construction of an addition to the 4950 Sunset Boulevard parking structure and construction of a new medical office building at 1505 North Edgemont Street. The proposed buildings would total 427,400 square feet (sf) with an additional 655,015 sf of parking structure area, for a total of 1,082,415 sf.

1.2 Project Location

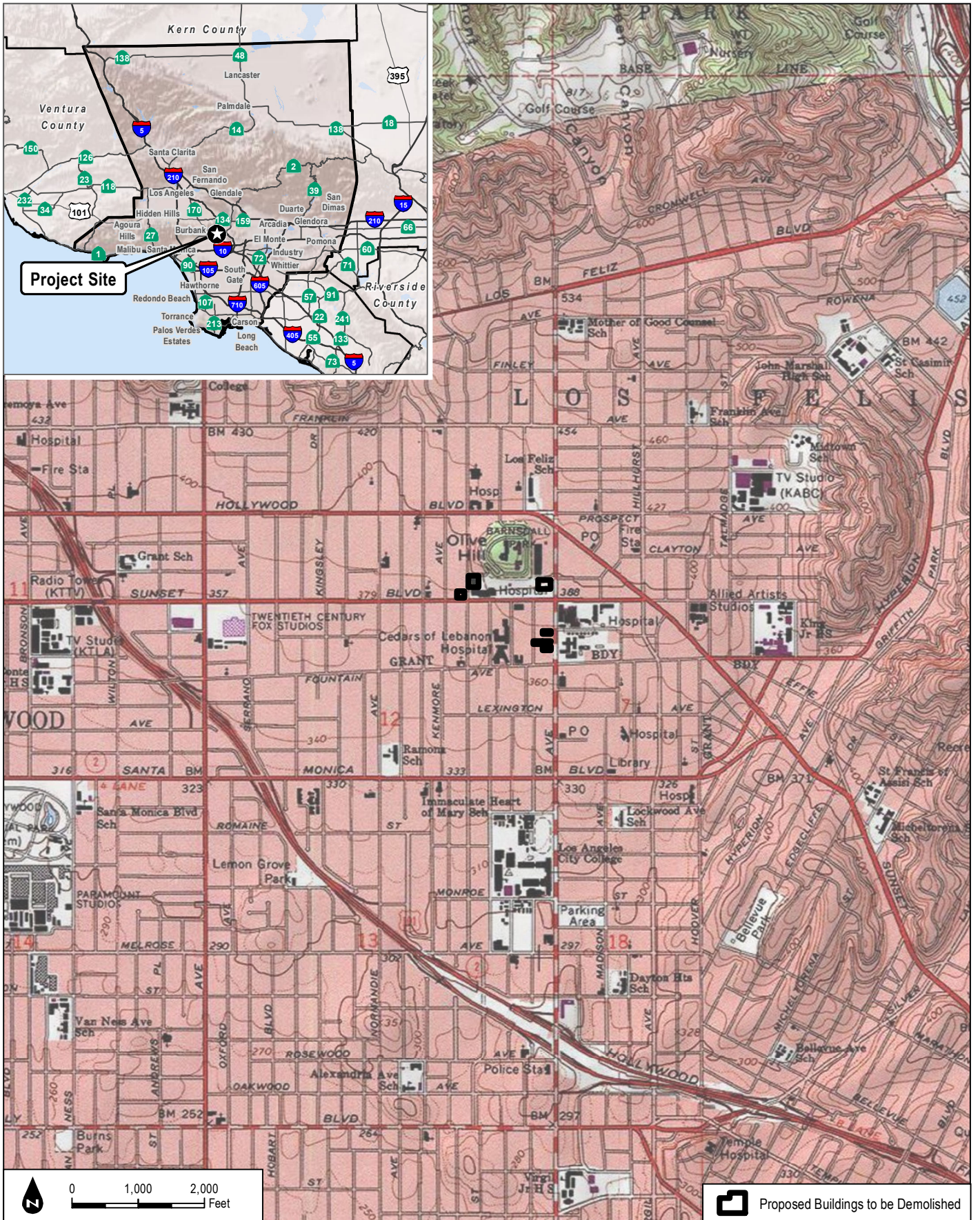
The 15.34-acre Medical Center campus is located along Sunset Boulevard between North Alexandria Avenue and North Vermont Avenue in the Hollywood Community Plan Area of the City of Los Angeles, California, 90027. The Project area is generally located northeast of the Hollywood Freeway (U.S. Highway 101) and southwest of Interstate 5 (refer to Figure 1).

In this document, the term “Medical Center” refers to the entirety of the Kaiser Los Angeles facility, which is within a Unified Hospital Development (UHD) boundary. The properties proposed for redevelopment are within the UHD boundary. The existing Medical Center campus consists of a collection of medical buildings and parking structures, several of which are proposed for demolition as part of the Project. The Medical Center campus includes other structures that would remain in place.

In this report, the term “Project site” or “Project area” are used interchangeably and refer to the properties on which the proposed redevelopment would occur.

The proposed redevelopment sites, as identified in the Project Description are:

- Site 1: 1328 North New Hampshire Avenue; 1317, 1321, 1329, 1337/1339, and 1345 North Vermont Avenue;
- Site 2: 4760 Sunset Boulevard;
- Site 3: 1505 North Edgemont Street;
- Site 4: 1526 North Edgemont Street;
- Site 5: 1517 North Vermont Avenue; and
- Site 6: 4950 West Sunset Boulevard.



SOURCE: ESRI 2017; USGS 7.5-Minute Series Hollywood Quadrangle.

FIGURE 1
Vicinity Map

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SOURCE: ESRI 2017; USGS 7.5-Minute Series Hollywood Quadrangle.

FIGURE 2
Project Area Map

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1.3 Project Personnel

Dudek staff completed all cultural resources technical work in support of this report. Dudek Architectural Historians Kate Kaiser, MSHP, and Samantha Murray, MA, and Dudek Archaeologist Rachel Hoerman, PhD, and Dudek Historian Bryce Beemer, PhD, authored this report. Ms. Kaiser also prepared the archival research, the Department of Parks and Recreation (DPR) forms, and significance evaluation. Dudek Archaeologist Rachel Hoerman, PhD, and Dudek Historian Bryce Beemer, PhD, contributed to archaeological components of this report, including review and summary of CHRIS records search results. This report was reviewed for quality assurance/quality control by Architectural Historians Kara R. Dotter, MSHP and Allison Lyons, MSHP, Principal Architectural Historian and Archaeologist, and Samantha Murray, MA, RPA. All project staff meet or exceed the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations [CFR] Part 61) in architectural history, archaeology, or history. Preparer's qualifications can be reviewed in Appendix A.

1.4 Regulatory Setting

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed project.

Federal

Although there is no federal nexus for this project, resources were evaluated in consideration of NRHP designation criteria.

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are locations, setting, design, materials, workmanship, feeling and association. In order to retain historic integrity “a property will always possess several, and usually most, of the aspects” (Andrus and Shrimpton 2002).

NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration G) to be considered for listing.

A historic property is defined as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria” (36 CFR Section 800.16(i)(1)).

Effects on historic properties under National Historic Preservation Act Section 106 are defined in the assessment of adverse effects in 36 CFR Section 800.5(a)(1).

State

CRHR (California Public Resources Code Sections 5020 et seq.)

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code [PRC] Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

- (2) Is associated with the lives of persons important in our past;
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations Section 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed in or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

CEQA

As described further, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines “unique archaeological resource.”
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of an historical resource.
- PRC Section 21074(a) defines “tribal cultural resources.”
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant impact on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed in or eligible for listing in the CRHR, included in a local

register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for the purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource”—indicating a significant effect under CEQA—means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following (CEQA Guidelines Section 15064.5(b)(2)):

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in an historical resources survey meeting the requirements of PRC Section 5024.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a Project site contains any “historical resources,” then evaluates whether that project would cause a substantial adverse change in the significance of an historical resource such that the resource’s historical significance would be materially impaired.

If it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a), (b), and (c)).

PRC Section 21083.2(g) defines a unique “archaeological resource” as an “archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.”

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as a tribal cultural resource (PRC Sections 21074(c), 21083.2(h)); further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. These procedures, described as follows, are detailed in PRC Section 5097.98.

California Health and Safety Code

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains can occur until the County Coroner has examined the remains (Health and Safety Code Section 7050.5b). PRC Section 5097.98 outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (Health and Safety Code Section 7050.5c). The NAHC would notify the most likely descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

Local

Los Angeles Historic-Cultural Monuments

Local landmarks in the City of Los Angeles are known as HCMs and are under the aegis of the Planning Department, Office of Historic Resources. They are defined in the Cultural Heritage Ordinance as follows (Los Angeles Municipal Code Section 22.171.7, added by Ordinance No. 178,402, effective April 2, 2007):

Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

For the purposes of SurveyLA, this definition has been broken down into the following four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria:

1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
2. Is associated with the lives of Historic Personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

Historic Preservation Overlay Zones

As described by the City of Los Angeles Office of Historic Resources, the Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004 to identify and protect neighborhoods with distinct architectural and cultural resources. HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

Regarding HPOZ eligibility, City of Los Angeles Ordinance Number 175891 states (Los Angeles Municipal Code Section 12.20.3):

Features designated as contributing shall meet one or more of the following criteria:

1. adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.

Regarding effects on federal and locally significant properties, Los Angeles Municipal Code states the following (Section 91.106.4.5, Permits for Historical and Cultural Buildings):

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

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2 BACKGROUND CONTEXT

2.1 Prehistoric Overview

Numerous chronological sequences have been devised to aid in understanding cultural changes within southern California. Building on early studies and focusing on data synthesis, Wallace (1955, 1978) developed a prehistoric chronology for the southern California coastal region that is still widely used today and is applicable to near-coastal and many inland areas. Four periods are presented in Wallace's prehistoric sequence: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Although Wallace's (1955) synthesis initially lacked chronological precision due to a paucity of absolute dates (Moratto 1984), this situation has been alleviated by the availability of thousands of radiocarbon dates that have been obtained by southern California researchers in the last three decades (Byrd and Raab 2007:217). Several revisions have been made to Wallace's (1955) synthesis using radiocarbon dates and projectile point assemblages (e.g., Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994).

Horizon I—Early Man (ca. 10,000–6,000 B.C.)

When Wallace defined the Horizon I (Early Man) period in the mid-1950s, there was little evidence of human presence on the southern California coast prior to 6000 B.C. Archaeological work in the intervening years has identified numerous pre-8000 B.C. sites, both on the mainland coast and the Channel Islands (e.g., Erlandson 1991; Johnson et al. 2002; Moratto 1984; Rick et al. 2001). The earliest accepted dates for occupation are from two of the northern Channel Islands, located off the coast of Santa Barbara. On San Miguel Island, Daisy Cave clearly establishes the presence of people in this area about 10,000 years ago (Erlandson 1991). On Santa Rosa Island, human remains have been dated from the Arlington Springs site to approximately 13,000 years ago (Johnson et al. 2002). Present-day Orange and San Diego counties contain several sites dating to 9,000 to 10,000 years ago (Byrd and Raab 2007; Macko 1998a; Mason and Peterson 1994; Sawyer and Koerper 2006). Known sites dating to the Early Man period are rare in western Riverside County. One exception is the Elsinore site (CA-RIV-2798-B), which has deposits dating as early as 6630 calibrated B.C. (Grenda 1997).

Recent data from Horizon I sites indicate that the economy was a diverse mixture of hunting and gathering, with a major emphasis on aquatic resources in many coastal areas and on Pleistocene lakeshores in eastern San Diego County (see Moratto 1984). Although few Clovis-like or Folsom-like fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), it is generally thought that the emphasis on hunting may have been greater during Horizon I than in later periods. Common elements in many sites from this period, for example, include leaf-shaped bifacial projectile points and knives, stemmed or shouldered projectile points, scrapers, engraving tools, and crescents (Wallace 1978). Subsistence patterns shifted around 6000 B.C. coincident with the gradual desiccation associated with the onset of the Altithermal climatic regime, a warm and dry period that lasted for about 3,000 years. After 6000 B.C., a greater emphasis was placed on plant foods and small animals.

Horizon II–Milling Stone (6000–3000 B.C.)

The Milling Stone Horizon of Wallace (1955, 1978) and Encinitas Tradition of Warren (1968) (6000–3000 B.C.) are characterized by subsistence strategies centered on collecting plant foods and small animals. Food procurement activities included hunting small and large terrestrial mammals, sea mammals, and birds; collecting shellfish and other shore species; near-shore fishing with barbs or gorges; the processing of yucca and agave; and the extensive use of seed and plant products (Kowta 1969). The importance of the seed processing is apparent in the dominance of stone grinding implements in contemporary archaeological assemblages, namely milling stones (metates and slabs) and handstones (manos and mullers). Milling stones occur in large numbers for the first time during this period, and are more numerous still near the end of this period. Recent research indicates that Milling Stone Horizon food procurement strategies varied in both time and space, reflecting divergent responses to variable coastal and inland environmental conditions (Byrd and Raab 2007).

Milling Stone Horizon sites are common in the southern California coastal region between Santa Barbara and San Diego, and at many inland locations, including the Prado Basin in western Riverside County and the Pauma Valley in northeastern San Diego County (e.g., Herring 1968; Langenwalter and Brock 1985; Sawyer and Brock 1999; Sutton 1993; True 1958). Wallace (1955, 1978) and Warren (1968) relied on several key coastal sites to characterize the Milling Stone period and Encinitas Tradition, respectively. These include the Oak Grove Complex in the Santa Barbara region, Little Sycamore in southwestern Ventura County, Topanga Canyon in the Santa Monica Mountains, and La Jolla in San Diego County. The well-known Irvine site (CA-ORA-64) has occupation levels dating between ca. 6000 and 4000 B.C. (Drover et al. 1983; Macko 1998b).

Stone chopping, scraping, and cutting tools made from locally available raw material are abundant in Milling Stone/Encinitas deposits. Less common are projectile points, which are typically large and leaf-shaped, and bone tools such as awls. Items made from shell, including beads, pendants, and abalone dishes, are generally rare. Evidence of weaving or basketry is present at a few sites. Kowta (1969) attributes the presence of numerous scraper-planes in Milling Stone sites to the preparation of agave or yucca for food or fiber. The mortar and pestle, associated with pounding foods such as acorns, were first used during the Milling Stone Horizon (Wallace 1955, 1978; Warren 1968).

Cogged stones and discoidals are diagnostic Milling Stone period artifacts, and most specimens have been found within sites dating between 4000 and 1000 B.C. (Moratto 1984). The cogged stone is a ground stone object with gear-like teeth on its perimeter. Discoidals are similar to cogged stones, differing primarily in their lack of edge modification. Discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals are often purposefully buried, and are found mainly in sites along the coastal drainages from southern Ventura County southward, with a few specimens inland at Cajon Pass, and heavily in Orange County (Dixon 1968; Moratto 1984). These artifacts are often interpreted as ritual objects (Eberhart 1961; Dixon 1968), although alternative interpretations (such as gaming stones) have also been put forward (e.g., Moriarty and Broms 1971).

Characteristic mortuary practices of the Milling Stone period or Encinitas Tradition include extended and loosely flexed burials, some with red ochre, and few grave goods such as shell beads and milling stones interred beneath cobble or milling stone cairns. “Killed” milling stones, exhibiting holes, may occur in the cairns. Reburials are common in the Los Angeles County area, with north-oriented flexed burials common in Orange and San Diego counties (Wallace 1955, 1978; Warren 1968).

Koerper and Drover (1983) suggest that Milling Stone period sites represent evidence of migratory hunters and gatherers who used marine resources in the winter and inland resources for the remainder of the year. Subsequent research indicates greater sedentism than previously recognized. Evidence of wattle-and-daub structures and walls has been identified at several sites in the San Joaquin Hills and Newport Coast area (Mason et al. 1991, 1992, 1993; Koerper 1995; Strudwick 2005; Sawyer 2006), while numerous early house pits have been discovered on San Clemente Island (Byrd and Raab 2007). This architectural evidence and seasonality studies suggest semi-permanent residential base camps that were relocated seasonally (de Barros 1996; Koerper et al. 2002; Mason et al. 1997) or permanent villages from which a portion of the population left at certain times of the year to exploit available resources (Cottrell and Del Chario 1981).

Horizon III–Intermediate (3000 B.C.–A.D. 500)

Following the Milling Stone Horizon, Wallace’s Intermediate Horizon and Warren’s Campbell Tradition in Santa Barbara, Ventura, and parts of Los Angeles counties, date from approximately 3000 B.C. to A.D. 500 and are characterized by a shift toward a hunting and maritime subsistence strategy, along with a wider use of plant foods. The Campbell Tradition (Warren 1968) incorporates David B. Rogers’ (1929) Hunting Culture and related expressions along the Santa Barbara coast. In the San Diego region, the Encinitas Tradition (Warren 1968) and the La Jolla Culture (Moriarty 1966; Rogers 1939, 1945) persist with little change during this time.

During the Intermediate Horizon and Campbell Tradition, there was a pronounced trend toward greater adaptation to regional or local resources. For example, an increasing variety and abundance of fish, land mammal, and sea mammal remains are found in sites along the California coast during this period. Related chipped stone tools suitable for hunting are more abundant and diversified, and shell fishhooks become part of the tool kit during this period. Larger knives, a variety of flake scrapers, and drill-like implements are common during this period. Projectile points include large side-notched, stemmed, and lanceolate or leaf-shaped forms. Koerper and Drover (1983) consider Gypsum Cave and Elko series points, which have a wide distribution in the Great Basin and Mojave deserts between ca. 2000 B.C. and A.D. 500, to be diagnostic of this period. Bone tools, including awls, were more numerous than in the preceding period, and the use of asphaltum adhesive was common.

Mortars and pestles became more common during this period, gradually replacing manos and metates as the dominant milling equipment. Hopper mortars and stone bowls, including steatite vessels, appeared in the tool kit at this time as well. This shift appears to correlate with the diversification in subsistence resources. Many archaeologists believe this change in milling stones signals a shift away from the processing and consuming

of hard seed resources to the increasing importance of the acorn (e.g., Glassow et al. 1988; True 1993). It has been argued that mortars and pestles may have been used initially to process roots (e.g., tubers, bulbs, and corms associated with marshland plants), with acorn processing beginning at a later point in prehistory (Glassow 1997) and continuing to European contact.

Characteristic mortuary practices during the Intermediate Horizon and Campbell Tradition included fully flexed burials, placed facedown or faceup, and oriented toward the north or west (Warren 1968). Red ochre was common, and abalone shell dishes were infrequent. Interments sometimes occurred beneath cairns or broken artifacts. Shell, bone, and stone ornaments, including charmstones, were more common than in the preceding Encinitas Tradition. Some later sites include Olivella shell and steatite beads, mortars with flat bases and flaring sides, and a few small points. The broad distribution of steatite from the Channel Islands and obsidian from distant inland regions, among other items, attest to the growth of trade, particularly during the latter part of this period. Recently, Raab and others (Byrd and Raab 2007) have argued that the distribution of Olivella grooved rectangle (OGR) beads marks “a discrete sphere of trade and interaction between the Mojave Desert and the southern Channel Islands.”

Horizon IV–Late Prehistoric (A.D. 500–Historic Contact)

In the Late Prehistoric Horizon (Wallace 1955, 1978), which lasted from the end of the Intermediate (ca. A.D. 500) until European contact, there was an increase in the use of plant food resources in addition to an increase in land and sea mammal hunting. There was a concomitant increase in the diversity and complexity of material culture during the Late Prehistoric, demonstrated by more classes of artifacts. The recovery of a greater number of small, finely chipped projectile points, usually stemless with convex or concave bases, suggests an increased usage of the bow and arrow rather than the atlatl (spear thrower) and dart for hunting. Other items include steatite cooking vessels and containers, the increased presence of smaller bone and shell circular fishhooks, perforated stones, arrow shaft straighteners made of steatite, a variety of bone tools, and personal ornaments made from shell, bone, and stone. There is also an increased use of asphalt for waterproofing and as an adhesive.

Many Late Prehistoric sites contain beautiful and complex objects of utility, art, and decoration. Ornaments include drilled whole venus clam (*Chione* spp.) and drilled abalone (*Haliotis* spp.). Steatite effigies become more common, with scallop (*Pecten* spp. and *Argopecten* spp.) shell rattles common in middens. Mortuary customs are elaborate and include cremation and interment with abundant grave goods. By A.D. 1000, fired clay smoking pipes and ceramic vessels began to appear at some sites (Drover 1971, 1975; Meighan 1954). The scarcity of pottery in coastal and near-coastal sites implies ceramic technology was not well developed in that area, or that ceramics were obtained by trade with neighboring groups to the south and east. The lack of widespread pottery manufacture is usually attributed to the high quality of tightly woven and watertight basketry that functioned in the same capacity as ceramic vessels.

Another feature typical of Late Prehistoric period occupation is an increase in the frequency of obsidian imported from the Obsidian Butte source in Imperial County, California. Obsidian Butte was exploited after ca. A.D. 1000 when it was exposed by the receding waters of Holocene Lake Cahuilla (Wilke 1978). A Late Prehistoric period component of the Elsinore site (CA-RIV-2798-A) produced two flakes that originated from Obsidian Butte (Grenda 1997; Towner et al. 1997). Although about 16 percent of the debitage at the Peppertree site (CA-RIV-463) at Perris Reservoir is obsidian, no sourcing study was done (Wilke 1974). The site contains a late Intermediate to Late Prehistoric period component, and it is assumed that most of the obsidian originated from Obsidian Butte. In the earlier Milling Stone and Intermediate periods, most of the obsidian found at sites within Riverside County came from northern sources, primarily the Coso volcanic field. This appears to be the case within Prado Basin and other interior sites that have yielded obsidian (e.g., Grenda 1995; Taşkıran 1997). The presence of Grimes Canyon (Ventura County) fused shale at southern California archaeological sites is also thought to be typical of the Late Prehistoric period (Demcak 1981; Hall 1988).

During this period, there was an increase in population size accompanied by the advent of larger, more permanent villages (Wallace 1955). Large populations and, in places, high population densities are characteristic, with some coastal and near-coastal settlements containing as many as 1,500 people. Many of the larger settlements were permanent villages in which people resided year-round. The populations of these villages may have also increased seasonally.

In Warren's (1968) cultural ecological scheme, the period between A.D. 500 and European contact is divided into three regional patterns. The Chumash Tradition is present mainly in the region of Santa Barbara and Ventura counties; the Takic or Numic Tradition is present in the Los Angeles, Orange, and western Riverside counties region; and the Yuman Tradition is present in the San Diego region. The seemingly abrupt changes in material culture, burial practices, and subsistence focus at the beginning of the Late Prehistoric period are thought to be the result of a migration to the coast of peoples from inland desert regions to the east. In addition to the small triangular and triangular side-notched points similar to those found in the desert regions in the Great Basin and Lower Colorado River, Colorado River pottery and the introduction of cremation in the archaeological record are diagnostic of the Yuman Tradition in the San Diego region. This combination certainly suggests a strong influence from the Colorado Desert region.

In Los Angeles, Orange, and western Riverside counties, similar changes (introduction of cremation, pottery, and small triangular arrow points) are thought to be the result of a Takic migration to the coast from inland desert regions. This Takic or Numic Tradition was formerly referred to as the "Shoshonean wedge" or "Shoshonean intrusion" (Warren 1968). This terminology, used originally to describe a Uto-Aztecan language group, is generally no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups who spoke Numic languages (Heizer 1978; Shipley 1978). Modern Gabrielino/Tongva, Juaneño, and Luiseño in this region are considered the descendants of the prehistoric Uto-Aztecan, Takic-speaking populations that settled along the California coast during this period or perhaps somewhat earlier.

2.2 Ethnographic Context

Based on evidence presented through past archaeological investigations, the Gabrielino appear to have arrived in the Los Angeles Basin around 500 B.C. Surrounding native groups included the Chumash and Tataviam to the northwest, the Serrano and Cahuilla to the northeast, and the Juaneño and Luiseño to the southeast.

The names by which Native Americans identified themselves have, for the most part, been lost and replaced by those derived by the Spanish people administering the local Missions. These names were not necessarily representative of a specific ethnic or tribal group, and traditional tribal names are unknown in the post-Contact period. The name “Gabrielino” was first established by the Spanish from the San Gabriel Mission and included people from the established Gabrielino area as well as other social groups (Bean and Smith 1978; Kroeber 1925). Many modern Native Americans commonly referred to as Gabrielino identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994). This term is used here in reference to the pre-Contact inhabitants of the Los Angeles Basin and their descendants.

The Tongva established large, permanent villages along rivers and streams, and lived in sheltered areas along the coast. Tongva lands included the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina and stretched from the foothills of the San Gabriel Mountains to the Pacific Ocean. Tribal population has been estimated to be at least 5,000 (Bean and Smith 1978), but recent ethnohistoric work suggests a much larger population, approaching 10,000 (O’Neil 2002). Archaeological sites composed of villages with various sized structures have been identified through the Los Angeles Basin. Within the permanent village sites, the Tongva constructed large, circular, domed houses made of willow poles thatched with tule, each of which could hold upwards of 50 people (Bean and Smith 1978). Other structures constructed throughout the villages probably served as sweathouses, menstrual huts, ceremonial enclosures, and communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996).

The largest, and best documented, ethnographic Tongva village in the vicinity was that of Yanga (also known as Yaangna, Janga, and Yabit), which was in the vicinity of the downtown Los Angeles (McCawley 1996:56-57; NEA and King 2004). This village was reportedly first encountered by the Portola expedition in 1769. In 1771, Mission San Gabriel was established. Yanga provided a large number of the recruitments to this mission; however, following the founding of the Pueblo of Los Angeles in 1781, opportunities for local paid work became increasingly common, which had the result of reducing the number of Native American neophytes from the immediately surrounding area (NEA and King 2004). Mission records indicate that 179 Gabrielino inhabitants of Yanga were recruited to San Gabriel Mission (King 2000:65; NEA and King 2004: 104). Based on this information, Yanga may have been the most populated village in the Western Gabrielino territory. Second in size, and less thoroughly documented, the village of Cahuenga was located slightly closer, just north of the Cahuenga Pass

Father Juan Crespi passed through the area near this village on August 2-3, 1769. The pertinent sections from his translated diary are provided here:

Sage for refreshment is very plentiful at all three rivers and very good here at the Porciúncula [the Los Angeles River]. At once on our reaching here, eight heathens came over from a good sized village encamped at this pleasing spot among some trees. They came bringing two or three large bowls or baskets half-full of very good sage with other sorts of grass seeds that they consume; all brought their bows and arrows but with the strings removed from the bows. In his hands the chief bore strings of shell beads of the sort that they use, and on reaching the camp they threw the handfuls of these beads at each of us. Some of the heathens came up smoking on pipes made of baked clay, and they blew three mouthfuls of smoke into the air toward each one of us. The Captain and myself gave them tobacco, and he gave them our own kind of beads, and accepted the sage from them and gave us a share of it for refreshment; and very delicious sage it is for that purpose.

We set out at a half past six in the morning from this pleasing, lush river and valley of Our Lady of Angeles of La Porciúncula. We crossed the river here where it is carrying a good deal of water almost at ground level, and on crossing it, came into a great vineyard of grapevines and countless rose bushes having a great many open blossoms, all of it very dark friable soil. Keeping upon a westerly course over very grass-grown, entirely level soils with grand grasses, on going about half a league we came upon the village belonging to this place, where they came out to meet and see us, and men, women, and children in good numbers, on approaching they commenced howling at us though they had been wolves, just as before back at the spot called San Francisco Solano. We greeted them and they wished to give us seeds. As we had nothing at hand to carry them in, we refused [Brown 2002:339-341, 343].

The environment surrounding the Tongva included mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like most native Californians, acorns (the processing of which was established by the early Intermediate Period) were the staple food source. Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978:546; Kroeber 1925; McCawley 1996).

Tools and implements used by the Tongva to gather and collect food resources included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Trade between the mainland and the Channel Islands Groups was conducted using plank canoes as well as tule balsa canoes. These canoes were also used for general fishing and travel (McCawley 1996).

The collected food resources were processed food with hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Catalina Island steatite was used to make ollas and cooking vessels (Blackburn 1963; Kroeber 1925; McCawley 1996).

The Chinigchinich cult, centered on the last of a series of heroic mythological figures, was the basis of religious life at the time of Spanish contact. The Chinigchinich cult not only provided laws and institutions, but it also taught people how to dance, which was the primary religious act for this society. The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Taki groups even as Christian missions were being built. This cult may be the result of a mixture of native and Christian belief systems and practices (McCawley 1996).

Inhumation of deceased Tongva was the more common method of burial on the Channel Islands while neighboring mainland coast people performed cremation (Harrington 1942; McCawley 1996). Cremation ashes have been found buried within stone bowls and in shell dishes (Ashby and Winterbourne 1966), as well as scattered among broken ground stone implements (Cleland et al. 2007). Supporting this finding in the archaeological record, ethnographic descriptions have provided an elaborate mourning ceremony. Offerings varied with the sex and status of the deceased (Johnston 1962; McCawley 1996; Reid 1926). At the behest of the Spanish missionaries, cremation essentially ceased during the post-Contact period (McCawley 1996).

The La Brea Tar Pits area (CA-LAN-159) was a known area of Native American use for hunting and the gathering of tar (Westec 1983). Father Juan Crespi, a member of the Portola expedition, passed through the area near this area on August 3, 1769. The pertinent sections from his translated diary are provided here:

The Captain told me that when they scouted here, in a ravine about half a league to the westward they came upon about forty springs of pitch, or tar, boiling in great surges up out of the ground, and saw very large swamps of this tar, enough to have caulked many ships [Brown 2002:341].

Crespi later returned north of the Project site, moving southeast through the Cahuenga Pass on January 16, 1770. He identifies the two villages located on the 1938 Kirkman-Harriman historical Los Angeles map. Here he noted:

The mountains make an opening on the southwest of the plain, and in a depression at the foot of it we saw a stream, or ponded up water, at which there were two villages belonging to the very good heathens of this place, who came unarmed as soon as they saw us in order to greet us, and were very happy to see us again. They brought us some gruel, and the chief of one village guided us through the aforesaid opening in the southwestern range; and we came into a small hollow, in which upon two sides we came across a good deal of water, with a good deal of small watering places of the small hollow of *Los Santos Martires San Cleto y San Marcelino*, the Holy Martyrs Saint Cletus and Saint Marcellinus. [Brown 2002:663]

2.3 Pre-Annexation Hollywood, Colegrove, and East Hollywood

European settlement in the Los Angeles area began in the 18th century. In 1781, a group of eleven Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). This settlement consisted of a small group of adobe brick houses and was called the Ciudad de Los Angeles (City of Angels). Outside of the pueblo were various ranchos, where Mexican land grants were awarded to favored friends, acquaintances, and family of Spanish and later Mexican government officials. Two such ranchos in the Project site region were Rancho La Brea and Rancho Los Feliz. The Mexican-American War from 1846 to 1848 ended with Mexico ceding the Alta California lands to the United States, and the quick establishment of land ownership via court orders and surveys soon followed. The County of Los Angeles was established on February 18, 1850, and Ciudad de Los Angeles incorporated on April 4, 1850. Settlement of the Los Angeles region continued in the early American Period. Soon after incorporation, the City officials began to sell pueblo lands around the original plaza, hastening its development from remote outpost to city. Though the Ord survey extended the City's grid as far south as 12th Street and as far west as Figueroa Street, in reality the area outside of the city's core still functioned largely as pasture. Despite distinctive moves to become more urban, agriculture and cattle ranching retained its importance through the late 1860s and 1870s, and Los Angeles was one of the top dairy production centers in the country (ARG 2016; Caughy and Caughy 1977; Dumke 1944; Fogelson 1993; Roseman et al. 2004).

Los Angeles slowly grew into its role as a regional business center, and the development of citriculture in the late 1800s and early 1900s further strengthened this status. These factors, combined with the expansion of port facilities and railroads throughout the region, contributed to the impact of the real estate boom of the 1880s on Los Angeles. Land speculation in the region brought about many real estate booms, both successes and failures. Hollywood and Colegrove were two such failed land speculation ventures, largely due to lack of available water. An area called the Frostless Belt of the Cahuenga Valley was marketed as ideal for dry farming and citriculture in the 1880s by two founders: Cornelius Cole and Harvey Wilcox. In the 1870s, Cornelius Cole had accepted land in the south of Cahuenga Valley from Henry Hancock, on what had once been Rancho La Brea. As the railroads and booming economy brought on wild land speculation, Cole saw an opportunity to create a loose township of farmers. Cole's wife named the town Colegrove and Cole filed for a subdivision map for Colegrove and got a post office in 1884. By 1887, he was offering 10-30 acres for plots in the town along Colegrove Avenue (later Santa Monica Boulevard). Colegrove, however, failed to launch, and remained mostly lemon orchards. A similar flop in 1887, the town of Prospect Park established northwest of Los Angeles City limits, and east of Colegrove. This town also failed to attract many inhabitants during the real estate boom and instead filled in with orange, avocado, banana and pineapple orchards. Finally, the same year, north of Colegrove, Harvey Wilcox filed for a subdivision map for his property between North Whitley Avenue, North Gower Street, Sunset Boulevard, and Hollywood Boulevard with the Los Angeles County Recorder. Wilcox marketed the new town of Hollywood as a "god-fearing suburb" with a "country club" aesthetic. Though Wilcox connected his new town to Los Angeles via a narrow gauge railroad and offered cheap plots along what is now Hollywood Boulevard, the venture failed by 1889 and Wilcox sold the bulk of

the land to investor E.C. Hurd. Despite the failure, and Wilcox's death in 1891, the Wilcox family remained a prominent fixture in early Hollywood. (EHNC 2018; Fogelson 1993; LAT 1887, 1889, 1891; Masters 2013; Prosser 2016; Torrence 1982; Williams 2005).

For his part, E.C. Hurd did much to develop Hollywood's citriculture, establishing over 10 acres of lemon and navel orange orchards. Water remained an issue in the Cahuenga Valley, however. Shallow wells and dammed drainages in the hills north of Cahuenga Valley proved ineffective at providing enough water to maintain even dry-farmed crops. Private water companies seized the advantage and began piping water from the San Fernando Valley to the Los Feliz, Sawtelle, and Hollywood neighborhoods. Prospect Park and Colegrove remained largely agricultural through the 1890s and did not increase water use, but by the late 1890s, Hollywood had a little less than 500 residents, two schools, two churches, and three stores. Hollywood, however, had met its carrying capacity, eating the cost of imported water. In 1896, Moses Sherman and E.P. Clark, of the Los Angeles Pacific Railroad Company, bought Cahuenga Valley because of its valuable location between the west side towns and Los Angeles. Sherman and Moses began laying tracks for their electric interurban rail lines later the same year. Prominent residents Griffith J. Griffith, H.J. Whitley, and Mrs. Philo Beveridge, widow of Harvey Wilcox, led the effort to provide rights-of-way and money to the electric rail line developers. The rail line inevitably brought more suburban settlers and the need for more water to serve them as the area grew away from its agricultural roots into a suburban town (Fogelson 1993; Prosser 2016).

Hollywood incorporated in 1903, with 1100 residents, within boundaries of the undeveloped Hollywood Hills to the north, Fountain Avenue to the south, North Normandie Avenue to the east, and North Fairfax Avenue to the west. Proponents of incorporation did so with the desire to increase schools, improve roads, and prohibit alcohol. Within a few years, all of these goals as well as modest infrastructure services of water, gas, electric and telephone were in place. Prospect Park, now renamed East Hollywood had also grown west into its neighbors, Hollywood and Colegrove, sharing an official boundary at North Normandie Avenue. Colegrove and East Hollywood briefly considered incorporation, however the few residents in either town preferred annexation to the City of Los Angeles to independence (EHNC 2018; Hamlin 1916; LAH 1906; Prosser 2016).

In 1906, Colegrove was the first of the three towns to begin rallying support for annexation to Los Angeles. Los Angeles was convinced of the importance of the towns of the Cahuenga Valley, viewing them as the links to the Los Angeles River, and the western towns such as Santa Monica and Sawtelle. Colegrove cited "oppressive water rates," and was attracted by the new municipal water system offered by the City of Los Angeles (LAT 1909a). In August 1909, Colegrove unanimously voted to join Los Angeles, and Los Angeles accepted annexation with a vote in October and annexed Colegrove (Figure 3) (EHNC 2018; LAH 1906, 1909a, 1909b; LAT 1909a, 1909b; Masters 2013).

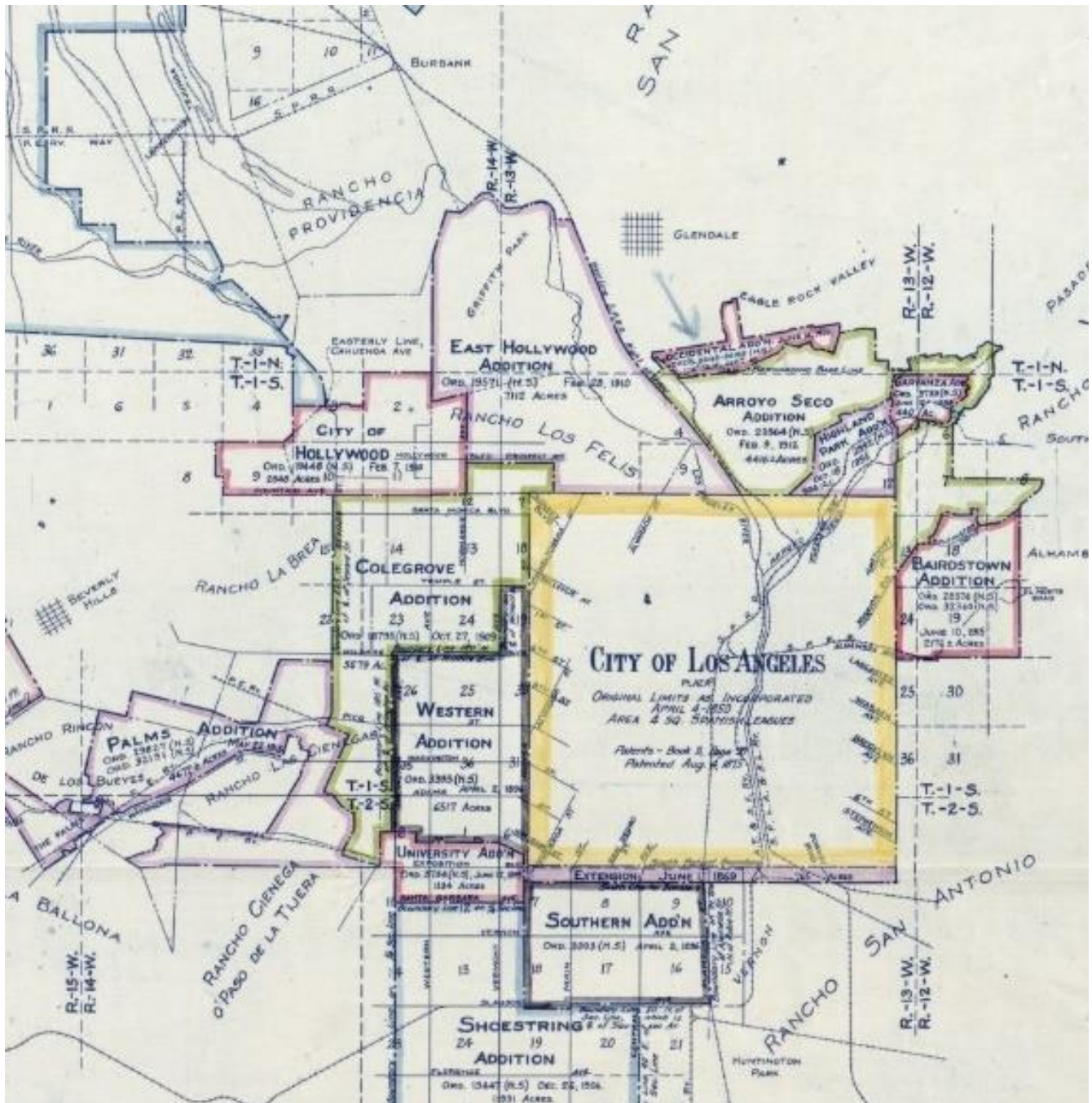


Figure 3. Detailed section of 'Map Showing Territory Annexed to the City of Los Angeles', Homer Hamlin, 1916 (Library of Congress)

On the heels of Colegrove’s annexation, East Hollywood (unincorporated) applied for annexation and the City of Hollywood (incorporated) applied for consolidation. Almost in unison, East Hollywood’s 3000 residents and Hollywood’s 5000 residents immediately began petitioning to join the City. Hollywood was consolidated into Los Angeles in January 1910, followed just a few weeks later by East Hollywood (EHNC 2018; LAT 1909c, 1909d, 1910a, 1910b; LAH 1910; Prosser 2016).

The key motivator in consolidation or annexation was usually water. By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley, and Mulholland planned and completed the construction of the 240-mile aqueduct that brought Owens Valley’s water to the city. The City of Los Angeles incorporated many formerly independent, self-governing cities and unincorporated towns in the 20th century, largely so that they could access the water promised if incorporated or annexed into the City of Los Angeles. These cities and towns included Wilmington (1909), Colegrove (1909), San Pedro (1909), Hollywood (1910), East Hollywood (1910), San Fernando Addition (1915), Sawtelle (1918), Eagle Rock (1923), Hyde Park (1923), Venice (1925), Watts (1926), and Tujunga (1932). Additionally, many of these independent cities saw incorporation as a way to gain access to the City of Los Angeles’ existing power and water utilities without paying excessive prices (Caughey and Caughey 1977; Fogelson 1993; Nadeau 1997; Prosser 2016).

2.4 The Sunset Boulevard Neighborhood

After annexation to the City of Los Angeles, only the previously independent Hollywood maintained its historical identity as a separate city, while Colegrove and East Hollywood’s distinction was lost. Nevertheless, all three towns experienced residential and commercial growth after annexation and knit together seamlessly. Both the Huntington Red Car rail lines and previously established streetcar lines regularly serviced the previously independent suburbs. Film production in Hollywood began in 1911, almost immediately after consolidation, and quickly grew into a significant economic factor in Hollywood and Los Angeles as a whole. Another unique growth phenomenon was the clustering of medical campuses near the intersection of Vermont Avenue and Fountain Avenue in the early twentieth century. The film industry and other local industries, such as the burgeoning hospital business, spurred population growth, especially in the 1910s through the 1930s. To accommodate newcomers, there was a boom in modest single-family and multifamily residential housing during this period. (HRG 2015).

In 1914, the Children’s Hospital relocated from a 20-bed volunteer hospital, near downtown Los Angeles in what is now Chinatown, to a four-story 100-bed facility at North Vermont Avenue and Sunset Boulevard (Figure 4). President Woodrow Wilson presided by telegraph over the official opening. In 1914, the area was sparsely residential, with several single-family properties on the west side of Vermont Avenue, as well as the final vestiges of its agricultural past, including a lettuce nursery at the southwest corner of Sunset Boulevard and Vermont Avenue and a feed and grain store south of that. (CHLA 2018; LAT 1914; Sanborn 1919a).



Figure 4. Photo of Sunset Boulevard Entrance to Children's Hospital, circa 1920 (LAPL 00078345)

Also in the 1910s, Aline Barnsdall, daughter of oil baron Theodore Barnsdall, actress, heiress, and theatre benefactress, purchased Olive Hill, which was a 33-acre olive orchard generally bounded by Sunset Boulevard on the south, North Edgemont Street on the west, Hollywood Boulevard on the north, and North Vermont Avenue on the east. The Olive Hill property was attractively located atop a round hill, rising 400 feet above the surrounding area. In 1917, Barnsdall engaged master architect Frank Lloyd Wright and associate Rudolph Schindler to build a mansion, theatre, art studios, director's residence, actor's apartments, and full landscaping plan for her Olive Hill Property. Due to ongoing communication issues between Barnsdall and Wright, Wright never returned to complete his design of Olive Hill after the Hollyhock House mansion was finished, leaving the work to his junior associate Rudolph Schindler. Barnsdall, indignant, offered 11 acres of her Olive Hill property to the City of Los Angeles as a city park in 1926, with the street-facing parcels subdivided for commercial use. Barnsdall's park was not immediately accepted by the City, largely due to the leasing options and stipulations surrounding the care of the buildings. Because of the City's reluctance, the property remained a distinctly undeveloped area near the Project site for several decades (Johnson 2018; LAT 1921, 1922, 1924, 1926, 1970).

South of Barnsdall Park, more hospitals moved in. The Children's Hospital expanded its campus so that by the 1920s it included staff housing and visitor accommodations. In 1924, Hollywood Hospital became the first general hospital in Hollywood. A hospital bed shortage in Los Angeles and lack of other local hospitals

spurred physicians and Hollywood residents to raise funds to build a six-story, 150-room hospital just south of the Children’s Hospital, along North Vermont Avenue (Figure 5). The original building was a cross-plan Renaissance Revival building, designed by architectural firm Orr, Meyer & Holler. Hollywood Hospital (now the Hollywood Presbyterian Medical Center) opened in May 1924, to some resistance from the established residential community. In its early years, the Hollywood Hospital struggled to keep its doors open and sought private aid. A trust for Mrs. Millicent Olmsted interceded in 1937, and, per Mrs. Olmsted’s wishes, the Hollywood Hospital became Hollywood Presbyterian Hospital-Olmsted Memorial.(HRG 2015; Larkin 2012; LAT 1922, 1924).



Figure 5. Aerial View of the Hollywood Presbyterian Hospital, 1928. Note the Children’s Hospital campus in upper left, and multifamily housing and duplexes surrounding hospital (LAPL 00070628)

In 1930, the Kaspere Cohn Hospital relocated from its Boyle Heights location to a Hollywood location along Fountain Avenue. Renamed the Cedars of Lebanon Hospital, the new location was just a block southwest of Children’s Hospital and Hollywood Presbyterian Hospital. Cedars of Lebanon Hospital featured a stylish Art Deco architectural style, a V-shaped plan, eight stories, and a 150-bed capacity. Though it would eventually relocate and merge into the Cedars-Sinai Hospital in 1961, while it was open, Cedars of Lebanon was a popular hospital for Hollywood celebrities (HRG 2015; LAT 1930a, 1930b; Luce 2014).

As these hospitals established and expanded their campuses, the surrounding residential communities densified from mostly single-family residences to an increasing number of multi-family residences, including duplexes, flats, and apartment buildings. When the Nurses' School opened at Hollywood Presbyterian in 1944, hospital-sponsored dormitories and multi-family housing was established in the surrounding neighborhoods. Hotels, gas stations, and restaurants also opened in the area in the 1940s to service hospital guests and their families. Smaller doctor's offices, pharmacies, and medical clinics begin appearing along North Vermont Avenue in the 1940s as well (CHLA 2018; Larkin 2012; Sanborn 1919a, 1943, 1954).

In 1946, after the death of Aline Barnsdall, the plan to surround Barnsdall Park with commercial storefronts and offices was finally set into motion. A final hospital campus, consisting the Kaiser Permanente Hospital, was added to the neighborhood in 1953. As the Kaiser Permanente campus grew, Cedars of Lebanon merged with Mount Sinai Hospital and abandoned its Fountain Avenue location in 1961. Around the hospitals, residential trends continued to replace single-family residential properties with multi-family residential properties. Between 1944 and 1954, North Vermont Avenue, Fountain Avenue, and Sunset Boulevard began hosting modest commercial storefronts, offices, gas stations, and hotels, seemingly in support of the surrounding hospitals (FAS 1954, 1956; 1960; LAT 1951c; Sanborn 1954).

Culturally, the area around the Project site hosted the Armenian-American community in Los Angeles. Armenians were a displaced cultural group spread throughout the former-USSR and Middle Eastern countries, such as Lebanon, Syria, Iran, Turkey, and Iraq. After a brutal genocide in 1915, Turkish Armenians began to immigrate to major urban centers in the U.S., including Boston, St. Louis, Fresno, and Los Angeles. By World War I, 66,000 Armenians lived in the U.S. As the Project site area was on the fringes of several suburbs of Los Angeles, the underdeveloped area was attractive to an immigrant community seeking a cultural enclave. The Armenians established themselves with churches, restaurants, and mom-and-pop shops. Political issues propelled several more immigration movements, sending more Armenians to the East Hollywood Armenian community, including a wave in the 1970s due to political issues in Lebanon, during the 1980s due to the slowly crumbling Soviet Union, and 1988 due to an earthquake. When Little Armenia was formally designated by the City of Los Angeles in 2000, there were between 30,000 and 45,000 Armenian-Americans living in the area (Fittante 2017; LAT 2000, 2001).

2.5 Los Angeles Medical Center Context

Acquiring and Planning the Site

When Aline Barnsdall offered the City of Los Angeles Barnsdall Park in 1926, the City took five years to accept it due to the terms of the purchase. Barnsdall's terms included the 11-acre park, surrounded by parcels that were lease-and-purchase street-facing parcels, which the City could not agree to accept at the time it was offered (Figure 6). Eventually, in 1931, the City accepted Barnsdall Park but none of the street-facing parcels. Barnsdall continued to push the City to buy the parcels without success until her death in 1946. After her death, her estate still included the street-facing parcels surrounding Barnsdall Park, and Barnsdall's trust chose

to sell the prime street-facing parcels to create the development called “Barnsdall Square” (LAT 1921, 1926, 1931a, 1931b, 1946, 1950b).

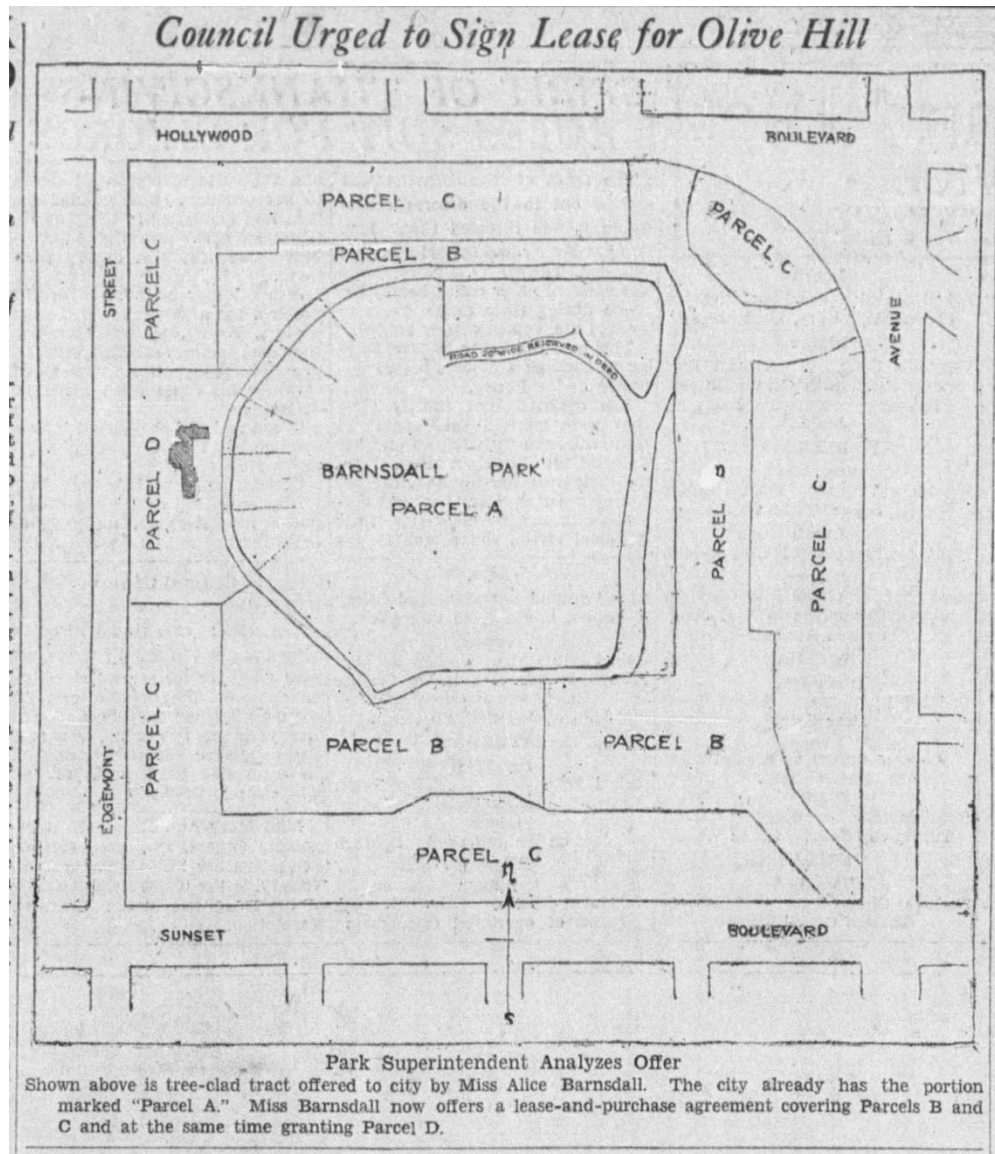


Figure 6. Diagram Outlining Barnsdall’s Proposed Park Gift and Lease-and-Option Parcels (LAT 1931b)

In 1950, plans for Barnsdall Square were first published. Developer Lawrence Block’s Barnsdall Square development planned a shopping center for North Vermont Avenue, apartments on North Edgemont Street, medical buildings on Sunset Boulevard, and a recreation center on Hollywood Boulevard. Barnsdall Square’s first development was Kaiser Permanente Hospital, to be located at the corner of North Edgemont Street and Sunset Boulevard. Plans for the hospital campus began in 1951, when industrialist and real estate tycoon Henry J. Kaiser agreed to pay for a new, modern hospital in Hollywood. Permits for the hospital were approved in 1951, and the designers, Wolff & Phillips from Portland, Oregon, were contracted to design the

first building at 4851 Sunset Boulevard, with C.W. Peck as contractor. Wolff & Phillips had already built several buildings for Henry Kaiser in Portland, including the Kaiser Child Service Center, a daycare facility for shipyard workers. While Wolff & Phillip’s building exterior was plain modernist medical office architecture, the interior featured collaborative innovations from Dr. Sidney R. Garfield, such as automatic doors, electric beds, separate hallways for guests and staff, X-ray facilities, and soundproofing, which were then-novel concepts in hospital design (Figure 7). The 1953 flagship hospital building at 4867 Sunset Boulevard was marketed as “the Hospital of the Future.” Other Barnsdall Square developments, including a shopping center on North Vermont Avenue designed by Stiles Clements Associated Architects and a building for the Blue Cross of California medical group along Sunset Boulevard, were also underway in 1952. (Cushing 2013, 2016a, 2017; LAT 1950b, 1951b, 1951c, 1951d, 1951e; 1952a, 1952b, 1953b; Oregon Digital 2018; Thomas 2011).



Figure 7. KP Sunset Hospital, 1953, One of Dr. Garfield’s “Dream” Hospitals (Thomas 2011)

After the flagship building (4867 Sunset Boulevard) was completed, the medical campus buildings were added in the 1950s and 1960s in rapid succession. This growth is summarized below in Table 1. The property at 4733 Sunset Boulevard was purchased in 1952, and a medical facility was built by the Blue Cross medical group by 1956 and was the first building to be added to the Kaiser Permanente campus. The Kaiser Permanente campus extended to 1526 North Edgemont Street in 1958, 4900 Sunset Boulevard in 1960, 1515

North Vermont Avenue and 1517 North Vermont Avenue in 1961, and 1501 North Edgemont Street in 1962. Between 1962 and 1964, facilities at 4747 Sunset Boulevard and an accompanying multi-story parking garage were built.(FAS 1956, 1960, 1964; LAT 1952a, 1953b; NETR 2018; ZIMAS 2018).

Table 1. Medical Center Buildings Construction Date Information

Building Address	Year built	Demolished	Source	Within Project site
4867 North Edgemont Street	1953	2010–2011	LAT 1953b	No (demolished)
4733 Sunset Boulevard	1956	extant	FAS 1956	No
1526 North Edgemont Street	1958	extant	Assessor	Yes
4900 Sunset Boulevard	1960	extant	Assessor	No
1515 North Vermont Avenue	1961	extant	Assessor	No
1517 North Vermont Avenue parking garage	1961	extant	Assessor	Yes
1501 North Edgemont Street	1962	extant	Assessor	Yes
4747 Parking garage	1962–1964	2003	FAS 1962; NETR 2018	No (demolished)
4747 Sunset Boulevard (original)	1964	2003	FAS 1962; NETR 2018	No (demolished)
1510 North Edgemont Street (4867 Sunset Boulevard west and north wing additions)	1974	2010–2011	Assessor	No (demolished)
1549 North Edgemont Street parking garage	1980	extant	Assessor	No
4950 Sunset Boulevard and parking garage	1982	extant	Assessor	No
4700 Sunset Boulevard	1986	extant	Assessor	No
4730 Barnsdall Avenue parking garage	1990	extant	Assessor	No
4760 Sunset Boulevard	2002	extant	Assessor	No
4867 Sunset Boulevard (new)	2003	extant	Permit 03010-10000-03183	No

There was a lull in hospital growth between 1964 and 1974, and then, the medical campus began to grow again. In 1974, three major wings to the flagship hospital building were added: the west wing (with separate address at 1510 North Edgemont Street), north wing, and east wing (shared address with 4867 Sunset Boulevard) were all built in quick succession. The west wing had an L-shaped plan, exceeded the height of the original 4867 Sunset Boulevard building, and was located prominently at the corner of North Edgemont Street and Sunset Boulevard. Another wing addition north of 4867 Sunset Boulevard extended to connect 1526 North Edgemont, 1510 North Edgemont, and added a wing that extended diagonally northeast away from the other buildings (NETR 2018; Teledyne Geotronics 1971, 1976; ZIMAS 2018).

In 1980, Kaiser Permanente built a new parking garage at 1549 North Edgemont to keep up with ongoing demand created by their enlarged campus. In 1982, the 4950 Sunset Boulevard medical office building and

parking lot were added, and in 1986, 4700 Sunset Boulevard was also added to the campus. (LAT 1982; NETR 2018; ZIMAS 2018).

In 1997, Kaiser Permanente began planning to close and demolish its flagship building and its wings. Despite being novel for its time, the 4867 Sunset Boulevard Building was obsolete by 1997 and rather than remodel it and pay for a seismic upgrade, Kaiser Permanente chose instead to send patients to other hospitals as they anticipated the closure. The flagship building was demolished in 2002, and a new 4867 Sunset Boulevard building, shifted one parcel east, was constructed in 2003. The west wing addition at 1510 North Edgemont Street was demolished in 2010 (LAT 1997; Permit 02010-10000-01044; ZIMAS 2018).

Overview of Project Buildings

1526 North Edgemont Street (1958)

The original permits for 1526 North Edgemont Street were filed in 1957 (Permits 1957LA80228), and according to the Assessor the building was finished in 1958. The original architect for the project was Clarence W. W. Mayhew, engineers were George Brandow and Roy Johnson, and M.J. Brock & Sons were the contractors. The building was originally intended for “obstetrical and surgical services,” and as an outpatient clinic for the Kaiser Hospital (LAT 1957d: 41). Despite the ostentatious plans, only the first two stories were initially finished, and it was not until 1971 that the final five stories and penthouse were completed (Permit 1971LA26559). The Los Angeles Department of Building and Safety (LADBS) has recorded hundreds of alteration permits for 1526 North Edgemont Street that enumerate mechanical permits, electrical work, plumbing, new signs, HVAC, and interior alterations. Notable exterior alterations are listed below:

- Built additional 5 levels and penthouse over existing 2 stories, 1971 (Permit 1971LA26559);
- Ramp added to clinic entrance on west (main) elevation, 1974 (Permit 1974LA96980);
- Added a pedestrian bridge across Edgemont Street to 1549 North Edgemont Street parking structure, 1979 (Permit 1978LA94205);
- Seismic remediation, multiple permits, 1993 (Permit 1993LA00860, Permit 1993LA05799);
- Infill hallways, entrances after demolition of 4867 Sunset boulevard and wings, 2010 (Permit 10016-10000-18098);
- Provided new exterior curtain wall infill on south elevation where 4867 Sunset Boulevard was demolished, 2011 (Permit 11016-10000-10171); and
- Alterations to south elevation curtain wall, 2013 (Permit 13016-10001-14943).

1517 North Vermont Avenue (1961)

The original permits for 1515 and 1517 North Vermont Street were filed in 1960 (Permits 1960LA74880) and the buildings were completed in 1961. The building was owned by California Federal Savings and Loan Association from 1961 to 1965 and was built to be offices and a bank. It replaced a 1949 gas station at the

site. The original architect for the project was Honnold & Rex, and the contractor was S. Jon Kreedman and Company. The next owners were the Retail Clerks Union, Local 770, who also operated the building as a bank at the first level with offices above from 1965 to 1968 (Permit 1965LA08282). In 1968, Kaiser Foundation Health Plan bought the buildings, and they became part of the Medical Center campus (Permit 1968LA59932). LADBS has recorded hundreds of permits for 1515 North Vermont Street that enumerate mechanical permits, electrical work, plumbing, new signs, HVAC, and interior alterations, however there are few permits for 1517 North Vermont Street, the adjoining 2-story parking garage. Notable alterations are listed below:

- Added second level to existing parking lot, 1965 (Permit 1965LA08282);
- Structural alterations to parking structure, 1991 (Permit 1991LA73482);
- Repair to damaged parapet, 1998 (Permit 98016-10000-23705);
- Remove, sandblast and replace grilles along Vermont Ave, 1999 (Permit 98016-10002-23705);
- Replace swing gates with roll up gates, 2005 (Permit 05016-10000-25720); and
- Upgraded Americans with Disabilities Act (ADA) barriers, handrails, ramps in parking structure, 2008 (Permit 08016-10000-09553).

1505 North Edgemont Street (1962)

The original permits for 1510 North Edgemont Street were filed in 1961, for a separate foundation and then a building (Permits 1961LA82500 and 1961LA89047), and the building was completed in 1962. The original architect for the project was Kenneth T. Thompson, and the contractor was L.C. Dunn. LADBS has recorded hundreds of alteration permits for 1505 North Edgemont Street that enumerate mechanical permits, electrical work, plumbing, new signs, HVAC, and interior alterations. Notable exterior alterations are listed below:

- Main Entry Alteration, 1978 (Permit 1978LA71872);
- Pedestrian Bridge between 1505 and 1510 North Edgemont Street added, 1990 (Permit 1990VN86124);
- Enclosed mechanical shaft added to west elevation, 1993 (1993LA02510);
- Glass curtain wall refinished, 1993 (Permit 1993LA02510);
- Handicap ramp was redone, 1993 (Permit 1993LA12736);
- Pneumatic tubes and ducting added to north elevation, 2008 (Permit 08016-10000-11532);
- Reroofing, 2010 (Permit 10016-40000-00083); and
- Demolish pedestrian bridge, infill wall opening, 2010 (Permit 10016-10000-18099).

Architects

Wolff & Phillips (1941–1952)

George M. Wolff was born in 1898 in Portland, Oregon. After serving in the Navy in World War I, Wolff gained his Bachelor of Architecture Degree from University of Oregon in 1923. In 1927, Wolff started his own firm, and later in the 1930s he worked WPA contracts for sewer infrastructure in Portland. In 1932, Wolff rejoined Earl Gilbert Cash (Lucius & Cash), and they partnered to form Cash & Wolff from 1932 to 1941. Truman Phillips was also a Portland native and a University of Oregon architecture student, who obtained his architects license in 1929 and accepted WPA work early in his career. Phillips had been a partner in the firm Hunzicker, Smith & Phillips in Eugene, Oregon, before partnering with George Wolff. In 1942, the two men met and partnered to form the firm Wolff & Phillips, which would endure until 1952. In the early 1940s, Wolff pursued a relationship with Edgar Kaiser, son of the shipyard-aluminum-insurance-automobile-real estate tycoon Henry J. Kaiser. This relationship led Wolff & Phillips to work on Kaiser family contracts. Beginning with the Kaiser Child Service Center in Portland, Oregon, in 1943, Wolff's friendship with the Kaiser family led Wolff & Phillips to design buildings for various Kaiser contracts, including medical buildings and hospital plans. After 1952, the two men parted company and Wolff partnered with another University of Oregon graduate and draftsman who worked at the Wolff & Phillips firm, Norman Zimmer. Wolff retired in 1962 and died in 1977. Phillips retired from architectural practice in the 1970s and died in Portland in 1989. Notable architectural works of Wolff & Phillips include the following (PCAD 2015a; Oregon Digital 2018; Eschen 2009, Cushing 2013, 2016a, 2017):

- Workers housing, Bonneville Dam, Oregon (1934);
- Swan Island (Kaiser) Shipyards, Portland Oregon (1939);
- Vanport City design plan, Vanport, Oregon (1941);
- Kaiser Child Service Center, Portland, Oregon (1943);
- Kaiser-Frazer Automobile Factory, Portland, Oregon (1951);
- Kaiser Permanente Hospital, Los Angeles, California (1953);
- University of Portland Library, Portland, Oregon (1958);
- Multiple buildings, Oregon State School for the Blind, Salem, Oregon (1958–1959);
- Creston School, Portland, Oregon (1948, 1964);
- Oregon Historical Society and Oregon History Museum, Portland, Oregon (1966); and
- Various Eugene School District 4J schools, Eugene, Oregon (1945, 1949, 1953, 1960).

Clarence W. W. Mayhew (1906–1994)

Clarence Mayhew was born in 1906 in Denver, Colorado, and moved to San Francisco, California, in 1922 to work as a draftsman for architect Arthur Brown, Jr. Mayhew left Brown's firm to study at the l'École des

Beaux-Arts in Paris, graduating in 1925, then getting a Masters in Architecture from University of California Berkeley in 1927. Mayhew worked for Miller and Pflueger as a draftsman (1927–1933), before forming his own firm, Clarence W. W. Mayhew, Architect, in 1934. Mayhew worked almost exclusively in California, and was known for exceptional Beaux-arts applications to modern residences in his early works. Later in his career, Mayhew worked with Kaiser to design three hospitals, and other various medical office buildings for Kaiser Permanente. Near the end of his career, Mayhew partnered with Hal Thiederman to form Mayhew & Thiederman, Architects, in 1970. Mayhew retired in 1976. Notable architectural works of Clarence Mayhew include the following (Cushing 2016b; McPartland 2010; PCAD 2015b; Thomas 2011):

- Oakland House, Oakland, CA (1936);
- Manor House, Orinda, CA (1938);
- Reinhart Alumni House, Mills College, Oakland, CA (1949);
- Alumni House, University of California Berkeley, Berkeley, CA (1953);
- Kaiser Foundation Medical Center, Walnut Creek, CA (1953);
- Kaiser Foundation Hospital, Fontana, CA (1954);
- Kaiser Foundation Hospital, Harbor City, CA (1957);
- Napa Medical Office Building, Napa, CA (1959);
- Oakland Hospital Addition, Oakland, Ca (1960);
- Kaiser Foundation Hospital., Panorama City, CA (1962); and
- Hayward Hospital, Hayward, CA (1965).

Kenneth T. Thompson (1912–1981)

Kenneth T. Thompson was born in Bow Island, Canada, in 1912. He immigrated to the United States in 1932 to attend the University of Idaho, then moved on to study at the University of Southern California under Dean A. Quincy Jones, an important Southern California modernist architect and urban planner. Thompson worked for several firms before organizing his own in 1956: Kenneth T. Thompson, AIA, Architects and Associates. Thompson's firm worked on projects for Lockheed in Palo Alto and NASA in Pasadena, as well as commercial/industrial projects in Los Angeles County, before moving on to become an in-house architect designing hospitals for Kaiser Permanente. Notable architectural works Kenneth T. Thompson include the following (City of Palo Alto 2017; Koyl 1962; LAT 1959, 1961a, 1967; Wilder 1956, 1958):

- Lockheed Aircraft Corporation campus, Palo Alto, CA (1956);
- Café Building, Los Angeles, CA (1958);
- Wilshire-Rexford Building, Beverly Hills (1961); and
- Sunset House, Los Angeles, CA (1967)

Honnold & Rex (1953–1966)

Honnold & Rex formed in 1953 as a partnership between Douglas Honnold and John Rex. Douglas Honnold was born in Montreal, Canada, and immigrated to California in 1922 to attend University of California Berkeley. After leaving Berkeley, Honnold began working in Los Angeles as a draftsman. In 1929 he formed his own firm, Douglas Honnold, Architect, and worked alone until 1953. He was also an instructor at the Art Center School, College of Design, in Pasadena from 1948 to 1949. John Rex was a Los Angeles native who received his Bachelor of Architecture at University of Southern California in 1932. He worked at Sumner Spaulding for 8 years before becoming a partner at Spaulding, Rex & Deswarte in 1940. After Honnold and Rex partnered, they specialized in medical and office buildings. Notable architectural works of Honnold & Rex include the following (LAC 2018; PCAD 2015d):

- Research House, Hollywood, Los Angeles, CA (1954);
- Piness Medical Building, Beverly Hills, CA (1955);
- William Morris Offices, Beverly Hills, CA (1955);
- Valley Plaza Tower, Los Angeles, CA (1960);
- Los Angeles Federal Savings & Loan Association, North Hollywood Branch, Los Angeles, CA (1960);
- San Pedro Community Hospital, Los Angeles, CA (1960);
- Centinela Valley Community Hospital, Inglewood, CA (1961);
- Los Angeles County Hall of Records Building #2, Los Angeles, CA (1963); and
- Los Angeles Federal Savings & Loan Association, Sunset-Vine Office, Los Angeles, CA (1964).

2.6 1321 North Vermont Avenue Context (1952, 1960)

Acquiring and Planning the Site

The 1321 North Vermont Avenue parcel was originally within the Bowen & Blanding's Subdivision (Misc. Records Bk. 99, pg. 29), surveyed and recorded in 1901 and consisting of 11.78 acres between Sunset Boulevard, Vermont Avenue, Benefit Street (now Fountain Avenue), and Winchester Street (now L. Ron Hubbard Way). In 1905, the Bowen & Blandings Subdivision was re-subdivided into the Smith's Prospect Terrace Tract (Tract Map 7, pg. 52), owned by Charles A. Smith (LAT 1905).

Charles A. Smith was a real estate broker who was born in 1862 in Ohio and moved to California in the late 1880s. Smith owned and sold lots on several subdivisions throughout the Los Angeles area, first with a partnered firm Hiscock and Smith, and later in a solo venture. These included the Keystone tract; C.A. Smith's first, second, and third additions; Hiscock & Smith's first and second additions; the Teresa tract; and the Smith's Prospect Terrace Tract; among others. Smith is listed as living at 1321 North Vermont Avenue as early as 1913. Prior to 1913, Smith's listed address was an office at 119 South Broadway, and residence at 1517 South Flower. The original date for the building at 1321 North Vermont Avenue is

recorded by the County assessor as 1933, and by LADBS as 1915 (Permit 1915LA03764; ZIMAS 2018). On the permits, “Smith Hardoot” is the listed owner of the residence and this is the residence that appears in the 1919 Sanborn map, but this the spelling is likely an error. Charles A. Smith is listed again as the resident of this address in all subsequent consulted Los Angeles City directories. An obituary for Charles A. Smith lists him as resident at 1321 North Vermont, before the property and adjoining lots were sold (Los Angeles Directory Company 1913, 1929; Los Angeles Modern Directory Company 1900; LAH 1890; LAT 1951a; Sanborn 1919a; TVNN 1934).

After Smith’s death, the 1321 North Vermont property was sold to Phillip M Rea and his REA Investment Company in 1952. Rea hired architect Stewart S. Granger and Contractor J.B. Schmolle to make additions to the front and side of an existing building described as an “office,” and to demolish a residence and associated garage. An application was also submitted to change the address of the “office” building from 1317 North Vermont to 1321 North Vermont (Permit 1952LA29816) (Figure 8). According to the permit, a second residence and garage were demolished to make space for the sign and parking area. This building, hereafter the south building, is joined just a few months after by the west building, also medical offices designed by Stewart S. Granger and built by contractor J.B. Schmolle (Permit 1952LA 37366). Both buildings were the relocation of medical offices originally located at 673 S. Westlake Avenue (Permit 1952LA27978), although despite encasing an older building already von the property, there is no indication that the other building portions are not new construction (LAT 1953a).

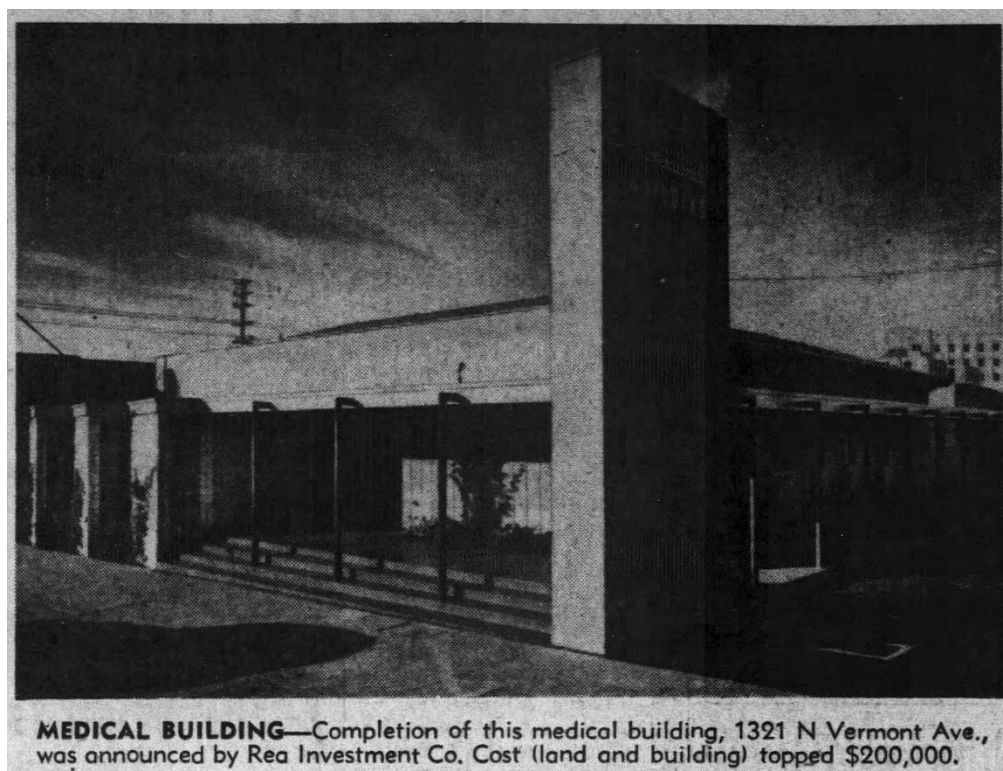


Figure 8. 1321 North Vermont Avenue in 1953 (LAT 1953a)

In 1960, the north building was constructed, though the owner had by then changed to Joseph H. Tract. No architect was engaged for the work, which was completed by contractor firm A.L. Miller Construction Company (Permit 1960LA20353). In 1961, Tract sold the building to Hank Mancini, who made minor improvements to the parking lot (Permit 1962LA11519) (LAT 1961b). The building has remained medical offices through 2018, the writing of this report.

Architects

Stewart S. Granger (1913–1986)

Stewart S. Granger was born in Chicago, Illinois, and graduated with a Bachelors of Architecture from Illinois Institute of Technology in 1935. Granger moved to Glendale, California, after World War II (WWII) and began practicing architecture in the greater Los Angeles area in 1949 for the firm Orr, Strange & Inslee. Granger became a partner at the firm Charles O. Matcham-Stewart S. Granger, Architects, in Los Angeles in 1957. In 1962, Granger was a named partner in Granger-Chalmers-Associates, Architects. Granger also was a regular officer of the local Southern California AIA chapter. Typically, Granger built small and moderate-scale commercial offices and institutional buildings, typically in the Mid-century Modern and Late Moderne styles. Newspaper articles about Granger and architect contracts cease in the mid-1970s, likely when Granger retired. Notable architectural works of Granger include the following (ISN 1967; LAT 1951f, 1957a, 1957b, 1957c, 1958; PCAD 2015c; Wilder 1949):

- Grayson Building, 8909 Wilshire Boulevard, Beverly Hills, CA (1951);
- 1321 North Vermont Avenue, Los Angeles, CA (1952);
- Grover Cleveland High School, Los Angeles, CA (1957);
- Los Angeles Orphans Home Society new additions, 815 North El Centro, Los Angeles, CA (1958);
- Los Angeles County Mechanical Department Garage, Los Angeles, CA (1959);
- Fire Station 86, 4305 Vineland Avenue, Los Angeles, CA (1960); and
- Brown-Massie Building, 209 Fair Oaks Ave, South Pasadena, CA (1967).

2.7 1345 North Vermont Avenue Context (1948)

Acquiring and Planning the Site

The 1345 North Vermont Avenue parcel was originally within the Bowen & Blanding's Subdivision (Misc. Records Bk 99 Pg. 29), surveyed and recorded in 1901 and consisting of 11.78 acres between Sunset Boulevard, Vermont Avenue, Benefit Street (now Fountain Avenue), and Winchester Street (now L. Ron Hubbard Way). In 1905, the Bowen & Blandings Subdivision was re-subdivided into the Smith's Prospect Terrace Tract (Tract Map 7, Pg. 52), owned by Charles A. Smith (LAT 1905).

Despite the rest of the block being subdivided in 1905, the majority of the lots on the west side of North Vermont Avenue were undeveloped for decades afterwards. In the 1927, 1938, and 1940 aerial photographs, the lots south of Sunset Boulevard and north of 1321 North Vermont Avenue remain resolutely empty and undeveloped. In the 1944 aerial photograph, the 1409 North Vermont Avenue (built 1941) building is visible, with no development on either north or south sides (FAS 1927, 1940, 1944; Laval 1938; ZIMAS 2018).

1345 North Vermont Avenue, designed by architecture firm Orr, Palmer, Inslee & Strange, was completed and opened in 1948 (Permit 1948LA02766) by owner Dr. Lawrence White. The building permit lists the use as “medical offices” which is corroborated by the 1954 Sanborn map, which also lists it as a “Doctor’s Office.” Nearly all of the businesses that opened on the west side of North Vermont Avenue were related to the medical industry, capitalizing on the proximity of the nearby hospitals. The 1954 Sanborn map lists several of the businesses along the west side of North Vermont Avenue as clinics, doctor’s offices, or drugstores (FAS 1944, 1956; NETR 2018; Sanborn 1954; ZIMAS 2018).

In 1962, a permit was filed by new owners, Mr. and Mrs. P.O. Gardner, to change the building use from medical offices to retail (Permit 1963LA42309). An accompanying permit from the same year lists 1345 North Vermont Avenue as “Anne’s Uniform Shop” (Permit 1963LA44230). The use was changed again in 1973 from retail use to a restaurant, when the building was owned by Z.P. De Guzman (Permit 1972LA63089). The property appears to have remained a restaurant, but changed owners every few years until present. In 1984, the owner was listed as Los Burritos Restaurant (Permit 1984LA89729) when alterations were made to the north elevation windows and patio, and a rear addition was made behind the original 1948 building. In 1995, the owner is listed as Acmelon Inc., when another rear addition was added and the parking area on the south elevation was added to the property (Permit 1995LA39749). In 2005, the owner is listed as Westmont Properties (same address as Acmelon Inc.), when some minor improvements to the patio were permitted (Permit 05016-20000-24346). Finally, in 2014, the owner is listed as Vatche B. Kalaidjian (same address as Acmelon Inc. and Westmont Properties), who attempted to have the building reconverted into medical offices again; however, the proposed changes to the property listed on the permit do not seem to have been carried out between 2014 and 2018 (Permit 13016-20000-26529).

Architects

Orr, Palmer, Inslee, & Strange (1945–1949)

The firm Orr, Palmer, Inslee & Strange was formed in 1945 by renowned church architect Robert Hall Orr (1873–1964), Texan architect William T. Strange (1899–1979), local Glendale architect Robert Inslee (1910–2006), and G. Vincent Palmer (1902–1975). Occasionally a fifth partner, “Huber,” is listed with the group, but no information about him could be verified. Keeping in Orr’s wheelhouse, the firm is best known for their churches and school designs. The firm became Orr, Strange, Inslee & Senefeld in 1949. Interestingly,

this is the firm Stewart S. Granger worked for as a draftsman in 1949 (see above). Notable architectural works of Orr, Palmer, Inslee, & Strange include the following (HRG 2014; LAT 1950a, 1951g; LBI 1950):

- Wilshire Medical Center Building, 4036 Wilshire Blvd., Los Angeles, CA (1948);
- First Evangelical Lutheran Church, Glendale, CA (1948);
- Grace Lutheran Church, Oakland, CA (1948);
- Lakewood Evangelical Lutheran Church, Long Beach, CA (1950);
- Lutheran High School, Los Angeles, CA (1950);
- John Muir School, Glendale, CA (1951);
- Roosevelt School, addition, Glendale, CA (1951); and
- Fuller Seminary, Pasadena, CA (1951).

2.8 1328 North New Hampshire Avenue Context (1920)

Acquiring and Planning the Site

The property at 1328 North New Hampshire Avenue is one of many properties built during the suburbanization period in Hollywood, East Hollywood and Colegrove, after they had been subsumed into the City of Los Angeles. With the burgeoning film industry attracting young renters and homeowners to Hollywood in the 1920s, and the newly established hospitals attracting hospital staff at the same time, small-scale single-family residential houses fell out of popularity when compared with the economy and value afforded by multifamily rentals. The single-family house at 1328 North New Hampshire would have straddled the 1910–1920 transition from mostly single-family residential development to mostly multifamily residential duplexes, bungalow courts, and apartments to support the growing, impermanent population (HRG 2015).

The 1328 North New Hampshire Avenue parcel was originally within the Bowen & Blanding's Subdivision (Misc. Records Bk. 99, pg. 29), surveyed and recorded in 1901 and consisting of 11.78 acres between Sunset Boulevard, Vermont Avenue, Benefit Street (now Fountain Avenue), and Winchester Street (now L. Ron Hubbard Way). In 1905, the Bowen & Blandings Subdivision was re-subdivided and 1328 North New Hampshire ended up within the Smith's Prospect Terrace Tract (Tract Map 7, Pg. 52), owned by Charles A. Smith (LAT 1905).

According to a 1919 Sanborn Map, the single-family residence on the neighboring lot just north of 1328 North New Hampshire Avenue was present, but the lot at 1328 North New Hampshire did not have buildings on it. The Los Angeles City Assessor did not have construction dates for 1328 North New Hampshire Avenue; however, original building permits were available from LADBS that date the original building to July 1920 (Permit 1920LA11070) and the original garage to the same time (Permit 1920LA11071). No architects were listed on these permits, just the original owner, Theodore H. Smith, and contractor Albert Fick. The property was built in the American Colonial Revival style, popular in the 1910s and 1920s, and was a single-family

residence when built. The property quickly changed hands and on the 1923 permit for the first rear addition (Permit 1923LA40306), the owner is listed as Josephine Allen Feagan. The 1328 North New Hampshire building, some rear additions, and garage are visible in a 1927 aerial photograph (FAS 1927; Sanborn 1919a).

In 1933, more rear additions to the main structure were added, and the owner was listed as Wade C. Rollins (Permit 1933LA09752). Rollins added another addition to the house in 1949 (Permit 1949LA14823). No other alterations were recorded by permits until 1998, when new owner Roger Kalandjian of Acmecon Inc., who also owned 1345 North Vermont Avenue, reroofed all existing buildings on the property (Permit 98016-10000-11791). Visually, however, there are several alterations to the property, noted during the site visit, including the addition of two external entry doors on the south elevation, window replacements on the south and east elevations, security door added to the main elevation, security bars over windows added to all elevations, the enclosure of a rear porch, and a large amount of metal ductwork that rises several feet above the roofline of the rear additions.

2.9 Architectural Styles of the Subject Properties

Corporate Modern (1945–1970)

Corporate Modern architecture was used for high-rise buildings in Southern California from the 1950s through 1970s. Like other Modern architectural movements, Corporate Modern architecture focused on austere exteriors with minimal ornamentation. Buildings were constructed using innovative and industrial materials such as steel, glass curtain walls, and concrete. The style is based largely on the International design aesthetic attributed to architect Mies van der Rohe's work before World War II. Prominent practitioners of the Corporate Modern style in Los Angeles included William Pereira and Charles Luckman. The style appears to be part of the "Late Modern" style as defined in the City of Arcadia Historic Context Statement (Sapphos 2009; ARG 2016).

Character-defining features of the Corporate Modern style include:

- Use of concrete, steel and glass
- Rectilinear forms
- Large vertical expanses of concrete
- Lack of exterior ornamentation
- Glass curtain walls
- Use of steel mullions
- First floor has a slight setback under a canopy
- Decorative entry points with a variety of materials such as marble or tiles
- Design dictated by steel framing systems

Mid-century Modern (1933–1965)

Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms. The Mid-Century Modern style was embraced in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements.

Aesthetically, Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms and property types. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles.

Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Arcadia, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production, and use modern materials that could be mass-produced (ARG 2016, p. 98; Gebhard and Winter 2003; McAlester 2015, pp. 630-646; Morgan 2004; Moruzzi 2013, p. E6).

Character-defining features of the Mid-Century Modern style include:

- Low, boxy, horizontal proportions
- Mass-produced materials
- Flat, smooth sheathing
- Flat roofed without coping at roof line; flat roofs hidden behind parapets
- Lack of exterior decoration or abstract geometrical motif
- Simple windows (metal or wood)

- Industrially plain doors
- Large window groupings
- Commonly asymmetrical
- Whites, buffs and pale pastel colors

Mission Revival (1890-1915)

The Mission Revival style blends architectural styles of the Mediterranean Italian and Spanish tradition with references to the California Missions established in the eighteenth century in Alta California by Spanish missionaries and the military. The Mission Revival style often replicated elements of these historic buildings, such as raised parapets with distinctive profiles and bell towers. The style's popularity grew in the early twentieth century in the United States and was used in Southern California, Nevada, New Mexico, and Arizona. Southern California architects Wallace Neff and Reginald Johnson popularized the style by using it for buildings commissioned by wealthy homeowners or luxury hotels (McAlester 2013).

Key character-defining features of the Mission Revival style include the following:

- Low-pitched, red clay tile roofs;
- or flat roof with distinctive shaped, Mission-like parapet
- use of balconies;
- smooth stuccoed exterior cladding, usually painted white to mimic lime coating on adobe;
- arched openings;
- colorful tilework;
- and elaborate landscaping

American Colonial Revival (1880–1955)

American Colonial Revival architecture was one of the most popular residential architectural styles throughout much of the twentieth century in the United States. The interest in the American Colonial Revival movement emerged following the 1876 centennial celebrations. It was popularized through printed architectural sources and the began to appear widely along the northeastern coast of the United States. The style represented nostalgia in opposition to the rising industrialization and urbanization seen in much of the eastern United States. The turn of the twentieth century further propelled the American Colonial Revival style into popularity with a special focus on the history of the United States in culture, literature, and other social aspects of life. Celebration of the past became a key theme at the turn of the century and was seen in all social aspects of life including literature and architecture. While the most popular representation of the American Colonial Revival style was the side-gabled, Georgian style residences, gambrel-roof Dutch Colonial Revival homes also had some popularity.

Key character-defining features of the American Colonial Revival style include the following (McAlester 2013):

- Bilaterally symmetrical main façades;
- Centered, prominent, and oftentimes elaborately decorated entryways;
- Use of porticos, frequently with pediments;
- Use of columns and/or pilasters on the principal façade;
- Multiple lite, double-hung windows;
- Large chimneys;
- Presence of dormers on the second floor in Georgian style versions and in the half story in Dutch style versions;
- One to two stories;
- Roof forms are typically gabled, hipped, or gambrel; and
- Boxy massing.

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3 BACKGROUND RESEARCH

3.1 California Historical Resources Information System Records Search

Dudek requested a California Historical Resources Information System (CHRIS) records search from the South Central Coastal Information Center (SCCIC), which houses cultural resources records for Los Angeles County. Dudek received the results on August 2, 2018. The CHRIS search included any previously recorded cultural resources and investigations within a 0.25-mile radius of the Project sites. Additional consulted sources included historical maps of the project area; the NRHP; the CRHR; the California Historic Property Data File; and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. Confidential Appendix B provides the confidential results of the records search and a bibliography of prior cultural resources studies.

Previous Technical Studies

Results of the CHRIS search indicate that 12 previously conducted studies were identified within the 0.25-mile records search radius between 1987 and 2011. Five of the studies partially overlap or intersect the current project areas: LA-03147; LA-07562, LA07565, LA07566, and LA-08020 LA-12500 (Table 2); brief summaries of each study are provided below.

Table 2. Previously Conducted Cultural Resources Studies within 0.25 Miles of Project Area

SCCIC Report No.	Title of Study	Date	Author(s)	In Project Area?
LA-03147	An Archaeological and Historical Impact Assessment of the Kaiser Permanente Medical Center Expansion Project, 4867 Sunset Boulevard, Hollywood	1995	Dillon, Brian D.	Overlapping
LA-04313	Cultural Resource Assessment for the Los Angeles Cellular Telephone Company, Facility Number C226, Located at 4550 Hollywood Boulevard, City and County of Los Angeles, California	1999	Duke, Curt	Outside
LA-05085	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 676-09, County of Los Angeles, CA	1999	Duke, Curt	Outside
LA-06457	Cultural Resource Assessment Cingular Wireless Facility No. Sm 142-01. Los Angeles County, California	2002	Duke, Curt and Judith Marvin	Outside
LA-07562	Additional Information for DSEIS, Core Study Alignments 1, 2, 3, 4, and 5	1987	Greenwood, Roberta S.	Intersecting
LA-07565	Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5	1987	Hatheway, Roger G. and Kevin J. Peter	Intersecting
LA-07566	Technical Report DSEIS, Core Study Alignments 1, 2, 3, 4, and 5	1987	Hatheway, Roger G. and Kevin J. Peter	Intersecting

Table 2. Previously Conducted Cultural Resources Studies within 0.25 Miles of Project Area

SCCIC Report No.	Title of Study	Date	Author(s)	In Project Area?
LA-08020	Technical Report: Cultural Resources Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study	1987	Southern California Rapid Transit District	Intersecting
LA-08251	Los Angeles Metro Red Line Project, Segments 2 and 3, Archaeological Resources Impact Mitigation Program Final Report of Findings	2004	Gust, Sherri and Heather Puckett	Outside
LA-09088	Cultural Resources Records Search Results and Site Visit for Cingular Wireless EI-052-01 (SBC Vermont). 1255 North Vermont Avenue, Los Angeles, Los Angeles County, California	2005	Bonner, Wayne H.	Outside
LA-11267	Section 106 Consultation for Clinic Renovations, 1530 Hillhurst Avenue, Los Angeles, CA	2010	Shibata, Kazue	Outside
LA-11492	Cultural Resource Records Search and Site Survey, AT&T Site EL0052. SBC Vermont 1255 North Vermont Avenue, Los Angeles, Los Angeles County, California 90029. CASPR#3551278646	2011	Loftus, Shannon	Outside

Report No. LA-03147

An Archaeological and Historical Impact Assessment of the Kaiser Permanente Medical Center Expansion Project, 4867 Sunset Boulevard, Hollywood (Dillon 1995), presents the results of a 17.9-acre archaeological inventory survey (AIS) and summarizes potential impacts to archaeological and historic resources for a proposed expansion of Kaiser Permanente hospital facilities. Dillon’s reported project area encompassed 17.9 acres south of “Barnsdall Park, on either side of Sunset Boulevard, between Vermont and Alexandria Streets in Hollywood California” (Dillon 1995: 1) Dillon’s project area overlaps the 1515 North Edgemont Street, 1526 North Edgemont Street, 4760 Sunset Boulevard, 4950 West Sunset Boulevard, and 1517 North Vermont Avenue properties of the proposed. The records search and field survey yielded no cultural resources or sites associated with the project area, except for Barnsdall Park/Hollyhock House property, which Dillon incorrectly labels as non-historic. No other archaeological remains were discovered during the course of the survey.

Report No. LA-07562

Additional Information for DSEIS, Core Study Alignments 1, 2, 3, 4, and 5 (Greenwood 1987), presents the results of a historic map review to determine potential impacts of construction activities related to the expansion of the Southern California Rapid Transit District Metro Rail to historic buildings or cultural sites on record. Greenwood identifies historic sites and structures in each candidate alignment, however, no historic sites were identified in the proposed project area, and Greenwood made a Determination of No Adverse Effect for the Vermont/Sunset (N-S) and Vermont/Sunset (Alt.) properties.

Report No. LA-07565

Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5 (Hatheway and Peter 1987a) presents the results of a records search and historic map review in support of an archaeological assessment of proposed station areas and transitional zones for the Southern California Rapid Transit District. Three Metro station locations overlap the project area: Sunset/Edgemont, Vermont/Sunset (N-S), and Vermont/Sunset (Alt.) stations. The authors determined there were no significant historic structures or buildings at the Sunset/Edgemont station location, at the Vermont/Sunset Station (A) (located at intersection), or at the Vermont/Sunset Station (B), (located 290-400 feet south of the intersection).

Report No. LA-07566

Technical Report DSEIS, Core Study Alignments 1, 2, 3, 4, and 5 (Hatheway and Peter 1987b) summarizes the results of a records search in support of an archaeological evaluation of proposed station areas and transitional zones for the Metro Rail for a Draft Statement Environmental Impact Statement (DSEIS). As with the Hatheway and Peter 1987a report described above, the authors determined that there were no significant historic sites or archaeological sites at the proposed Sunset/Edgemont, Vermont/Sunset (N-S), and Vermont/Sunset (Alt.) stations locations, and that all locations were unlikely to yield significant archaeological information.

Report No. LA-08020

Technical Report: Cultural Resources Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study (Southern California Rapid Transit District 1987) is a technical report that supplements an array of reports detailing cultural resources prepared for the Los Angeles Rail Rapid Transit Project's "Metro Rail" Core Study. Sites within the study transect sites within the project area in four places: west of Vermont Avenue, to both the north and south of the Vermont Avenue-Sunset Boulevard intersection, and the two project areas northeast of the Edgemont Avenue-Sunset Boulevard intersection. Forty-six cultural resources were recorded for the project, two of which were located within the project area: 19-167193 (Barnsdall Park) and 19-173421 (Hollywood Presbyterian Medical Center).

Previously Recorded Cultural Resources

No cultural resources have been previously recorded within the project area. The record search found five previously recorded cultural resources that were identified within a 0.25-mile radius of the project area (Table 3). Two of these resources, NRHP-listed Aline Barnsdall Residence Site (P-19-167173) and the Hollywood Presbyterian Medical Center (Queen of Angels Medical Center; P-19-175290), are adjacent to the proposed project area.

Table 3. Previously Recorded Cultural Resources within 0.25 Miles of the APE

Primary Number	Trinomial (CA-LA-)	Period	NRHP/CRHR Status	Recorded By/Year	Description
P-19-167173	—	Historic	1S; Individual property listed in NR by the Keeper. Listed in the CR	1970 (McCoy, Esther: UC Santa Barbara); 2005 (Herr, Jeffrey: Curator, Hollyhock House)	Aline Barnsdall Complex (Barnsdall Park) is an urban open space containing the Aline Barnsdall Residence (a.k.a. Hollyhock House), Frank Lloyd Wright's first commission in Los Angeles, CA. The residence, built between 1919 and 1921, is considered a watershed in the architectural development of Wright and was singled out by the American Institute of Architects and the National Trust for Historical Preservation as one of sixteen buildings by the architect that should be preserved in their original form. Besides the residence (now the Barnsdall Park Arts Center), the site contains a Garage/Chauffer's Quarters, Spring House and Dry Streambed, Schindler Terrace, and Animal Cages.
P-19-173421	—	Historic	2S2; Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR	1986 (Bourstein, Sharon: SCRTD)	The historic component of this site contains the portions of the Hollywood Presbyterian Medical Center (Queen of Angels Medical Center) dating to the 1920s. The main building, built in the Mediterranean style, was designed by the architects Orr, Meyer, and Holler and completed in 1924.
P-19-175290	—	Historic	2D2; Contributor to a district eligible for NR; Listed in CR	1996 (McAvoy, C.: HRG)	The Los Feliz Elementary School is an educational building constructed in 1937. The main building and auditorium were designed in the modern style by the architect Kenneth MacDonald, Jr. Contributor to a district eligible for the NR and listed in CR.
P-19-187476	—	Historic	Unknown	2001 (Schmidt, A.: Jones & Stokes)	1171 N Westmoreland Ave is a single-family property.

Table 3. Previously Recorded Cultural Resources within 0.25 Miles of the APE

Primary Number	Trinomial (CA-LA-)	Period	NRHP/CRHR Status	Recorded By/Year	Description
P-19-189866	—	Historic	6Y; Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing	2011 (Loftus, Shannon L.: ACE Environmental)	The AT&T Building is a composite of two structures built between 1912 and 1914 that were later conjoined. It is a commercial building in the flat-roofed revival of the Adams style.

3.2 NAHC Native American Correspondence

Dudek contacted the NAHC on August 2, 2018, to request a search of its SLF for the proposed Project Site and surrounding area. The NAHC responded via email on August 6, 2018, indicating that the search did not identify any Native American sacred sites on or near the Project Site. The NAHC also provided a list of 16 Native American groups and individuals who may have knowledge of Native American resources on the Project Site. On August 30, 2018, Dudek mailed letters to all 16 groups and individuals listed on the NAHC consultation list. One additional individual, Linda Candelaria, did not have a current address on file with the NAHC and was, therefore, not notified (Table 4). This outreach was conducted for informational purposes only and did not constitute formal tribal consultation as specified by AB 52, which process was followed by the lead agency as detailed in the following section.

Table 4. Native American Heritage Commission-Listed Native American Contacts

Native American Tribal Representatives	Method of Notification/Date	Response Received
Charles Alvarez, Council Member Gabrielino Tongva Tribe	Certified Mail; August 30, 2018	None to date
Eleanor Arrellanes Barbareno/Ventureno Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Raudel Jo Banuelos, Jr. Barbareno/Ventureno Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Lee Clauss, Director of Cultural Resources San Manuel Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Delia Dominguez, Chairperson Kitanemuk & Yowlumne Tejon Indians	Certified Mail; August 30, 2018	None to date

Table 4. Native American Heritage Commission-Listed Native American Contacts

Native American Tribal Representatives	Method of Notification/Date	Response Received
Ms. Sandonne Goad, Chairperson Gabrielino-Tongva Nation	Certified Mail; August 30, 2018	None to date
Kenneth Kahn, Chairperson Santa Ynez Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Anthony Morales, Chairperson Gabrielino/Tongva San Gabriel Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Joseph Ontiveros, Cultural Resource Department Soboba Band of Luiseno Indians	Certified Mail; August 30, 2018	None to date
Rudy Ortega, Jr., President Fernandeno Tataviam Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Andrew Salas, Chairperson Gabrielino Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Julie Lynn Tumamait-Stenslie, Chair Barbareno/Ventureno Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Patrick Tumamait Barbareno/Ventureno Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Lynn Valbuena, Chairwoman San Manuel Band of Mission Indians	Certified Mail; August 30, 2018	None to date
Linda Candelaria, Chairperson Gabrielino-Tongva Tribe	No Current Address on File with NAHC	N/A
Robert Robinson, Chairperson Kern Valley Indian Council	Certified Mail; August 30, 2018	None to date

3.2.1 AB 52 Consultation

On August 17, 2017, and in compliance with the requirements of AB 52, the City sent notification, via certified USPS mail, of the proposed Project to all California Native American tribal representatives that have requested project notifications from the City pursuant to AB 52 and that are on file with the NAHC. These notification letters included a Project map and description and asked if the Tribe would like to consult regarding the potential for proposed Project ground disturbances to impact TCRs. AB 52 allows tribes 30 days after receiving notification to request consultation. If a response is not received within the allotted 30 days, it is assumed that consultation is declined. To date, no California Native American tribes have requested consultation with the City. Having received no further information, the City issued a letter closing consultation

coinciding with publication of the Draft EIR. Therefore, government-to-government consultation initiated by the City has not resulted in the identification of a TCR within or near the Project Site. Table 5 summarizes the results of the AB 52 process for the proposed Project.

Table 5. Assembly Bill 52 Native American Tribal Outreach Results

Native American Tribal Representatives	Method of Notification/Date of Delivery	Response to City Notification Letters
Kimia Fatehi, Director Public Relations Fernandeno Tataviam Band of Mission Indians	Certified Mail; August 17, 2017	None to date
John Valenzuela, Chairperson San Fernandeno Band of Mission Indians	Certified Mail; August 17, 2017	None to date
Andrew Salas, Chairperson Gabrieleno Band of Mission Indians – Kihz Nation	Certified Mail; August 17, 2017	None to date
Joseph Ontiveros, Cultural Resources Director Soboba Band of Luiseno Indians	Certified Mail; August 17, 2017	None to date
Michael Mirelez, Cultural Resources Coordinator Torres Martinez Desert Cahuilla Indians	Certified Mail; August 17, 2017	None to date
Sadonne Goad, Chairperson Gabrielino/Tonva Nation	Certified Mail; August 17, 2017	None to date
Anthony Morales, Chairperson Gabrieleno/Tongva San Gabriel Band of Mission Indians	Certified Mail; August 17, 2017	None to date
Robert F. Dorame, Tribal Chair Gabrielino Tongva Indians of California	Certified Mail; August 17, 2017	None to date
Charles Alvarez, Co-Chairperson Gabrielino-Tongva Tribe	Certified Mail; August 17, 2017	None to date
Sam Dunlap, Cultural Resources Director Gabrielino/Tongva Nation	Certified Mail; August 17, 2017; Mail Returned to City Unopened October 4, 2017	None to date

3.3 Building Development Research

Extensive archival research was conducted in support of the historical significance evaluation of the six subject properties. Short descriptions of all research efforts are provided below.

Los Angeles Public Library

Dudek staff reviewed a number of online resources available through the Los Angeles Public Library. These tools included accessing digitized Los Angeles City Directories, Sanborn Maps, online TESSA photo

collections, and the *Los Angeles Times* online historical newspaper collections, which were all used in the preparation of the historic context (Section 2).

Zone Information and Map Access System

Dudek used the Zone Information and Map Access System (ZIMAS) online assessor records to determine ages for buildings within the project area and related Medical Center buildings on September 4, 2018. Information obtained from ZIMAS was used to establish a building chronology used in preparation of the historic context (Section 2).

Los Angeles Department of Building and Safety

Dudek used the LADBS online building records search on September 4, 2018, to obtain building permits and establish a building chronology and alteration chronology that were used in the preparation of this document's historical context (Section 2), field survey (Section 4), and significance evaluations (Section 5).

Bancroft Library, University of California Berkeley

During the course of archival research, Dudek reviewed findings aids for the Henry J. Kaiser Papers and the Edgar F. Kaiser Papers collections, held by the Bancroft Library. It was unclear whether the collections contained anything specifically relating to any of the subject properties, and other archival sources provided sufficient information for the purposes of this report. As such, searching such an extensive archive was outside the scope of this report.

Sanborn Map Review

Sanborn Fire Insurance Company maps for the project area were available for the years 1919, 1941, 1943, and 1954, predating nearly all of the Medical Center campus development. Other buildings in the project area are visible. The 1328 North New Hampshire Avenue building does not appear on the 1919 Sanborn map, but does appear on the 1943 Sanborn map, with its rear additions and garage present. The 1345 North Vermont building is present on the 1943 Sanborn map, designated as a one-story doctor's office. On the 1919 and 1943 Sanborn maps, there is a one-and-a-half-story dwelling with a one-story garage at 1321 North Vermont Avenue. Sanborn maps showing Barnsdall Park, north of Sunset Boulevard, were available from 1941; however, none of the project buildings are present yet.

In the 1954 Sanborn maps, 1328 North New Hampshire and 1345 North Vermont Avenue appear unchanged. The older residential buildings at 1321 North Vermont Avenue appear to have been replaced with two large flat-roofed buildings and a parking lot that spans the adjacent parcels to the north and south; these two buildings correspond to the south and west buildings of the 1321 building complex. The flagship Medical Center building at 4851 Sunset Boulevard is also present on another sheet of the 1954 Sanborn map (Sanborn 1919a, 19191b, 1941, 1943, 1954).

Aerial Photograph Review

Historic aerial photographs were available from Nationwide Environmental Title Research (NETR) for the years 1948, 1952, 1954, 1964, 1972, 1977, 1980, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014. Additional photographs were available from the Aerial Photograph Collection at the University of California Santa Barbara Map and Imagery Laboratory for the years 1927, 1937, 1940, 1944, 1954, 1956, 1960, 1962, 1971, and 1976 (FAS 1927, 1940, 1944, 1956, 1960, 1962; Laval Company 1937; NETR 2018; Teledyne Geotronics 1971, 1976).

The oldest property, 1328 North New Hampshire Avenue, appears on the first aerial photograph from 1927. Though the aerial photograph quality is not high, the rear additions and garage are clearly visible behind the house. The surrounding neighborhood is subdivided residential tracts with a mixture of single- and multi-family residential housing. Along Sunset Boulevard, Barnsdall Park retains park paths and the neat remnants of its olive orchard layout, with Hollyhock House at the crest of the hill. Children's Hospital is visible along Sunset Boulevard east of North Vermont Avenue, and Hollywood Presbyterian Medical Center is visible a few parcels south along North Vermont Avenue. The west side of North Vermont Avenue has not yet been developed and contains several residential and undeveloped lots, including a residential building. Additionally, a single-family dwelling and garage are visible at 1321 North Vermont Avenue, with dense vegetation in the front yard of the parcel; the two adjacent parcels are vacant (FAS 1927).

The project area remains relatively unchanged until the 1948 aerial photograph, when 1345 North Vermont Avenue first appears, surrounded by parking lots, across from Hollywood Presbyterian Hospital. In the 1952 aerial photograph, the single-family dwelling and garage are absent from 1321 North Vermont Avenue, but the south building of the 1321 North Vermont Avenue building group appears, occupying the parcel adjacent to the south. By the 1954 aerial photograph, the 1321 North Vermont Avenue south building is joined by the west building, and sometime between the 1956 and 1960 aerial photographs, the 1321 North Vermont Avenue north building, on the lot adjacent to the north, completes the group (FAS 1956, 1960; NETR 2018).

To the north, along Sunset Boulevard, the first building at the Medical Center campus appears in the 1954 aerial photograph, at the northeast corner of North Edgemont Street and Sunset Boulevard: 4851 Sunset Boulevard. After the 1954 aerial photograph, Medical Center buildings appear in rapid succession: 4733 Sunset Boulevard first appears in the 1956 aerial photograph; the 1526 North Edgemont Street joins the group in the 1960 photograph; by the 1962 aerial photograph, 1501 North Edgemont Street, 4900 Sunset Boulevard, 1515 and 1517 North Vermont Avenue join the buildings at the medical campus. A new building's excavated foundation is visible in the 1962 aerial photograph, just east of 4733 Sunset Boulevard. Parking lots fill in all of the available space between buildings along Sunset Boulevard and North Vermont Avenue. By 1964, the new building is completed, likely the original 4867 Sunset Boulevard building. Between 1964 and 1971, a parking garage appears just northwest of 4867 Sunset Boulevard, with entry access off Barnsdall Avenue, replacing the open parking lot that preceded it (FAS 1956, 1960, 1962; NETR 2018).

Between the 1964 aerial photograph and the 1971 aerial photograph, there are major additions made to the original 4851 Sunset Boulevard hospital building designed by Wolff & Phillips, called 1510 North Edgemont. An L-plan, multistory addition, which exceeds the height of the original building, appears in the lawn space at the corner of North Edgemont Street and Sunset Boulevard. Another addition behind the original hospital building connects 1526 North Edgemont, 4851 Sunset Boulevard, and the new 1510 North Edgemont addition that extends diagonally northeast away from the other buildings. New buildings are not observed again until the 1980 aerial photograph. In the 1980 aerial photograph, the 1549 North Edgemont Street parking lot appears partially constructed and a pedestrian bridge over North Edgemont Street connects it to 1526 North Edgemont Street. Between the 1980 and 1989 aerial photographs, the 4950 Sunset Boulevard building and parking garage also appear at the corner of Sunset Boulevard and North Alexandria Street. Another prominent building at 4700 Sunset Boulevard, southwest corner of North Vermont Avenue and Sunset Boulevard, also appears between the 1980 and 1989 aerial photographs (NETR 2018; Teledyne Geotronics 1971, 1976).

Another building expansion period is observed during the early- to mid-2000s. By the 2003 aerial photograph, the large parking garage northwest of the 4867 Sunset Boulevard building was demolished and a new, larger parking garage at 4715 Barnsdall Avenue appears. South of Sunset Boulevard, the 4760 Sunset Boulevard building is also present. Between the 2003 and 2004 aerial photographs, the original 4867 Sunset Boulevard building was demolished. By the 2005 aerial photograph, a new, sprawling building with the 4867 Sunset Boulevard address fills in the space of the original building and the parking garage. Between the 2010 and 2012 aerial photographs, the flagship 1953 building at 1510 North Edgemont Street and its two major additions were demolished, leaving behind only 1526 North Edgemont Street. There are no major changes to the Medical Center campus or to the 1328 North New Hampshire Avenue, 1321 North Vermont Avenue, or 1345 North Vermont Avenue properties after the 2012 aerial photograph (NETR 2018).

4 FIELD SURVEY

Dudek Architectural Historian Kate G. Kaiser, MSHP, conducted a survey of the six subject properties on August 15, 2018. During the survey, Ms. Kaiser surveyed all accessible portions of the buildings that were visible from the public right-of-way and documented the buildings with detailed notes and photographs, specifically noting character-defining features, important spatial relationships, and any observable alterations to the building. Kaiser documented the fieldwork using field notes and digital photography, as well as using close-scale field maps and aerial photographs. Photographs of the Project site were taken with a 16-megapixel Canon PowerShot ELPH180 camera. All field notes, photographs, and records related to this survey are on file at Dudek's Pasadena, California, office.

4.1 Description and Development History of Surveyed Resources

The proposed Project redevelopment sites contain of six properties with buildings constructed over 45 years ago: 1526 North Edgemont Street, 1517 North Vermont Street, 1505 North Edgemont Street, 1345 North Vermont Avenue, 1321 North Vermont Avenue, and 1328 North New Hampshire Avenue. These buildings were examined in the field survey, and are described below. California DPR Series 523 Forms were prepared for all built environment resources and are provided in Appendix C, per OHP standards (OHP 1995).

1526 North Edgemont Street (APN 5543-010-017)

Description

1526 North Edgemont Street is a seven-story, Corporate Modern style medical office building on North Edgemont Street in Los Angeles (Figure 9). The building is located at the west side of the Kaiser Permanent Medical Center campus. It has a rectangular plan and flat roof, with elevator towers that project above the roof line, and has several character-defining features of the Corporate Modern style office buildings: asymmetrical elevations; contrasting, banded glass and metal panel curtain walls that correspond to each floor; long, linear metal *bris soleil* over each window ribbon; the use of modern materials in its construction (glass, metal, concrete); a folded plate entry vestibule; and the absence of applied ornament.



Figure 9. Overview of the North Elevation (left) and West/Main Elevation (right) of 1526 North Edgemont Street, Looking Southeast, 8/15/2018 (IMG_0837)

The main (west) elevation faces North Edgemont Street. From left to right, at the first floor level, there is a glass curtain wall vestibule entry at the northwest corner of the building, that features a folded plate roof, ADA accessible concrete ramps, and two mortared stone-veneer pillars at the sidewalk entrance that define the entry. Immediately above the folded plate entry is a pedestrian bridge that connects the parking garage at 1549 N Edgemont Street to the second floor of 1526 North Edgemont Street. This pedestrian bridge rests atop the folded plate, infilling space to effectively smooth the folded plate to situate the base of the bridge. The first floor continues past the projecting vestibule, defined by a ribbon of painted enamel or metal panels under a thin ribbon of fixed, plate glass windows that extend to the southwest corner of the building. The panels and plate glass windows are separated from neighboring panels and windows by vertical metal strips. Over the window ribbon is a metal *bris soleil*, or sun shade, that cantilevers out over the window ribbon for the length of the building. The resulting striping effect continues up the elevation for each of the seven floors: panel ribbon, then window ribbon, then *bris soleil*. The pattern finishes with a single layer of panels at the roofline.

Continuing clockwise around the building, at the first floor level is the north glass curtain wall of the vestibule, under the folded plate roof. This section consists of 16 fixed plate glass windows, in two rows of eight, atop a concrete bulkhead, banked into the hillside. On the main volume of the building, the north elevation is a symmetrical massing of precast concrete block materials. From left to right there is a series of recessed precast concrete panels that extends from ground level to roof, then a projecting precast concrete section in the middle that extends from ground level to a height of approximately two stories above the roofline, then

another recessed series of precast concrete panels that again extend from ground to roof. Atypical of the Corporate Modern style, this elevation features riveted horizontal metal bands attached to short sections of angled metal I-beams joining the projecting section to its flanking recessed sections.

The east elevation faces the main 4867 Sunset Boulevard hospital building, central to the Medical Center campus. The ground level is banked into the hillside and any entry, windows, or other features at this level were not visible. From left to right, the upper six floors present as two sections: a wide expanse of smooth, concrete stucco with horizontal expansion joints, and a repetition of the panel ribbon, then window ribbon, then *bris soleil* pattern observed on the main elevation, continuing for each floor until the roofline where the wall is finished with a last row of panels.

The south elevation faces towards a landscaped lawn and Sunset Boulevard. It is asymmetrically arranged and has several projecting sections. It appears to be precast concrete panels with horizontal expansion joints, and devoid of windows, doors, or architectural decoration. An elevator tower at the right end of the elevation extends two stories above the roofline, adding to the asymmetrical effect. Additionally, a large area of repair appears evident on the fourth to seventh floor levels of the elevator tower, indicated by a different texture and coloring, as well as a gridwork of expansion joints.

Development

The extant building at this location operates as a medical facility that was first documented in 1957 with construction completed in 1971. According to building permits, the property underwent seismic remediation in 1993. The property is currently a seven-story building with one floor that is below-grade.

1517 North Vermont Avenue (APN 5543-012-022)

Description

1517 North Vermont Avenue is a two-story, Mid-century Modern style parking garage located at the corners of North Vermont Avenue and East Barnsdall Avenue at the northeast end of the Medical Center campus (Figure 10). The east (main) elevation faces onto North Vermont Avenue. Exterior wall cladding features pale brown, square concrete panels and a recessed section with smaller square concrete panels on the lower level, pierced at either end with two metal double-doors. The upper level is clad in vertically oriented metal mesh panels, acting as a *bris soleil*. The building's south elevation and west elevation are built into the adjoining medical office building and parking garage and are therefore not visible. The north elevation is concrete and features ground level window and door openings, which are gated with metal fencing. A metal-fenced double-door appears to provide emergency access and egress via an existing curb cut. The metal panels and square concrete panels on the main elevation are the only remaining character-defining elements of a Mid Century Modern style building. The northeast corner of the structure is rounded, evoking the Mid Century Modern style, but it appears to be a later renovation.

Development

According to 1949 building permit records, a gas station once operated at this address. The property was transformed in 1960 into a bank with offices and remained as such until 1968. Shortly thereafter, the property was purchased and made into part of the Kaiser Permanente medical center campus with a parking structure. The current parking structure at this location includes two levels of parking, with one that is subterranean.



Figure 10. Overview of the East (left) and North Elevation (right) of 1517 North Vermont Avenue, Looking Southwest, 8/15/2018 (IMG_0823)

1505 North Edgemont Street (APN 5543-007-025)

Description

1505 North Edgemont Street is a six-story, Corporate Modern Style medical office building at the corner of North Edgemont Street and Sunset Blvd in Los Angeles (Figure 11). The building is located at the west side of the Kaiser Permanent Medical Center campus. The building features a rectangular plan and flat roof, with elevator towers that project above the roof line, and has several character-defining features of an Corporate Modern-style corporate office building: asymmetrical elevations; contrasting, banded wall cladding treatments on each elevation featuring glass and metal panel curtain walls corresponding to each floor; precast concrete panels; a cantilevered, paneled awning over the street-facing elevations and wrapping the southeast corner; the use of modern materials in its construction (glass, metal, concrete); and the absence of applied ornament.



Figure 11. Overview of the South Elevation (left) and East (Main) Elevation (right) of 1505 North Edgemont Street, Looking Northwest, 8/15/2018 (IMG_0865)

The main (east) elevation faces out to North Edgemont Street. From left to right, at the first floor level, there are four, fixed, tinted plate windows set in metal frames, then a recessed alcove for the automatic sliding door entry, full-lite set in metal frame with matching sidelites. The four windows and entry alcove shelter under a cantilevered awning; the awning ends above the right (north) side of the entry alcove. Right of the entry alcove is a smooth concrete expanse, and right of this is another smooth concrete expanse but with a grid of expansion joints. The upper five stories of the main elevation are identical; the left (south) section (slightly more than half the elevation width) is clad with a glass and metal curtain wall. The curtain wall features contrasting, banded wall cladding treatments where a row of glass and panel curtain wall corresponds to a floor, and each row is divided by ten extruded aluminum vertical framing members. The right section of the elevation contains a vertical column of smooth concrete, extending above the roofline and likely representing an elevator tower, and right of the tower is the smooth concrete expanse with a grid of expansion joints.

Moving clockwise around the building, the south elevation faces onto Sunset Boulevard. From left to right the building reads as three sections. First is a section of smooth concrete with a grid of expansion joints, extending from foundation to roofline and devoid of windows and doors. The second section is another smooth concrete expanse, but with a different grid of expansion joints, different texture, and different color; it has a gated, recessed doorway alcove at the first floor, and higher up the wall is pierced randomly by fixed glass plate windows at the second, third, fifth, and sixth levels. Between the two sections at the second floor level is a cantilevered sign perpendicular to the wall that reads “Kaiser Permanente / 1505 / Edgemont.” The third section at the first floor is smooth concrete, with fixed tinted windows, one slider window, and one gated, recessed doorway alcove, located under a cantilevered awning; the upper floors are clad with a glass

and metal curtain wall. The curtain wall features contrasting, banded wall cladding treatments where a row of glass and panel curtain wall corresponds to a floor, and each row is divided by 13 extruded aluminum vertical framing members.

The west elevation faces an access driveway to a small parking structure and a rectangular one-story building that appears to house the building's mechanical equipment (Figure 12). The ground-floor level appears to accommodate a loading bay door and driveway that lets out to Sunset Boulevard. To the left, the second floor is banked into the parking lot level, and the ground floor level is not visible. In the upper five floors from left to right there is a curtain wall featuring five vertical columns of windows and metal panels. Right of this is a projecting wall section of articulated precast concrete panels that is one panel wider in the top two floors than in the bottom floors. Right of this is another curtain wall section, recessed back to the regular wall plane that is two columns wide in the top two stories and three stories wide in the bottom three stories. These two sections interact to add to the overall asymmetrical elevation theme consistent with Corporate Modern style. Right of this is another articulated precast concrete panel section with single small square fixed windows in the third and fifth stories.



Figure 12. Overview of the North Elevation (left) and West Elevation (right) of 1505 North Edgemont Street, Looking Southeast, 8/15/2018 (IMG_0846)

Finally, the north elevation faces north towards the 1549 North Edgemont Street parking garage, an alley, and a ground-level parking lot. The parking lot slopes downhill towards North Edgemont Street. There is a single door at the first floor level at the east (North Edgemont Street) end of this elevation. The upper five stories present as two sections. The first section is a vertical column of smooth concrete with a gridwork of expansion

joints, with a one-grid-tall portion extending above the roofline, and external electrical conduit, utility boxes, and metal vents attached. Two small, rectangular fixed windows pierce the section at the third and sixth floors. The second section is clad with a glass and metal curtain wall. The curtain wall features contrasting, banded wall cladding treatments where a row of glass and panel curtain wall corresponds to a floor, and each row is divided by 12 extruded aluminum vertical framing members. At the fourth floor, three of the window panels contain louvered vents instead of windows.

Development

Structural development at this address was first documented in 1961 for the construction of a building and foundation including one sub floor likely to incur disturbance to at least 10 feet below grade. In 1990, a pedestrian bridge was constructed to provide a walkway between the buildings at 1505 and 1510 North Edgemont Street. That bridge was demolished in 2010 and an infill wall was added.

1321 North Vermont Avenue (APN 5543-014-014)

Description

1321 North Vermont Avenue consists of three one-story, Mid-century Modern style buildings, grouped around a central parking lot (Figure 13). Each building features a roughly rectangular plan, with a colonnaded walkway attached to the building elevations facing in towards the parking area. Individual unit access is provided by doors off the covered walkway. The south building features a low-sloped hipped roof surrounding a flat roof, while the west building and north building feature simple flat roofs with parapets. Property access was limited to the public right-of-way on North Vermont Avenue; therefore, portions of the buildings were not readily visible during survey.



Figure 13. Overview of the East Elevation of the Three-Building Complex at 1321 North Vermont Avenue, Looking West, 8/15/2018 (IMG_0813)

The north building is a long rectangle in plan, with the long axis running parallel to the northern property line. The north building features a flat roof and the walls are clad in primarily with stucco which extends up into a parapet. Three elevations of the north building were visible. The main (south) elevation opens to a covered arcade walkway and the parking area. The covered arcade walkway roof is cantilevered and supported by bent metal posts at either end of the elevation. Fenestration varies along this elevation, but consists of four doors of different styles and nine windows. Window types included 2-lite, sliding metal sash windows, one-over-one sash windows, and a small fixed window. A small portion of the eastern most wall features yellow, stacked course, roman brick cladding, likely veneer and not structural. All windows and most door have bars or gates over them. The north building's west elevation was not visible during the survey. The building's north elevation faces an adjacent parcel's parking lot. It is faced with stucco cladding and has no windows or doors for the length of the elevation. The building's east elevation faces North Vermont Avenue. It features a sawtooth pattern construction, and ashlar stone veneer on the outer side and a full height fixed window on the inner side. The right most sawtooth window has been boarded over.

Located towards the back of the parcel, the west building is a shallow C-shape in plan, with walls clad in stucco and a flat roof bordered by parapets pierced by small, rectangular, louvered vents. One elevation of the west building was visible during the survey, the main (east) elevation which opens to a covered walkway and the parking area. The main (east) elevation presents as three sections: two projecting sections at either end and a long recessed section in between. Six metal posts at in the center of the elevation support the

covered walkway roof. Visible fenestration varies along the east elevation and consists of different style doors, and groupings of 3-lite, metal-framed casement windows in a common frame.

The south building is rectangular in plan, with an irregular roof, flat around a hipped roof, and clad with stone veneer, Roman brick, and stucco. Two elevations of the south building were visible during the survey. The main (north) elevation opens to a covered walkway and the parking area. Ten bent metal posts support the covered walkway roof at regular intervals along the elevation. Fenestration consists only of windows, which consist of one-over-one metal sash windows with bars covering them. The east elevation features three sawtooth segments clad in random ashlar stone veneer, of which the resulting north-facing reveals contain six fixed wood-framed windows with vertically ribbed privacy glass situated above a base of Roman bricks laid in a vertically-oriented stack bond. In the recessed, roman brick-clad section above four full-width concrete steps, fenestration consists of a metal grill and glass door, with glass plate sidelights and a glass plate transom. This recessed section terminates against a stuccoed monolithic sign. The sign is rectangular, extends a story and a half in height, and has the building address, “1321” affixed to the top of the sign with metal numbers. The south and west elevations of the building were not visible during the survey.

Development

This property was first documented in 1919 through the Sanborn Fire Insurance Company maps. The one-story house and one-story garage remained unchanged until 1927. In 1952, the house and garage were replaced with two large one-story commercial buildings, including a parking lot. The 1952 new construction permit indicates that the depth of disturbance incurred for the construction of the extant buildings was twelve feet below grade. Moreover, the southern and western buildings were adjoined and remained this way, at least until 1960. The building is presently used for commercial purposes and for dental practices.

1345 North Vermont Avenue (APN 5543-013-009)

Description

Located mid-block along North Vermont Avenue, south of the main grouping of medical campus buildings, 1345 North Vermont is a one-story commercial building (Figure 14). The building features an irregular rectangular plan, a smaller rear addition, and a two-story tower with a low-pitched hip roof located at the northeast corner. The main volume features a flat roof with high parapet. Cladding consists of a red-tile clad faux mansard roof, and textured stucco underneath. Under the faux mansard roof is a boxed eave, with well lights and regularly-spaced decorative carved wooden modillions. Due to lack of building access, only the north, east, and west elevations could be viewed for this survey.



Figure 14. Overview of the East (left) and North Elevation (right) of 1345 North Vermont Avenue, Looking Southwest, 8/15/2018 (IMG_0805)

The main (east) elevation of the building fronts onto North Vermont Avenue. From left to right there are three, evenly spaced boarded over windows, with stained glass lunette windows centered over each window. At the far right of the east elevation is an entry portico, now gated and boarded over with plywood, but featuring an arched entry under the tower feature, now boarded with plywood. An octagonal stained glass window adorns the second story of the tower near the roofline. The south elevation presents as a monolithic expanse of textured stucco, devoid of windows or doors. The west elevation was obscured from view during the survey. Attached to the south elevation wall is a concrete masonry unit wall, topped with a metal gate. The wall begins approximately 20 feet back from the sidewalk and continues to the rear of the building. Access to the west elevation was not possible at the time of survey and will not be described here. Continuing clockwise, the north elevation presents as two sections. The two-story tower is a monolithic expanse of textured stucco, while the one-story section has a group of three vinyl windows and a group of four vinyl windows of which the central-most windows are infilled. A small expanse of textured stucco situated left of center separates the two groupings. The fixed rectangular windows feature false window grilles sandwiched between two panes of glass. A raised stuccoed frame surrounds and arcs above each window.

Development

The property within this parcel was first documented in building permit records in 1948 as a medical office with surrounding parking lots and remained unchanged until 1962 when it changed to a retail building. The building was then transformed into a restaurant with a rear addition added between 1984 and 1995. Of note,

a portion of the property to the south was once part of 1329 North Vermont Avenue, formerly 1331 North Vermont Avenue, which was a gas station. The gas station, located south of 1345 North Vermont Avenue, remained in business until 1960. A subsurface assessment report prepared by Stantec for the Project in 2016 for the former gas station property, discussed the level of contamination the business and the dry cleaning businesses nearby had caused to the soils within and surrounding that property. The level of disturbance involved in the construction of the gas station and the removal of all structures associated with the business, including the testing for contamination, have likely resulted in major ground disturbance.

1328 North New Hampshire Avenue (APN 5543-014-003)

Description

1328 North New Hampshire Avenue is an American Colonial Revival style one-story bungalow, with multiple additions on the rear lot and a three-car garage (Figure 15). The building plan is complex, featuring a rectangular main volume with an addition from the rear left (north) half of the main volume, and two additions, one to the right (south) half of the main building and one to the rear of the north addition, creating a rambling, roughly L-shaped plan. The resulting roof structure is complex, overall, deeply hipped, featuring jerkinhead, hipped roofs on the south elevation and north rear addition, while the two additions attached to the north rear addition have low-pitched shed roofs. The roofs are clad in composition shingles, whereas the shed-roofed additions and garage are clad in rolled roofing material. The walls are clad in wood drop siding throughout, with a frieze board and wide, flat trim around the windows. The building has several character-defining features of an American Colonial Revival bungalow, including a bilaterally symmetrical main elevation; an accentuated front door with sidelights and a pediment crown supported by columns to form a narrow porch; windows in adjacent pairs; and double-hung windows with multi-pane glazing in one or both sashes (McAlester 2013).



Figure 15. Overview of the Main (west) Elevation of 1328 North New Hampshire Avenue, Looking East, 8/15/2018 (IMG_0761)

The main (west) elevation features a bilaterally symmetrical façade. Fenestration is protected by security bars, and consists of two pairs of six-over-one double-hung wood sash windows and a central entry door with one inset panel with a security screen overlaid, flanked on either side by six-lite wood-framed sidelights. The entry door is accessed via four concrete steps leading to a concrete stoop measuring approximately half the elevation width. A front-gabled roof with barrel vault arch that extends back to the building wall supported by two pairs of Tuscan-style wood columns shelters the entryway. The gable front appears as a modest variation on an open pediment with an arch; frieze and architrave bands; and molding at the soffit.

The north elevation was not accessible during the survey.

The east elevation presents as four sections: a projecting addition with a tripartite window (fixed window flanked by casement windows), a small central section that was obscured, a portion of the rear projection with a sash window, and the fourth section being the rear left (north) addition that is obscured from view.

The south elevation presents as three sections: the main body of the house with low-sloped shed-roof addition, the recessed clipped-gable projection, and a recessed second low-sloped shed-roof addition. The fenestration for the first section consists of: square-shaped six-over-one double-hung wood sash windows, rectangular boarded-over window; rectangular-shaped six-over-one double-hung wood sash windows, a wood-framed sliding window, a wood door, and a half-lite door accessed by two concrete steps. The recessed, clipped-gable, north addition is partially obscured by the first section, but a rectangular window is visible. The recessed second low-pitched, shed roof addition fenestration consists of a six-panel wood door accessed via two

concrete steps, a one-over-one sash window, partially obscured by an insect screen, and a single panel door accessed by a small concrete stoop. The rear portion is obscured by the garage.

There is also a garage on the southeast corner of the parcel (Figure 16), that features a shed roof, horizontal wood siding, and three openings. The main (west) elevation of the garage is clad in wood drop siding and has three evenly-spaced carriage-style garage doors. The north and east elevation were obscured during the survey. The south elevation is clad in stucco, unrelieved by fenestration.

Development

Building permit records indicate that the property located at this address was first constructed in 1920 as a house with a garage. Additions were made in 1927 at the rear of the property. The use of the building changed from residential to commercial in 1949 but no major modifications were noted as a result of the shift in building use. 1920 and 1933 building permits indicate that the depth of disturbance incurred was six feet below grade. The 1949 building permit indicates that the depth of disturbance incurred for the construction of the extant buildings was twelve feet below grade.



Figure 16. Overview of the Main (west) Elevation of the Garage, Looking Northeast, 8/15/2018 (IMG_0763)

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5 SIGNIFICANCE EVALUATION

5.1 1526 North Edgemont Street

NRHP/CRHR Statement of Significance

In consideration of the Project site's history and requisite integrity, 1526 North Edgemont Street is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

No important historical associations with events or people were identified for the building at 1526 North Edgemont Street. Archival research, as outlined above in the historical context section, did not identify any associations with the broad patterns of local or regional history. The building at 1526 North Edgemont Street is indistinguishable from the other dozen Kaiser Permanente medical campus buildings and is not the first building on the campus, historically important, or scientifically innovative in its purpose or construction. The building at 1526 North Edgemont Street is unrelated to major events in Los Angeles history and is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of significant associations with events important to history, the building at 1526 North Edgemont Street does not appear eligible under National Register/California Register Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Although Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser, there is no direct relationship between Henry J. Kaiser and 1526 North Edgemont Street. There are no other known associations with any important figures in national, state, or local history. For these reasons, 1526 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The building at 1526 North Edgemont Street is not a distinctive or remarkable example of the Mid-century Modern architectural style and has had several of its character-defining features obstructed or altered since its construction in 1958, including its folded plate roof entry and the bris soleil features over the window bands. The architect, Clarence Mayhew, may be considered a master architect; however, because of extensive alterations to the building, the building at 1526 North Edgemont Street is no longer representative of his work. The building has had several external alterations since its initial construction in 1958, and does not have the requisite design, material, and workmanship integrity to successfully convey significance. For all of these reasons, the building at 1526 North Edgemont Street does not appear eligible under National Register/California Register Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that the building at 1526 North Edgemont Street has the potential to yield information important to national, State, or local history or is associated with a known archaeological resource. Therefore, the building at 1526 North Edgemont Street does not appear eligible under National Register/California Register Criterion D/4.

City of Los Angeles HCM Criteria

Since the City of Los Angeles Historic-Cultural Monument criteria closely follow that of the National Register and California Register, the national and state significance evaluation previously presented is also relevant here. Based on the same facts discussed above, the building at 1526 North Edgemont Street is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Master architect Clarence Mayhew designed the building at 1526 North Edgemont Street; however, the building is no longer representative of his work due to extensive alterations. The site is not associated with a person or event important to Los Angeles history or with important movements or trends shaping the development of Los Angeles. Therefore, the building at 1526 North Edgemont Street does not appear eligible for listing as a City of Los Angeles Historic-Cultural Monument..

Integrity Discussion

Location: 1526 North Edgemont Street is sited on the original location of construction in its original orientation. Therefore, 1526 North Edgemont Street retains integrity of location.

Design: 1526 North Edgemont Street was subjected to several extensive exterior alterations over time that compromise its integrity of design, including obscuring the folded plate entry, reconfiguration of entry points, addition of an elevated pedestrian walkway over Edgemont Street, and a new south elevation external cladding. Therefore, 1526 North Edgemont Street does not retain integrity of design.

Setting: The setting of 1526 North Edgemont Street has changed significantly over time, including the addition and demolition of surrounding buildings, and the addition of parking structures and other high-rise buildings within its viewshed. Therefore, 1526 North Edgemont Street does not retain integrity of setting.

Materials: Numerous alterations to 1526 North Edgemont Street have compromised the property's material integrity, including new doors, new signs, the pedestrian walkway, and a new curtain wall for the eastern elevation. Therefore, 1526 North Edgemont Street does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original 1526 North Edgemont Street building was compromised by the exterior alterations to the buildings. Therefore, 1526 North Edgemont Street no longer retains its integrity of workmanship.

Feeling: 1526 North Edgemont Street does not convey the feeling of a 1950s Mid-century Modern office, and subsequent alterations negatively affected the buildings' ability to convey this feeling. Therefore, 1526 North Edgemont Street does not retain integrity of feeling.

Association: No important historical associations with events or people were identified for 1526 North Edgemont Street.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the 1526 North Edgemont Street only retains integrity of location, and therefore does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

5.2 1517 North Vermont Avenue

NRHP/CRHR Statement of Significance

In consideration of the Project site's history and requisite integrity, the 1517 North Vermont Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history. The building at 1517 North Vermont Avenue is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhoods. Due to a lack of significant associations with events important to history, the building at 1517 North Vermont Avenue does not appear eligible under National Register/California Register Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

As with the building at 1526 North Edgemont Street, Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser; however, there is no direct relationship between Henry J. Kaiser and the 1517 North Vermont Avenue parking garage. There are no other known associations with any important figures in national, State, or local history. For these reasons, the building at 1517 North Vermont Avenue does not appear eligible under National Register/California Register Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The building at 1517 North Vermont Avenue is not a distinctive or remarkable example of the Corporate Modern architectural style. Neither Honnold nor Rex of the architectural firm Honnold & Rex are identified as master architects. The building does not possess high artistic value and is not eligible as a contributor to a

historic district. For all of these reasons, the building at 1517 North Vermont Avenue does not appear eligible under National Register/California Register Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that the building at 1517 North Vermont Avenue has the potential to yield information important to national, State, or local history or is associated with a known archaeological resource. Therefore, the building at 1517 North Vermont Avenue does not appear eligible under National Register/California Register Criterion D/4.

City of Los Angeles HCM Criteria

Since the City of Los Angeles Historic-Cultural Monument criteria closely follow that of the National Register and California Register, the national and State significance evaluation previously presented is also relevant. Based on the same facts described above, the building at 1517 North Vermont Avenue is not an example of outstanding craftsmanship; is not designed by a master architect, builder, or designer; did not influence the design of other architecture in the City of Los Angeles; and does not have a distinguishable role in the development or history of Los Angeles. The building is not associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the building at 1517 North Vermont Avenue does not appear eligible for listing as a City of Los Angeles Historic-Cultural Monument.

Integrity Discussion

Location: 1517 North Vermont Avenue is sited on the original location of construction in its original orientation. Therefore, 1517 North Edgemont Street retains integrity of location.

Design: 1517 North Vermont Avenue has not had significant, visible alterations over time that have compromised its integrity of design. It has not changed its layout, architectural style, decoration, or original use since it was constructed in 1961. Therefore, 1517 North Vermont Avenue retains integrity of design.

Setting: The setting of 1517 North Vermont Avenue has not changed. The shopping center and Barnsdall Park to the north, parking lot to the west, 1515 North Vermont Avenue to the south, and north Vermont Avenue to the east were in place at the time of 1517 North Vermont Avenue's construction. Therefore, 1517 North Vermont Avenue retains integrity of setting.

Materials: Minor alterations to 1517 North Vermont Avenue have compromised the property's material integrity, including new grilles, ADA ramps and handrails, and new gate. These minor alterations introduced new materials to the subject property that were not part of the original design. Therefore, 1517 North Vermont Avenue does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the little physical evidence of workmanship in constructing 1517 North Vermont Avenue was compromised by the minor exterior alterations to the buildings. Therefore, 1517 North Vermont Avenue no longer retains its integrity of workmanship.

Feeling: 1517 North Vermont Avenue still successfully conveys the feeling of being a 1960s Mid-century Modern parking garage, and subsequent alterations do not significantly impact the buildings' ability to convey this feeling. Therefore, the 1517 North Vermont Avenue retains integrity of feeling.

Association: No important historical associations with events or people were identified for the subject property.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, 1517 North Vermont Avenue only retains integrity of location, design, setting, and feeling. 1517 North Vermont Avenue does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

5.3 1505 North Edgemont Street

NRHP/CRHR Statement of Significance

In consideration of the Project site's history and requisite integrity, 1505 North Edgemont Street is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history. The building at 1505 North Edgemont Street is indistinguishable from the other dozen Kaiser Permanente medical campus buildings and is neither the first building on the campus nor historically important or scientifically innovative in any way. The building at 1505 North Edgemont Street is unrelated to major events in Los Angeles history. The building at 1505 North Edgemont Street is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of significant associations with events important to history, the building at 1505 North Edgemont Street does not appear eligible under National Register/California Register Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Although Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser, there is no direct relationship between Henry J. Kaiser and the building at 1505 North Edgemont Street. There are no other known associations with any important figures in national, State, or local history. For these reasons, the building at 1505 North Edgemont Street does not appear eligible under National Register/California Register Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The 1505 North Edgemont Street building is not a distinctive or remarkable example of the Corporate Modern architectural style. The architect, Kenneth T. Thompson, is not a master architect, and the 1505 North Edgemont Street building does not possess high artistic value. The building has had several external alterations since its initial construction in 1962 and does not have the requisite integrity to successfully convey significance. For all of these reasons, the building at 1505 North Edgemont Street does not appear eligible under National Register/California Register Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that the 1505 North Edgemont Street building has the potential to yield information important to national, State, or local history or is associated with a known archaeological resource. Therefore, the building at 1505 North Edgemont Street does not appear eligible under National Register/California Register Criterion D/4.

City of Los Angeles HCM Criteria

Since the City of Los Angeles Historic-Cultural Monument criteria closely follow that of the National Register and California Register, the national and state significance evaluation previously presented is also relevant. Based on the same facts described above, the building at 1505 North Edgemont Street is not an example of outstanding craftsmanship; is not created by a master architect; did not influence the design of other architecture in the City of Los Angeles; and does not have a distinguishable role in the development or history of Los Angeles. It retains a moderate amount of integrity; however, alterations detract from integrity of materials and design. The building is not associated with a person or event important to Los Angeles history. The building is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the building at 1505 North Edgemont Street does not appear eligible for listing as a City of Los Angeles Historic-Cultural Monument.

Integrity Discussion

Location: 1505 North Edgemont Street is sited on the original location of construction in its original orientation. Therefore, 1505 North Edgemont Street retains integrity of location.

Design: 1505 North Edgemont Street was subjected to several significant exterior alterations over time that have compromised its integrity of design, including alterations to the cladding, reconfiguration of entry points, addition and removal of an elevated pedestrian walkway, and new exterior cladding material over the removed pedestrian walkway. Therefore, 1505 North Edgemont Street does not retain integrity of design.

Setting: The setting of 1505 North Edgemont Street has changed significantly over time, including the addition and demolition of surrounding buildings and the addition of parking structures and other high-rise buildings within its viewshed. Therefore, 1505 North Edgemont Street does not retain integrity of setting.

Materials: Numerous alterations to 1505 North Edgemont Street have compromised the property's material integrity, new doors, new signs, and a new wall cladding material on the north elevation. These alterations introduced new materials to the subject property that were not part of the original design. Therefore, 1505 North Edgemont Street does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of craftsman's skills in constructing the original 1505 North Edgemont Street building was compromised by the exterior alterations to the building. Therefore, 1505 North Edgemont Street no longer retains its integrity of workmanship.

Feeling: 1505 North Edgemont Street still successfully conveys the feeling of being a 1960s Corporate Modern office, and subsequent alterations have not impacted the buildings' ability to convey this feeling. Therefore, 1505 North Edgemont Street retains integrity of feeling.

Association: No important historical associations with events and people were identified for the subject property.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the 1505 North Edgemont Street only retains integrity of location and feeling. 1505 North Edgemont Street does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

5.4 1321 North Vermont Avenue

NRHP/CRHR Statement of Significance

In consideration of the Project site's history and requisite integrity, 1321 North Vermont Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history. The property at 1321 North Vermont Avenue is one of several medical office building complexes that emerged along North Vermont Avenue but did not have a major role in the emergence of medical offices surrounding the local hospitals. The buildings at 1321 North Vermont Avenue is unrelated to major events in Los Angeles history and to locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of associations with events

important to history, the 1321 North Vermont Avenue property does not appear eligible under National Register/California Register Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Research yielded a potential association with Charles A. Smith, who subdivided the Smith's Prospect Terrace Tract and was a locally important real estate developer in post-annexation Colegrove. The 1321 North Vermont Avenue parcel was Smith's home from 1913 until his death in 1951. Two of the original buildings on Smith's property were demolished to build the 1321 North Vermont Avenue buildings, and the remaining original building was altered beyond recognition to create one of the present day office buildings in 1952. This destroyed the association between the property and Charles Smith. Therefore, the 1321 North Vermont Avenue property does not appear eligible under National Register/California Register Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The 1321 North Vermont Avenue property consists of three one-story Mid-century Modern office buildings. However, the first two buildings have been altered since their respective 1913 and 1952 appearances, including the addition of a third building in 1960. Stewart S. Granger is not considered a master architect, and the three buildings do not possess high artistic value. For these reasons, the 1321 North Vermont Avenue property does not appear eligible under National Register/California Register Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to national, State, or local history, or is associated with an archaeological resource. Therefore, the 1321 North Vermont Avenue property does not appear eligible under National Register/California Register Criterion D/4.

City of Los Angeles HCM Criteria

Since the City of Los Angeles Historic-Cultural Monument criteria closely follow that of the National Register and California Register, the National and State significance evaluation previously presented is also relevant. The 1321 North Vermont Avenue property is not an example of outstanding craftsmanship; was not created by a master architect; did not influence other architecture in Los Angeles; and does not have a distinguishable role in the history of Los Angeles. The buildings are not associated with a person or event important to Los Angeles history and are not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 1321 North Vermont Avenue property does not appear eligible for listing as a City of Los Angeles Historic-Cultural Monument.

Integrity Discussion

Location: 1321 North Vermont Avenue is sited on the original location of construction in its original orientation. Therefore, 1321 North Vermont Avenue retains integrity of location.

Design: 1321 North Vermont Avenue was subjected to several exterior alterations over time that have compromised its integrity of design, including major alterations to the original south building, the addition of the third (north) building, reconfiguration of entry points, window replacements, and most importantly a new building, altering the original L-shaped layout. Therefore, 1321 North Vermont Avenue does not retain integrity of design.

Setting: The setting of 1321 North Vermont Avenue has changed significantly over time, including the addition and demolition of surrounding residential buildings, commercial office, retail buildings and parking areas within its viewshed. Therefore, 1321 North Vermont Avenue does not retain integrity of setting.

Materials: Numerous alterations to 1321 North Vermont Avenue have compromised the property's material integrity, including major alterations to the original south building, the addition of the third (north) building, new doors, windows replacement, window boarding, and the removal of the original sign on the signboard along Vermont Avenue. These alterations introduced new materials to the subject property that were not part of the original design. Therefore, 1321 North Vermont Avenue does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original 1321 North Vermont Avenue building was compromised by the exterior alterations to the buildings. Therefore, 1321 North Vermont Avenue no longer retains its integrity of workmanship.

Feeling: 1321 North Vermont Avenue successfully conveys the feeling of being a 1950s Mid-century Modern office building, and subsequent alterations do not significantly impact the buildings' ability to convey this feeling, however, since the original building encased in the south building is altered beyond recognition, we can safely assume that it cannot convey the feeling of a residence or office building constructed in the early twentieth century. Therefore, 1321 North Vermont Avenue does not retain integrity of feeling.

Association: 1321 North Vermont Avenue's association with Charles A Smith, an early Colegrove and Hollywood-area post-annexation real estate developer, was lost after the buildings on the property were demolished and altered beyond recognition. No other important historical associations with events and people were identified for the subject property.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, 1321 North Vermont Avenue only retains integrity of location. 1321 North Vermont Avenue does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

5.5 1345 North Vermont Avenue

NRHP/CRHR Statement of Significance

In consideration of the Project site's history and requisite integrity, 1345 North Vermont Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research, as outlined above in the historical context section, did not identify any associations with the broad patterns of local or regional history. The building at 1345 North Vermont Avenue was one of several medical office buildings that emerged along North Vermont Avenue and did not have an important role in the emergence of medical offices surrounding the local hospitals. The building also changed use to restaurant/retail in its early years. The building at 1345 North Vermont Avenue is unrelated to major events in Los Angeles history or locally important events in Hollywood, East Hollywood, or Colegrove neighborhood histories. Therefore, due to a lack of significant associations with events important to history, the building at 1345 North Vermont Avenue does not appear eligible under National Register/California Register Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Archival research also yielded no known associations with important figures in national, State, or local history. The original owner, Dr. Lawrence White, is not a significant historical figure. For these reasons, the building at 1345 North Vermont Avenue does not appear eligible under National Register/California Register Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The building at 1345 North Vermont Avenue was originally intended as a one-story Mission Revival-style medical office but still retains few character-defining features: the tower, red tile detailing, stucco exterior, irregular fenestration, and arched entryway. However, the building has had major alterations since its construction in 1948, including several rear and side additions, window replacements, and window boarding. These alterations to the fenestration pattern detract from the character-defining feature of irregular fenestration by obscuring original windows or providing a materially incompatible replacement of fenestration with wood or stucco infill. The architects, Orr, Palmer, Inslee & Strange, are not considered master architects, and the building does not possess high artistic value. For all of these reasons, the building at 1345 North Vermont Avenue does not appear eligible under National Register/California Register Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to national, state or local history or is associated with a known archaeological resource. Therefore, the building at 1345 North Vermont Avenue is recommended not eligible under National Register/California Register Criterion D/4.

City of Los Angeles HCM Criteria

Since the City of Los Angeles Historic-Cultural Monument criteria closely follow that of the National Register and CRHR, the national and State significance evaluation previously presented is also relevant. The building at 1345 North Vermont Avenue is not an example of outstanding craftsmanship; was not created by master architects, builders, or designers; did not influence the design of other architecture in the City of Los Angeles; and does not have a distinguishable role in the development or history of Los Angeles. The building is not associated with a person or event important to Los Angeles history. The building is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the building at 1345 North Vermont Avenue does not appear eligible for listing as a City of Los Angeles Historic-Cultural Monument.

Integrity Discussion

Location: 1345 North Vermont Avenue is sited on the original location of construction in its original orientation. Therefore, 1345 North Vermont Avenue retains integrity of location.

Design: 1345 North Vermont Avenue was subjected to several exterior alterations over time that have compromised its integrity of design, including several rear additions altering the plan and overall scale of the building, and a change in use. Even though the building retains key character-defining features of the Mission Revival style, the rear additions, window alterations, and temporary installations restricting entry detract from the original design. Therefore, 1345 North Vermont Avenue does not retain integrity of design.

Setting: The setting of 1345 North Vermont Avenue has changed significantly over time, including the addition and demolition of surrounding residential buildings, commercial offices, retail buildings, and parking areas within its viewshed. Therefore, 1345 North Vermont Avenue does not retain integrity of setting.

Materials: Other than a change in building use, windows along the main elevation have been covered with plywood, signaling a change in materials. Therefore, 1345 North Vermont Avenue does not retain integrity of materials.

Workmanship: 1345 North Vermont Avenue retains its few artistic components that can be classified as workmanship, namely its stained glass decorative windows and its trowel-finished stucco, however, there are enough alterations to other windows to render the original workmanship obscured or destroyed. Therefore, 1345 North Vermont Avenue does not retain integrity of workmanship.

Feeling: 1345 North Vermont Avenue still successfully conveys the feeling of being a 1940s Mission Revival building, and subsequent alterations and changes in use do not significantly impact the buildings' ability to convey this feeling. Therefore, 1345 North Vermont Avenue retains integrity of feeling.

Association: No important historical associations with events or people were identified for the subject property.

1345 North Vermont Avenue retains integrity of location and feeling, but does not appear not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria.

5.6 1328 North New Hampshire Avenue

NRHP/CRHR Statement of Significance

In consideration of the Project site's history and requisite integrity, 1328 North New Hampshire Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research, as outlined above in the historical context, did not identify any associations with the broad patterns of local or regional history. The property at 1328 North New Hampshire Avenue is occupied by a multi-family (modified from single-family) residence similar to those built in the 1920s in the formerly distinct towns of Hollywood, East Hollywood, and Colegrove. It was originally part of the Smith's Prospect Terrace Tract; however, it was not the first or last tract sold or distinct from other tracts sold by Charles Smith. Due to a lack of significant associations with events important to history, the 1328 North New Hampshire Avenue property does not appear eligible under National Register/California Register Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Research identified a potential relationship between the 1328 North New Hampshire Avenue property and Smith, as the house was the first to be built on the parcel. However, Smith did not build or live at 1328 North New Hampshire Avenue, and the property has since been altered from its original appearance. For these reasons, the 1328 North New Hampshire Avenue property does not appear eligible under National Register/California Register Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The residence at 1328 North New Hampshire Avenue is built in the American Colonial Revival style, popular for bungalow courts or single-family houses in the early twentieth century. However, the residence at 1328 North New Hampshire Avenue has no known architect and does not possess high artistic value. The building

does retain several of the character-defining features of the American Colonial Revival style, including bilateral symmetry, a hipped roof form, a centered portico entryway with columns, and six-over-one sash windows, but neither the building as a whole nor these individual components possess high artistic value or set the building apart as significant and distinguishable from other typical American Colonial Revival bungalows of this period. Moreover, the residence at 1328 North New Hampshire Avenue has had several alterations since its initial construction in 1920, including a change in use from single-family residential to multi-family residential; a rear elevation porch enclosure; three additions on the rear (east) elevation; addition of multiple entrances; and the addition of safety bars over windows on all elevations, which constitute an addition of modern materials, and detract from the historical American Colonial Revival style aesthetic. The building is currently surrounded by large-scale apartment buildings, but there are still a few other single-family residences present on this block of North New Hampshire Avenue. If the setting were intact, the residence at 1328 North New Hampshire Avenue might have been eligible as a contributor to a district of single-family residences constructed after the annexation of Hollywood, East Hollywood and Colegrove; however, due to the highly altered setting and lack of buildings representing this period in the immediate area, such a district is not present. The property at 1328 North New Hampshire Avenue lacks the necessary integrity to be eligible as an individual resource of this type. For all of these reasons, the 1328 North New Hampshire Avenue property does not appear eligible under National Register/California Register Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to national, state, or local history or is associated with a known archaeological resource. Therefore, the 1328 North New Hampshire Avenue property does not appear eligible under National Register/California Register Criterion D/4.

City of Los Angeles HCM Criteria

Since the City of Los Angeles Historic-Cultural Monument criteria closely follow that of the National Register and California Register, the national and state significance evaluation previously presented is also relevant. Based on the same facts described above, the 1328 North New Hampshire Avenue property is not an example of outstanding craftsmanship; was not created by a master architect; did not influence other architecture in the City of Los Angeles; and does not have a distinguishable role in the development or history of Los Angeles. The building is not associated with a person or event important to Los Angeles history and is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 1328 North New Hampshire Avenue property does not appear eligible for listing as a City of Los Angeles Historic-Cultural Monument.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are

locations, setting, design, materials, workmanship, feeling and association. In order to retain historic integrity “a property will always possess several, and usually most, of the aspects” (Andrus and Shrimpton 2002).

Location: 1328 North New Hampshire Avenue is sited on the original location of construction in its original orientation. Therefore, 1328 North New Hampshire Avenue retains integrity of location.

Design: 1328 North New Hampshire Avenue was subjected to several significant exterior alterations over time that have compromised its integrity of design, including additional side entrances, rear porch infill, multiple rear additions changing the building use from single-family residential to multi-family residential, and window replacement on non-primary facades. Therefore, 1328 North New Hampshire Avenue does not retain integrity of design.

Setting: The setting of 1328 North New Hampshire Avenue has changed significantly over time, including the addition and demolition of surrounding single-family residences and the addition of modern-styled, large-scale, multi-story commercial and multi-family residential buildings within its viewshed. The scale of these buildings, e.g. the parking garages, hotels, and hospital buildings, especially outstrip the original one and two-story scale of the original residential neighborhood. The current setting would be unrecognizable to anyone from 1920, the date of original construction. Therefore, 1328 North New Hampshire Avenue does not retain integrity of setting.

Materials: Numerous alterations to 1328 North New Hampshire Avenue have compromised the property’s material integrity, including additional doors, security bars over windows, window replacement, porch infill, and multiple rear additions clad in different materials. These alterations introduced new materials to the subject property that were not part of the original design. Therefore, 1328 North New Hampshire Avenue does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of workmanship in constructing 1328 North New Hampshire Avenue was compromised by the exterior alterations, however, key elements of the original workmanship are still present including the original wood columns for the portico on the west (main) elevation, and millwork in the entablatures under the portico, main roofs, and in the window surrounds. Therefore, 1328 North New Hampshire Avenue retains its integrity of workmanship.

Feeling: When considering only the main, street-facing elevation, 1328 North New Hampshire Avenue still successfully conveys the feeling of being a 1920s American Colonial Revival single-family residence, and subsequent alterations do not significantly impact the buildings’ ability to convey this feeling. Therefore, 1328 North New Hampshire Avenue retains integrity of feeling.

Association: No important historical associations with events or people were identified for the subject property.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the 1328 North New Hampshire Avenue only retains integrity of location, workmanship, and feeling. 1328 North New Hampshire Avenue does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

6 ANALYSIS OF PROJECT IMPACTS

Buildings at six properties which meet the 45-year age threshold for historical significance evaluation are proposed for demolition as part of the proposed Project. These were documented on California DPR forms and evaluated for historical significance in consideration of the NRHP, CRHR, and City of Los Angeles HCM designation criteria. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation. These properties are not considered historic resources for the purposes of CEQA and the demolition, new construction, and multiple alterations to buildings on the Kaiser Permanente medical campus would not result in a direct impact to historic resources.

There are two eligible resources immediately adjacent to the Project areas: the Aline Barnsdall Complex (P-19-167173) and the Hollywood Presbyterian Medical Center (P-19-173421). The Project does not propose to directly affect these resources; however, the proposed demolition and new construction activities in Project sites 1, 2, 3, and 5 have the potential to alter the settings of these two sites.

The Aline Barnsdall Complex (NR # 71000143; P-19-167173) is a large park complex on Olive Hill, with several buildings including the Hollyhock House designed by master architects Frank Lloyd Wright, Rudolph Schindler, and Richard Neutra. The complex was listed in the NRHP under Criteria A and C, and as an NHL under Criterion C. It is significant as Frank Lloyd Wright's first commission in Los Angeles; for the design of the Hollyhock House; as a "high profile benchmark in the evolution of American Domestic space planning, for which Wright adopted and synthesized certain characteristics strongly associated with California houses;" and as a pivotal project in Wright's career (Herr 2005: 4).

Though the Aline Barnsdall Complex's overall landscape is also considered important for the important vistas present when Aline Barnsdall gifted the property to Los Angeles, the setting of the Aline Barnsdall Complex has already been altered since its period of significance 1900-1924, and since the date it was gifted to the City of Los Angeles, 1927. The westward-facing view shed, particularly from contributing structure "Schindler Terrace" has been identified in the NHL inventory form as the principal view shed, and will not be impacted by the Project's planned activities. The south view shed from the Hollyhock House will be affected by proposed Project activities at Site 5, which include the demolition of the 7-story hospital building at 1526 North Edgemont Street. In the later phases of the Project, the south view shed will also be affected by the proposed reconstructed buildings and additions to existing buildings on the Medical Center campus. The south view shed is not specifically mentioned in the NHL or NRHP nomination form, but has already been altered by the addition and demolition of several modern Medical Center hospital buildings, and has presumably been altered since the Medical Center campus was established in 1953. There are no contributing or non-contributing buildings on the south slope of Olive Hill, south of the Hollyhock House, and therefore no other contributing or non-contributing buildings will have their settings affected.

Because the Project will not impact the complex's ability to convey its significance, the demolition, reconstruction, and multiple alterations to buildings on the Medical Center campus should not result in a substantial adverse change on for the Aline Barnsdall Complex.

The second resource, Hollywood Presbyterian Medical Center (P-19-173421), was determined eligible for the National Register under NRHP Criterion C. As with the Aline Barnsdall Complex, the setting for Hollywood Presbyterian has already been altered since its period of significance: 1924. Though no "principal view shed" was identified in the site documentation received in the CHRIS record search, the Project activities in Site 1, including the demolition of 1321 North Vermont Avenue, 1345 North Vermont Avenue, and the construction of a new 13-story (9 above grade) medical office building will be visible from the main elevation on North Vermont Avenue. Because the setting of North Vermont Avenue and the Hollywood Presbyterian Medical Center campus have already been altered, the demolition of the three buildings and construction of a new building in Site 1 should not impact the medical center's ability to convey its significance. Therefore, the Project's indirect impact should not result in a substantial adverse change to the significance of the Hollywood Presbyterian Medical Center.

Each of the six evaluated buildings (1526 North Edgemont Street; 1517 North Vermont Avenue; 1505 North Vermont Avenue; 12321 North Vermont Avenue; 1345 North Vermont Avenue; and 1328 North New Hampshire Avenue) were determined ineligible for listing at the national, state or local level, and they are not historical resources under CEQA. The Project would partially impact the settings of the Aline Barnsdall Complex and Hollywood Presbyterian Medical Center, however, this will not impair the ability of either resource to convey their significance. Therefore, the Project would not result in a substantial adverse change in the significance of an historical resource, nor would it adversely impact the integrity or significance of important resources within the Project area or adjacent to the Project area. Therefore, the Project would not cause a substantial adverse change in the significance of historic resources within or adjacent to the proposed Project area.

No archaeological resources were identified within the project area as a result of the records search or NAHC Sacred Lands File search. Recommendations to reduce unanticipated impacts to archaeological resources and human remains during construction activities are provided below.

7 FINDINGS AND RECOMMENDATIONS

7.1 Summary of Findings

Archaeological Resources

California Historical Resources Information System (CHRIS) records search were obtained from the South Central Coastal Information Center (SCCIC), which houses cultural resources records for Los Angeles County. The CHRIS search results, dated August 2, 2018, included any previously recorded cultural resources and investigations within a 0.25-mile radius of the Project site. Additional consulted sources included historical maps of the Project area; the National Register; the California Register; the California Historic Property Data File; and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility.

No archaeological resources were identified within either the Project site, and five historic built resources were identified in the 0.25-mile records search radius. Twelve (12) previously conducted cultural resources studies were identified within the 0.25-mile records search radius, five (5) of which overlap portions of the Project site. None of these studies identified cultural resources with the proposed Project Site.

The Project site is entirely developed and, as such, was not surveyed for the presence of archaeological resources. A review of building development for each property within the Project site revealed that development occurred from the early twentieth century and continued up until the mid-1990s to the early 2000s.

No archaeological resources were identified within the project area as a result of the records search or NAHC Sacred Lands File search. Recommendations to reduce unanticipated impacts to archaeological resources and human remains during construction activities are provided below, in 7.2 Management Considerations.

Built Environment Resources

As a result of the background research, field survey, and property significance evaluations, all six properties directly impacted by the project were evaluated and appear not eligible for the NRHP, CRHR, or as a City of Los Angeles HCM, due to a lack of significant historical associations, architectural merit, and compromised integrity. Therefore, these properties are not considered historical resources for the purposes of CEQA.

There are two eligible resources immediately adjacent to the Project areas: the Aline Barnsdall Complex (NR # 71000143; P-19-167173) and the Hollywood Presbyterian Medical Center (P-19-173421). The Project does not propose to directly affect these resources; however, the proposed demolition and new construction activities in Project sites 1, 2, 3, and 5 have the potential to alter the settings of these two sites. As discussed above in Section 6. Analysis of Project Impacts, Both the Aline Barnsdall Complex and Hollywood Presbyterian Medical Center are considered historic resources for the purposes of CEQA, however the project, as proposed, should not impact either properties' ability to convey its significance. Therefore, the

demolition, reconstruction, and multiple alterations to buildings on the Medical Center campus should not result in a substantial adverse change on for the historical resource. Should the project description or project area change, analysis of direct and indirect impacts to these two resources must be revisited.

7.2 Management Recommendations

Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Should it be required, temporary flagging may be installed around a resource to avoid any disturbances from construction equipment. Depending upon the significance of the find under CEQA (14 California Code of Regulations Section 15064.5(f); PRC Section 21082), the archaeologist may record the find to appropriate standards (thereby addressing any data potential) and allow work to continue. If the archaeologist observes the discovery to be potentially significant under CEQA, additional treatment may be required.

Unanticipated Discovery of Human Remains

In accordance with California Health and Safety Code Section 7050.5, if potential human remains are found, the lead agency staff and the County Coroner must be immediately notified of the discovery. The coroner would provide a determination within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, can occur until a determination has been made. If the County Coroner determines that the remains are, or are believed to be, Native American, the coroner would notify the NAHC within 24 hours. In accordance with PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. Within 48 hours of this notification, the MLD would recommend to the lead agency her/his preferred treatment of the remains and associated grave goods.

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APPENDIX A

Preparer's Qualifications

Kate Geraghty Kaiser

Architectural Historian

Kate Geraghty Kaiser is an architectural historian with more than five years of professional experience as a cultural resource manager specializing in California Environmental Quality Act/National Environmental Quality Act (CEQA/NEPA) compliance, National Historic Preservation Act (NHPA) Section 106 compliance, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS.

Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced at managing multidisciplinary projects in the lines of transportation and federal land management. She has experience preparing environmental compliance documentation in support of projects that fall under Sections 106 and 110 of the National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA).

EDUCATION

University of Oregon
M.S. Historic Preservation, 2017
Boston University
B.A. Archaeology, 2009

PROFESSIONAL AFFILIATIONS

California Preservation Foundation
Vernacular Architecture Forum
Association for Preservation Technology - Southwest

Dudek Project Experience (October 2017-present)

Development

Kaiser Permanente Los Angeles Medical Center EIR Project, Los Angeles County, California. 2018.

Ms. Kaiser served as architectural historian and author of the cultural resources report for the Kaiser Permanente Los Angeles Medical Center EIR Project Cultural Resources Report. Preparation of the report involved recording six properties for the Kaiser Permanente LAMC campus, extensive archival research, historic context development writing building descriptions, NRHP/CRHR historical significance evaluations, and creating DPR forms for each building. The project proposed to demolish and redevelop the six buildings into new medical buildings and parking structures that fit Kaiser Permanente LAMC's growing needs.

Queen Emma Building Project. Kāneʻohe, Honolulu County, Hawai'i. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey report for the Queen Emma Building (historically the York International Building) located at 1270 Queen Emma Street in Honolulu, designed by Jo Paul Rognstad and constructed in 1964. Ms. Kaiser's report included conducting a record search of the building with SHPD, developing the building description, archival research, historical context development, historical significance evaluations, and RLS form production for the Queen Emma Building. The project proposed to alterations to the property and adjoining lots including resurfacing the existing parking lot without ground disturbance; and rehabilitating the Queen Emma Building with new windows, railings, signage, paint and exterior light fixtures; retention of the textured concrete block façade and overall look of the Queen Emma building; and, additional structural restorations to make the building safe and inhabitable.

Historical Resource Assessment for 1230 North Ogden Drive, West Hollywood, Los Angeles County, California. 2018.

Ms. Kaiser served as architectural historian and author of the historic resource assessment report for parcel AIN 5530-003-008 in West Hollywood California, which reviewed three buildings built between 1917 and 1923. Ms. Kaiser's report included conducting a permit search of the building with City of West Hollywood,

developing the building description, archival research, historical context development, and historical significance evaluations.

Trail to Crane Creek Project, Sonoma County, California. 2018

Ms. Kaiser served as architectural historian and co-author of the cultural resources report for the Trail to Crane Creek Built Environment Report. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, NRHP/CRHR historical significance evaluations, and updated DPR forms for a historic stone wall component of the project. The project proposed to modify sections of the historic wall for the completion of a bike path for a Rohnert Park Regional Park.

Floriston Spring Filtration Project, Nevada County, California. 2018

Ms. Kaiser served as architectural historian and author of the cultural resources report for the Floriston Spring Filtration Project. Ms. Kaiser contributed building development descriptions, archival research, historical context development, and NRHP/CRHR historical significance evaluations for the Floriston Schoolhouse, constructed in 1893. The project proposed to alter portions of the schoolhouse including its modern addition, as well as trench and lay pipe for a new water filtration system, new wastewater system and new holding tanks.

Stickleback Movie Ranch Evaluation Project, Los Angeles County, California. 2018.

Ms. Kaiser served as architectural historian and author of the cultural resources report for the Stickleback Movie Ranch Report. Ms. Kaiser contributed on-site fieldwork, building development descriptions, archival research, historical context development, and historical significance evaluations for five extant ranch buildings and several other fire-damaged resources. The project proposed to demolish extant buildings after they were damaged and portions of the property sustained extensive damage after the 2016 Sand Fire.

Pohai Nani Project. Kāneʻohe, Honolulu County, Hawaiʻi. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form and accompanying report for Pohai Nani's 14-story building at 45-090 Namoku Street in Kāneʻohe, constructed in 1964. Ms. Kaiser's report, which found the building eligible under NRHP Criterion A and C, included conducting a record search of the building with SHPD, researching historical permits, developing the building description, archival research, historical context development, historical significance evaluations, and RLS form production for the retirement community at Pohai Nani.

1830 Wilikina Project. Wahiawā, Honolulu County, Hawaiʻi. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form and accompanying report for the Kemoo-By-The-Lake condominium building at 1830 Wilikina Drive in Wahiawā, constructed in 1972. Ms. Kaiser's report included defining the APE, conducting a record search of the mall and adjacent properties with SHPD, developing the building description, archival research, historical context development, historical significance evaluations, and RLS form production for Kemoo-By-The-Lake Condominium. The project proposed to modify an existing telecommunication equipment tower atop the condominium building.

Harbor View Plaza Project. Honolulu, Honolulu County, Hawaiʻi. 2018. (in progress)

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form and accompanying report for the building at 1676 Ala Moana Boulevard in Honolulu, constructed in 1968. Ms.

Kaiser's report included conducting a record search of the building and adjacent properties with SHPD, developing the building description, archival research, historical context development, historical significance evaluations, and RLS form production for the 16 floor high-rise apartments. The project proposed to construct a new telecommunication equipment tower atop the building.

Naniloa Surf Project. Hilo, Hawai'i County, Hawai'i. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form for the Grand Naniloa Hotel in Hilo, constructed in 1967. Ms. Kaiser's report included building development descriptions for each of the hotel complex buildings, archival research, historical context development, historical significance evaluations, and RLS form production for the Grand Naniloa Hotel, including addressing its designation as a Historic Hotel of America. The project proposed to modify an existing telecommunication equipment tower atop one of the hotel buildings.

Dole Cannery Project. Honolulu, Honolulu County, Hawai'i. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form and accompanying report for the Dole Cannery warehouse buildings at 650 Iwilei Road in Honolulu, constructed between 1918 and 1931. Ms. Kaiser's report included defining the APE, conducting a record search of the company, the cannery, and adjacent properties with SHPD, developing the building description, archival research, historical context development, historical significance evaluations, and RLS form production for Dole Cannery. The project proposed to modify an existing telecommunication equipment tower atop the 7-story warehouse building.

1132 South King Project. Honolulu, Honolulu County, Hawai'i. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form and accompanying report for the building at 1132 King Street in Honolulu, constructed in 1965. Ms. Kaiser's report included defining the APE, conducting a record search of the building and adjacent properties with SHPD, developing the building description, archival research, historical context development, historical significance evaluations, and RLS form production for the mixed use residential/commercial building. The project proposed to construct a new telecommunication equipment tower atop the building.

A'ala Street Project, Honolulu, Honolulu County, Hawai'i. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form and accompanying report for the Aloha United Fund Building in Honolulu, constructed in 1970. This building had been previously identified as eligible for the NRHP and HRHP under Criterion C in 2017. Ms. Kaiser's report included defining the project APE, RLS form production, conducting a record search of the Aloha United Fund Building and adjacent properties with SHPD, developing the building description, extensive archival research, historical context development, and analyzing the existing historical significance evaluation for the building within the researched and fully developed historical context. The project proposed to modify an existing telecommunication equipment tower atop the building. In consideration of its eligibility status, Ms. Kaiser proposed recommendations that the new equipment would not adversely affect character defining features that qualify the building for the NRHP or Hawai'i Register.

Market City Project, Honolulu, Honolulu County, Hawai'i. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form and accompanying report for the Market City Shopping Center, constructed in 1948. Ms. Kaiser contributed report sections that included defining the APE, conducting a record search of the shopping and adjacent

properties with SHPD, developing the building description, and RLS form production for the shopping center. The project proposed to modify an existing telecommunication equipment tower atop the shopping center.

Ka'ahumanu Mall Project, Kahului, Maui County, Hawai'i. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form and accompanying report for the Queen Ka'ahumanu Center Mall in Kahului, constructed in 1972. Ms. Kaiser's report included defining the APE, conducting a record search of the mall and adjacent properties with SHPD, developing the building description for the outdoor mall complex, extensive archival research, historical context development, historical significance evaluation, and RLS form production for the Queen Ka'ahumanu Center Mall. The project proposed to modify an existing telecommunication equipment tower atop the mall's movie theater building.

Education

James Campbell High School Project. 'Ewa Beach, Honolulu County, Hawai'i. 2018.

Ms. Kaiser served as architectural historian and author of the reconnaissance level survey form for the James Campbell High School in 'Ewa Beach, constructed in 1962. Ms. Kaiser's report included building development descriptions, archival research, historical context development, historical significance evaluations, and RLS form production for Building D on James Campbell High School campus. The project proposed to install new telecommunication equipment atop the existing building.

Emerson Hall Replacement Project, University of California Davis, Yolo County, California. 2017.

Ms. Kaiser served as architectural historian and author of the cultural resources report for the Emerson Hall Replacement Project. Ms. Kaiser contributed building development descriptions, archival research, historical context development, and historical significance evaluations for Emerson Hall. The project proposed to demolish Emerson Hall, a University of California, Davis dormitory, and replace it with a new 180,000 gsf dormitory which includes increasing bed capacity from 600 students to 800 students, updating and improving HVAC, fire suppression systems, plumbing, lighting, telecommunications, high-speed internet access, parking improvements, and demolishing select buildings.

Elkus Ranch Master Plan Project, University of California Davis, San Mateo County, California. 2017

Ms. Kaiser served as architectural historian and coauthor of the cultural resources report for the Elkus Ranch Master Plan Project. Ms. Kaiser contributed building development descriptions, archival research, in-field research, GIS data collection, and historical significance evaluations for buildings in the project. The project proposed to create a master plan for the ranch, which includes building improvements, parking improvements, and demolishing select buildings.

Municipal

City of Gilroy Citywide Survey Project, City of Gilroy, Santa Clara County, California. (ongoing)

Ms. Kaiser served as architectural historian and co-author of the historical context statement for the City of Gilroy Citywide Survey Project. Preparation of the context involved reconnaissance level survey, extensive archival research, historical theme development, and significance evaluation standards for future projects. This project is ongoing.

Los Angeles Department of Water and Power De Soto Tanks EIR Project, City of Los Angeles, Los Angeles County, California. 2018.

Ms. Kaiser served as architectural historian and author of the cultural resources report for the Los Angeles Department of Water and De Soto Tanks EIR CEQA-Plus Project. Preparation of the report involved site recordation, extensive archival research including coordinating with the DWP Records Center, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms for each building of the project. The evaluation found the property ineligible under all NRHP, CRHR, and Los Angeles HCM designation criteria. The project proposed to demolish a concrete reservoir over 45 years in age and replace it with two underground reservoirs.

City of San Diego Public Utility Department, Historical Context Statement and Cultural Resource Report for Reservoirs. City of San Diego, San Diego, County, California. 2018 (in progress).

Ms. Kaiser served as architectural historian and co-author of the historical context statement for the San Deigo Reservoir system administered by the Public Utilities Department. Preparation of the historical context statement involved extensive archival research in the Public Utility Department archive, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms for ten reservoirs and pipelines included in the project. Ms Kaiser has also authored and co-authored individual reports for Lower Otay Dam, Barrett Dam, and Hodges Dam, wall of which were determined eligible for the NRHP, CRHR and local ordinances for their engineered designs and impact on local San Diego history.

Los Angeles Department of Water and Power Tujunga Spreading Grounds Enhancement Project, City of Los Angeles, Los Angeles County. California. 2018.

Ms. Kaiser served as architectural historian and author of the cultural resources report for the Los Angeles Department of Water and Power Tujunga Spreading Grounds CEQA-Plus Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms for each building of the project. The evaluation found the property ineligible under all NRHP, CRHR, and Los Angeles HCM designation criteria. The project proposed to modify a US Army Corps of Engineer-owned flood control channel to divert more flood water from the Tujunga Flood Control Channel into the Tujunga Spreading Grounds.

Los Angeles Department of Water and Power West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County. California. 2017.

Ms. Kaiser served as architectural historian and author of the cultural resources report for the Los Angeles Department of Water and Power West Los Angeles District Yard Project. Preparation of the report involved extensive archival research, in-field research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The evaluation found the property ineligible under all NRHP, CRHR, and Los Angeles HCM designation criteria. The project proposed to demolish existing buildings and build new buildings and an underground parking structure.

Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County California. 2017. Ms. Kaiser served as architectural historian and coauthor of the cultural resources report for the Santa Monica City Yards Master Plan Project contributed archival research, and building development section of the report. The project proposed to demolish existing structures at the City Yards.

Rachel Hoerman, PhD

Archaeologist and Principal Investigator

Rachel Hoerman is an archaeologist and principal investigator with more than ten years' experience throughout the Hawaiian Islands and Indo-Pacific region. Dr. Hoerman specializes in planning, permitting, and managing archaeological projects, forging mutually beneficial relationships amongst diverse clients and stakeholders and developing and implementing innovative heritage management strategies. She also specializes in combining unmanned aerial systems (UAS) approaches with traditional archaeological fieldwork and research. Dr. Hoerman has performed archaeological field and laboratory work throughout the Hawaiian Islands and Pacific Rim, heritage assessments in Southeast Asia, historic preservation work in the Mariana Islands and rock art research globally. In addition, she lectures in the University of Hawai'i system.

Project Experience

Archaeological Fieldwork

(Permit Pending) Nā Pōhaku o Hauwahine Aerial Imaging, LiDAR Survey and Archaeological Inventory Survey Kailua Ahupua'a, Ko'olaupoko District, Island of Oah'u. Project director. Work will be performed for C. Lehuakona Isaacs, Jr. President, 'Ahahui Mālama i ka Lōkahi. Will coordinate the fieldwork and data interpretation for a project using Unmanned Aerial Systems (UAS) to comprehensively inventory, map and delineate the extent of natural and cultural heritage and to measure the progress of management efforts through a re-survey of the project areas. Will also helped facilitate youth exposure to UAS, scientific data capture and monitoring of natural and cultural heritage through group fieldwork, data capturing and resource monitoring activities coordinated through and with 'Ahahui Mālama i ka Lōkahi. 2018-present.

Board of Water Supply, City and County of Honolulu, Preferred Service Provider. Project director and principal investigator. Helped manage the effort that listed Dudek as a preferred service provider for the 2018 fiscal year. 2018 – present.

Volunteer Windward Agricultural Terrace System Survey, Confidential Client, Windward O'ahu, Hawai'i. Project director. Work closely with state and local stakeholders, including cultural custodians. Coordinate high-resolution imaging and LiDAR survey of an intact agricultural complex to support the conservation, management, and restoration of heritage on the land parcel. 2017–Present.

MILCON P907-P908 Archaeological Monitoring Project, Kāne'ohe Marine Corps Base, United States Marine Corps, O'ahu, Hawai'i. Served as archaeological monitor. Monitored and recorded excavations for the installation of a new runway and hangar, coordinated compliance with other consultants and Naval Facilities Engineering Command. December 2016–November 2017.

EDUCATION

University of Hawai'i at Mānoa
PhD, Anthropology (Archaeology emphasis),
2016
MA, Anthropology (Archaeology emphasis), 2010
BA, History and Studio Art, Lawrence University,
2004

CERTIFICATIONS

Hazardous Waste Operations and Emergency
Response (HAZWOPER) certificate
CPR and First Aid, American Red Cross

PROFESSIONAL AFFILIATIONS

American Association of University Women –
Honolulu Branch
Global Rock Art Network
Hawai'i American Association of University
Women
Indo-Pacific Prehistory Association

CRMAC 17C MCBH P-902 Archaeological Monitoring Project, Kāne'ohe Marine Corps Base, United States Marine Corps, O'ahu, Hawai'i. Served as archaeological monitor. Monitored and recorded excavations for the installation of a new runway and hangar, provided on-the-ground coordination with other consultants and Naval Facilities Engineering Command. 2017.

CRMAC 17A MCBH P-116 Archaeological Monitoring Project, Kāne'ohe Marine Corps Base, United States Marine Corps, O'ahu, Hawai'i. Served as archaeological monitor. Monitored and recorded excavations for the installation of a new runway and hangar, provided on-the-ground coordination with other consultants and Naval Facilities Engineering Command. 2017.

CRMAC MCBH P-778 Armory Archaeological Monitoring Project, Kāne'ohe Marine Corps Base, United States Marine Corps, O'ahu, Hawai'i. Served as archaeological monitor. Monitored and recorded excavations for the installation of a new runway and hangar, provided on-the-ground coordination with other consultants and Naval Facilities Engineering Command. 2017.

Survey of U.S. Army Pōhakuloa Training Area 23, United States Army, Hawai'i Island. Served as field archaeologist. Completed archaeological inventory survey of a 6,000 acre land parcel. Documented, mapped, excavated, and processed archaeological heritage for curation. 2017.

Volunteer Waimanalo Community Archaeology Project, Waimanalo, O'ahu, Hawai'i. Served as co-director. Organized and implemented vegetation clearance and archaeological assessment survey of heiau temple complex. September 2009–2010.

Volunteer Lyon Arboretum Archaeology Project, Honolulu, O'ahu, Hawai'i. Served as co-director. Organized and implemented archaeological inventory survey of the Lyon Arboretum. 2008–2010.

Archaeological Laboratory Work

Volunteer PHRI Collections Repatriation Project. Hawaiian Islands, Guam, Mariana Islands, Federated States of Micronesia, and Palau. Served as project co-coordinator. Supported and advised joint effort between Dudek, the State Historic Preservation Division, Office of Hawaiian Affairs and volunteers. Inventoried, curated and repatriated archaeological materials from the Hawaiian Islands and greater Pacific region. 2017–Present.

Marine Subsistence and Ecology Project, Kamehameha Schools, Keaau, Hawai'i. Served as laboratory technician. Processed artifacts for curation, sorted, identified and analyzed faunal remains. November 2016 – February 2017.

Ka'ūpūlehu Koehana Management Project, Kamehameha Schools, Keaau, Hawai'i. Served as laboratory technician. Processed artifacts for curation and analysis. 2016.

Lower Mekong Archaeological Project, Takeo Province, Cambodia. Served as laboratory technician. Implemented ceramics analysis. 2009, 2014.

Heritage Management

Tarague Well and Torres Farmstead National Register of Historic Places Nomination Project, United States Air Force, Guam. Served as project director. Directed communications, archaeological fieldwork and drafting in support of two National Register of Historic Places Nominations. Authored nominations. 2017.

Innovating Rock Art Research, Theory and Practice International Rock Art Workshop, Wenner-Gren Foundation, Salzburg, Austria. Served as organizer and co-convener. Secured Wenner-Gren Foundation funding for, organized, and co-convended an international gathering of rock art researchers. 2017

Bornean Highlands Eco-Challenge Hike Recce, Highlands, Malaysian Borneo. Served as cultural heritage survey and management advisor. Assessed cultural heritage along hiking trail proposed for eco-tourism development. Submitted a heritage and resources assessment, and recommendations for safety and tourism development to the World Wildlife Foundation and Bornean Highland community councils. 2015.

Hawai'i Historic Preservation Field School, Guam, United States, and Saipan, Mariana Islands. Served as archaeologist for survey, documentation and delineation of historic villages and World War II heritage. Dr. William Chapman (supervisor), University of Hawai'i at Mānoa. 2014.

Workshop on the Introduction to Prehistoric Rock Art Studies in Southeast Asia, Bangkok and National Parks in Udon Ratchthani, Sakon Nakhon, and Udon Thani Provinces, Thailand. Served as workshop facilitator. Helped facilitate discussions on integrating rock art research into archaeological heritage and conservation agendas throughout Southeast Asia. 2011.

Luce Asian Archaeology Assessment Workshop. Bangkok, Thailand. Served as workshop facilitator and secretary. Organized, facilitated and recorded a workshop for Southeast Asian archaeologists from around the globe assessing the impact and determining the future directions of the University of Hawai'i at Mānoa's Asian archaeology program. 2011.

Architectural History

EnviroWest Environs FCC Project. Sites throughout the Hawaiian Islands. EnviroWest LLC. Served as co-director with Architectural Historian Sam Murray. Managed workflow, coordinated logistics for historic and non-historic building evaluations in compliance with Department of Land and Natural Resources – State Historic Preservation Division regulations. 2017-present.

- **O'ahu Island, Hawai'i:** Pearl Harbor Waterfront, 465 Kapahulu, EWA Campbel, Market City, A'ala Street, Kemoo By the Lake, Dole Cannery, 1132 South King Street, Harbor View Plaza, Pohai Nani
- **Hawai'i Island, Hawai'i:** Naniloa Surf
- **Mau'i Island, Hawai'i:** Queen Ka'ahumanu Mall

Publications and Technical Reports

Kaiser, Kate MSHP, Samantha Murray, MA and Rachel Hoerman, PhD. 2018. Reconnaissance Level Survey Report: Kemoo-By-The-Lake Condominiums, Site ID HI01054A, 1830 Wilikina Drive, Wahiawā, Hawai'i 96786 TMK (1)-7-3-012:014. Prepared for EnviroWest LLC by Dudek, Honolulu, HI.

Kaiser, Kate MSHP, Kara Dotter, MSHP, Andrew Palmer, M.Arch, Samantha Murray, MA and Rachel Hoerman, PhD. 2018. Reconnaissance Level Survey Report: A'ala Street, Site ID HI01415A, 200 N. Vineyard Boulevard, Honolulu, Hawai'i 96817 TMK (1)-1-7-023-034 . Prepared for EnviroWest LLC by Dudek, Honolulu, HI.

- Kaiser, Kate MSHP, Kara Dotter, MSHP, Samantha Murray, MA and Rachel Hoerman, PhD. 2018. Reconnaissance Level Survey Report: Market City Project, Site ID HI01283A, 2919 Kapiolani Boulevard, Honolulu, Hawai'i 96826, TMK (1)-2-7-030-003. Prepared for EnviroWest LLC by Dudek, Honolulu, HI.
- Tan, Noel Hidalgo and Rachel Hoerman. 2018. Mainland Southeast Asian Rock Art. In, *Encyclopedia of Global Archaeology*, edited by Claire. Smith. Online resource.
- Brusgaard, Nathalie and Rachel Hoerman. 2017. Innovating Rock Art Research Theory and Practice Workshop. Grant report prepared for the Wenner-Gren Foundation.
- Hoerman, Rachel. 2017. Torres Farmstead National Register of Historic Places Nomination. Prepared for Anderson Air Force Base, Guam, Marianas Islands, by International Archaeology LLC, Honolulu, HI.
- Hoerman, Rachel. 2017. Tarague Well #4 National Register of Historic Places Nomination. Prepared for Anderson Airforce Base, Guam, Marianas Islands, by International Archaeology LLC, Honolulu, HI.
- Hoerman, Rachel. 2016 Pacific Rock Art from 2010–2014: Research Trends, Conservation and Losses. In *Rock Art Studies: News of The World V*, edited by Paul Bahn, Natalie Franklin, Matthias Strecker, and Katja Devlet. pp. 205–214. Archaeopress, Oxford.
- Hoerman, Rachel, Nathalie Brusgaard, Natalie Franklin, George Nash and Daniel Arsenault. 2016. Rock Art Workshop Needs Assessment Survey. Online survey of 31 rock art researchers, assessing the trajectory and primary subjects of interest/concern within the sub-discipline.
- Hoerman, Rachel. 2015. Conservation Recommendations for Gua Bunuh I and Gua Bunuh II, Serian, Sarawak, Malaysia. Prepared for the Sarawak Museum Department, Sarawak, Malaysian Borneo.
- Hoerman, Rachel. 2015. Bako National Park Research Activities Report and Conservation Recommendations. Results of an archaeological survey and conservation assessment of archaeological sites within the Park's Boundaries. Research report to Bako National Park Manager and Sarawak Forestry Corporation. Sarawak, Malaysian Borneo.
- Hoerman, Rachel. 2015. Heart of Borneo Highlands Eco-Challenge Feedback and Suggestions. Cultural heritage assessment and management recommendations for a newly proposed jungle trek. Provided to Worldwide Fund for Nature. Sarawak, Malaysian Borneo.
- Hoerman, Rachel. 2015. Heart of Borneo Highlands Eco-Challenge Museum Report. Cultural heritage assessment of newly-proposed jungle trek in the Borneo Highlands. Submitted to the Sarawak Museum Department, Sarawak, Malaysian Borneo.
- Hoerman, Rachel. 2014. Sarawak Museum Department Preliminary Research Report. Summary of Serian and Santubong Rock Art Survey dissertation research activities. Submitted to the Sarawak Museum Department, Sarawak, Malaysian Borneo.

Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 12 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

EDUCATION

California State University, Los Angeles
MA, Anthropology, 2013

California State University, Northridge
BA, Anthropology, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Registered Professional Archaeologist

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Dudek Project Experience (2014-2018)

Birch Specific Plan 32-Unit Condo Project, City of Carson, Los Angeles County, California (2018). Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site, and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Ms. Murray provided QA/QC of the final cultural resources report.

Santa Monica/Orange Grove Mixed-Use Development at 7811 Santa Monica Boulevard, City of West Hollywood, Los Angeles County, California (2017). Dudek was retained by the City of West Hollywood to prepare an Environmental Impact Report (EIR) for the Santa Monica/Orange Grove Mixed-Use Development Project. In support of the EIR, Dudek conducted a cultural resources inventory and evaluation of two commercial properties at 7811 Santa Monica Blvd. and 1125-1127 N. Ogden Drive. Both properties were found not eligible for designation under

NRHP, CRHR and local designation criteria. Ms. Murray co-authored the technical report and provided QA/QC.

Transportation Vessels Manufacturing Facility Project at Berth 240, Port of Los Angeles, Los Angeles County, California (2017). Dudek was retained by the Los Angeles Harbor Department (LAHD) to provide a cultural resources assessment for a project that proposes to construct a facility to manufacture transportation vessels at Berth 240 off South Seaside Avenue on Terminal Island. The site is adjacent to the NRHP-eligible Bethlehem Shipyard Historic District. Ms. Murray provided an updated conditions assessment of the site and an updated evaluation of the historic district to address integrity issues. She also reviewed project design plans for new construction within the district for conformance with the Secretary of the Interior's Standards for Rehabilitation.

Berths 238-239 [PBF Energy] Marine Oil Terminal Wharf Improvements Project and Lease Renewal, Port of Los Angeles, Los Angeles County, California (2017). Dudek was retained by the Los Angeles Harbor Department (LAHD) to provide an updated cultural resources assessment for Berths 238-239 at the Port of Los Angeles (POLA), as part of the proposed Environmental Impact Report (EIR) for the Berths 238-239 [PBF Energy] Marine Oil Terminal Wharf Improvements Project and Lease Renewal. Ms. Murray updated a previous evaluation of the project area conducted in 2010. This included a pedestrian survey, archival research, and a cultural resources impact assessment. The wharf was found not eligible under all designation criteria.

Robertson Lane Hotel Commercial Redevelopment Project, City of West Hollywood, Los Angeles County, California (2017). Ms. Murray served as architectural historian and peer reviewer of the historical evaluation report. The project involved conducting a records search, archival research, consultation with local historical groups, preparation of a detailed historic context statement, evaluation of three buildings proposed for demolition in consideration of local, CRHR, and NRHP designation criteria, and assistance with the EIR alternatives analysis.

8777 Washington Boulevard Project, Culver City, Los Angeles County, California (2017). Dudek prepared a cultural resources assessment for a project that proposed to demolish the property located at 8777 Washington Blvd. Ms. Murray evaluated the building for NRHP, CRHR, and local level criteria and integrity requirements and co-authored the cultural resources report.

Covina Transit-Oriented Mixed-Use Development Project, City of Covina, Los Angeles County, California (2016). The proposed project would involve a General Plan Amendment (GPA) to develop a mixed-use residential, transit-oriented development (TOD) project. The proposed project would consist of three primary components: 1) a Transit Center and Park & Ride facility; 2) the Covina Innovation, Technology, and Event Center (iTEC) - an event center and professional office incubator space; and 3) residential townhome units. Ms. Murray evaluated one residential and one commercial property over 45 years old for historical significance. Both were found not eligible. Ms. Murray also co-authored the cultural resources technical report.

Jack in the Box Drive Through Restaurant Project, City of Downey, Los Angeles County, California (2015). Ms. Murray served as architectural historian and lead author of the cultural resources study which included evaluation of two historic resources in consideration of national,

state, and local criteria and integrity requirements. The study also included a records search, survey, and Native American Coordination.

635 S. Citrus Avenue Proposed Car Dealership MND, City of Covina, Los Angeles County, California (2015). Ms. Murray served as architectural historian and archaeologist, and author of the cultural resources MND section. The project proposes to convert an existing Enterprise Rent-a-Car facility into a car dealership. As part of the MND section, Ms. Murray conducted a records search, Native American coordination, background research, building permit research, and a historical significance evaluation of the property. The study resulted in a finding of less-than-significant impacts to cultural resources.

8228 Sunset Boulevard Tall Wall Project, City of West Hollywood, Los Angeles County California (2014). Ms. Murray prepared DPR forms and conducted building development and archival research to evaluate a historic-age office building. The project proposes to install a tall wall sign on the east side of the building.

Robert Salamone vs. The City of Whittier (2016). Ms. Murray was retained by the City of Whittier to serve as an expert witness for the defense. She peer reviewed a historic resource evaluation prepared by another consultant and provided expert testimony regarding the contents and findings of that report as well as historic resource requirements on a local and state level in consideration of the City of Whittier's Municipal Code Section 18.84 and CEQA. Judgement was awarded in favor of the City on all counts.

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017). The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Murray conducted the intensive level survey, building permit research, co-authored the technical report, and provided QA/QC of the final cultural resources report.

148 North Huntington Street, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the City of Pomona to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street. The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site (currently the City of Pomona Water and Wastewater Yards). All buildings over 45 years of age within the project site were evaluated for the CRHR and local landmark eligibility as part of the Pomona Gas Plant site. The site was found not eligible with concurrence from the historic resources commission. Ms. Murray conducted the survey, prepared the evaluation, and authored the cultural resources report.

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public

Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Murray co-authored the report and provided QA/QC of the final cultural resources report.

Department of General Services Historical Resource Evaluation for the Pomona Armory at 600 South Park Avenue, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the State of California Department of General Services to mitigate potential adverse effects to the Pomona Armory (600 South Park Avenue), a state-owned historical resource proposed to be transferred from State-ownership to a local agency or private owner. Ms. Murray prepared a detailed significance evaluation for the Pomona Park Armory in the consideration NRHP, CRHR, CHL, and City of Pomona designation criteria and integrity requirements, and prepared a single historic landmark application for the property. The Pomona Park Armory was locally designated after unanimous approval by the Historic Resources Commission and City Council. SHPO concurred with the evaluation findings and agreed that adverse effects had been adequately mitigated with no comments.

Presentations

Historical Resources under CEQA. Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016. Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

Knowing What You're Asking For: Evaluation of Historic Resources. Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014. Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Relevant Training

- CEQA and Historic Preservation: A 360 Degree View, CPF, 2015
- Historic Designation and Documentation Workshop, CPF, 2012
- Historic Context Writing Workshop, CPF, 2011
- Section 106 Compliance Training, SWCA, 2010
- CEQA Basics Workshop, SWCA, 2009
- NEPA Basics Workshop, SWCA, 2008
- CEQA, NEPA, and Other Legislative Mandates Workshop, UCLA, 2008

Kara R. Dotter, MSHP

Senior Historic Preservation Specialist and Architectural Historian

Kara Dotter is a senior historic preservation specialist with more than 15 years experience in historic preservation and architectural conservation. Her historic preservation experience spans all elements of cultural resources management, including project management, intensive- and reconnaissance-level field investigations, architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Places (CRHR), and local-level designation criteria, in addition to architectural conservation work.

Ms. Dotter's background in geology informs many aspects of her architectural conservation work, including insight into the deterioration of building materials over time, which helps inform preservation strategies for various types of construction materials. She has experience with a variety of materials, in particular stone, brick, mortar, and concrete. Her materials analysis skills include petrographic analysis of stone, mortar, and concrete; paint analysis; wood species identification; and applicable American Society for Testing and Materials standards, as well as proficiency with Fourier transform infrared spectroscopy (FTIR), scanning electron microscopy with energy-dispersive X-ray spectroscopy (SEM-EDS), back-scattered electron imagery (BSE), atomic absorption spectrometry (AAS), differential thermal analysis (DTA), X-ray diffraction (XRD), and ion chromatography techniques.

Ms. Dotter exceeds the Secretary of the Interior's Professional Qualification Standards for Architectural History. She is experienced managing multidisciplinary projects in the lines of land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Architectural Survey Reports (HASRs) and Findings of Effect (FOE) reports for the California High-Speed Rail Authority.

Select Project Experience

Environmental Preconstruction Services for Construction Package 2 and 3, California High-Speed Rail Authority, Fresno to Bakersfield Section, California (in progress). Ms. Dotter is the project lead for the Built Environment component of the environmental preconstruction services. The work involves conducting cultural resources assessments for a proposed 65-mile-long segment of the Fresno to Bakersfield high-speed rail alignment as directed by the California High-Speed Rail Authority and Federal Transit Administration (FTA) in order to comply with NEPA and CEQA regulations. Ms. Dotter's contributions include architectural history field surveys; documenting and updating the CRHR-designated 7,040-acre Washington Irrigated Colony Rural Historic Landscape; completion of over 150 California Department of Parks and Recreation (DPR) forms for the evaluation of built environment resources; managing structural and vibration engineering consultants; conducting research for and producing HASRs and supplemental Findings of Effect (sFOEs); and development of Protection and Stabilization Plans and Response Plans for Unanticipated Effects and Unintended Damage.

EDUCATION

Queen's University of Belfast
PhD Candidate (ABD)
University of Texas, Austin
MS, Geological Sciences, 2006
MS, Historic Preservation, 2004
University of Houston
BS, Geology, 1996

CERTIFICATIONS

CEQA Practice Certificate (in progress)

PROFESSIONAL AFFILIATIONS

Association for Preservation Technology
California Preservation Foundation
Construction History Society of America
Society of Architectural Historians

Environmental Compliance Services for the Caltrain Modernization (Calmod) Peninsula Corridor Electrification Project (PCEP) (in progress). Ms. Dotter is the project lead for the Built Environment component of the environmental compliance services. The work involves cultural resources documentation in order to comply with NEPA and CEQA regulations relating to the electrification and increased capacity of the Caltrain Corridor from San Francisco's 4th and King Caltrain Station to approximately the Tamien Caltrain Station. Ms. Dotter's contributions include architectural history field surveys; managing subconsultants; conducting research for and producing documentation to HABS level III standards; and reviewing design plans and equipment placement for conformance with the Secretary of the Interior Standards for Rehabilitation.

The 1431 El Camino Real Project, City of Burlingame, San Mateo County, California (2017). The City of Burlingame proposes to demolish an existing four-unit (two-story) apartment building along with the detached five-car garage structure at the rear and construct a new six-unit (three-story) townhouse complex, totaling 3,858 square feet and a proposed height of 35 feet. The property at 1431-1433 El Camino Real was constructed in 1947 and required evaluation for historical significance. Further, because the property requires a Caltrans encroachment permit, a Caltrans-compliant Historical Resources Compliance Report (HRCR) was prepared. In addition to evaluating the building at 1431 El Camino, Dudek also had to address impacts to an NRHP-listed tree row within the project area. Ms. Dotter co-authored the HRCR and provided QA/QC of the final cultural resources report.

Historical Resources Assessment for the SFO Residential Sound Insulation Program, Cities of San Bruno and Millbrae, San Mateo County, California (2017). Dudek was retained by San Francisco International Airport (SFO) to evaluate 28 residential properties constructed 50 years ago or more within the cities of San Bruno and Millbrae, in San Mateo County, California. These properties are proposed to receive installation of sound insulation materials as part of SFO's Residential Sound Insulation Program. All 28 properties were recorded and evaluated on State of California Department of Parks and Recreation Series 523 Forms for historical significance in consideration of National Register of Historic Places (NRHP) designation criteria and integrity requirements. Ms. Dotter co-authored the technical report and DPR forms for the evaluation of built environment resources.

Kings Beach Elementary School Facilities Master Plan Project, Tahoe Truckee Unified School District (TTUSD), Kings Beach, California (2016). Ms. Dotter served as architectural historian and lead author of the cultural resources study. Recorded and evaluated the Kings Beach Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

Donner Trail Elementary School Modernization Project, Tahoe Truckee Unified School District (TTUSD), Kingvale, California (2016). Ms. Dotter served as architectural historian and lead author of the cultural resources study. Recorded and evaluated the Kings Beach Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

APPENDIX B

CONFIDENTIAL Records Search Results

APPENDIX C

DPR Forms

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or #: 1321 North Vermont Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Hollywood Date 1966 (PR1981) T 1S; R 14W; NE 1/4 of SE 1/4 of Sec 12; S.B. B.M.

c. Address 1321 North Vermont Avenue City Los Angeles Zip 90027

d. UTM: Zone 11S, 380809.45 mE/ 3773569 mN

e. Other Locational Data: Building is located just north of the intersection of North Vermont Avenue and Fountain Avenue on the west side of the street in the Hollywood Neighborhood of Los Angeles, California

APN: 5543-014-014; 1321 North Vermont Avenue occupies a parcel on the west side of Vermont Avenue between Sunset Boulevard and Fountain Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1321 North Vermont Avenue consists of three one-story, Mid-century Modern style buildings, grouped around a central parking lot. Each building features a roughly rectangular plan, with a colonnaded walkway attached to the building elevations facing in towards the parking area. Individual unit access is provided by doors off the covered walkway. The south building features a low-sloped hipped roof surrounding a flat roof, while the west building and north building feature simple flat roofs with parapets. Property access was limited to the public right-of-way on (See Continuation Sheet)

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: Main Elevation; View facing West; IMG 0813 8/15/2018

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both 1933; 1950; 19

*P7. Owner and Address:
Kaiser Permanente
393 W. Walnut St. 43W02
Pasadena, CA 91188

*P8. Recorded by:
Kate Kaiser, MSHP
Dudek
38 North Marengo Avenue
Pasadena, CA

*P9. Date Recorded: 8/15/2018

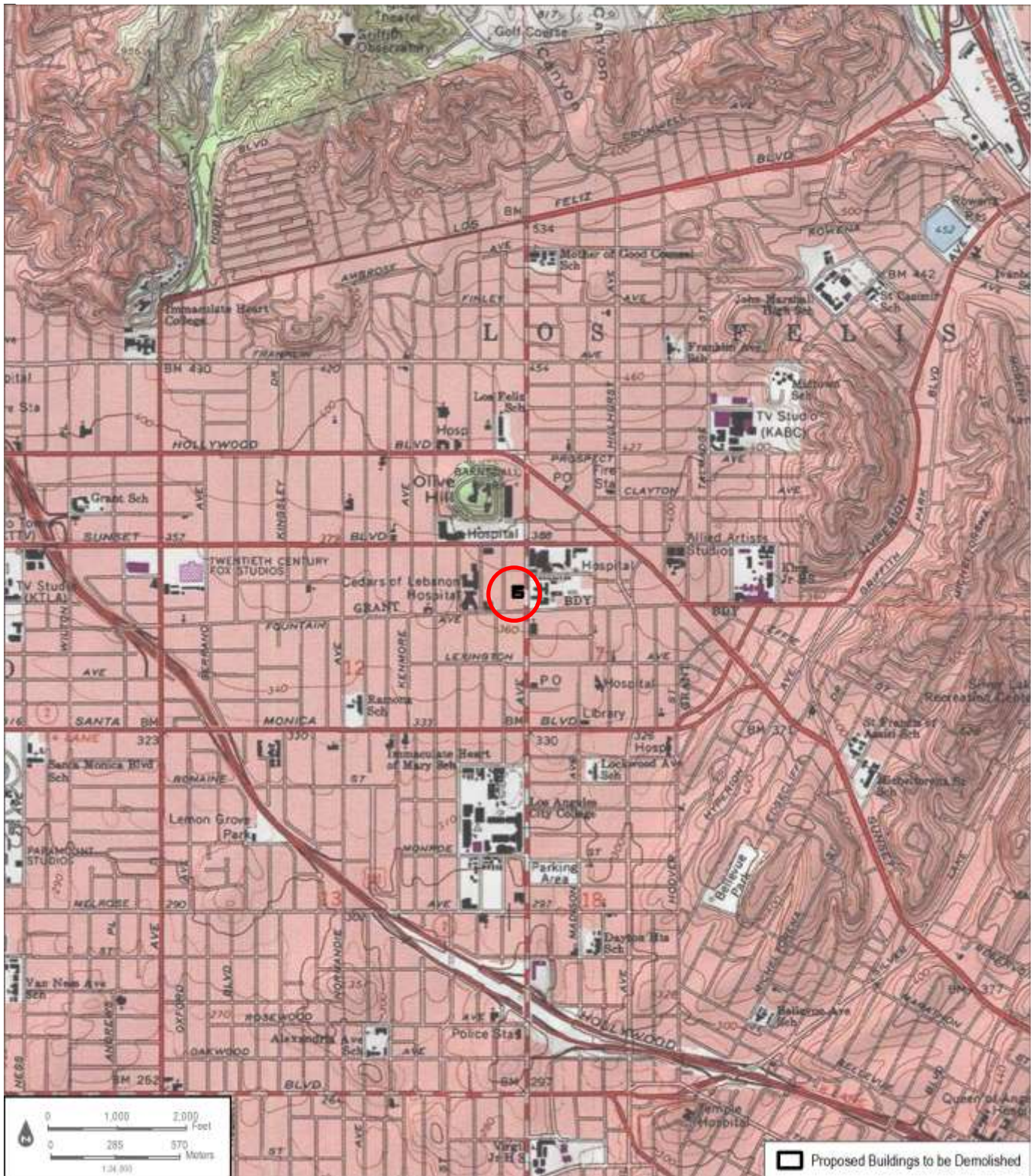
*P10. Survey Type: Intensive Pedestrian

P5a. Photograph or Drawing



*P11. Report Citation: Kaiser, Kate, MSHP, Samantha Murray, MA. Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project. Dudek.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1321 North Vermont Avenue *NRHP Status Code 6Z
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B1. Historic Name: 1321 N. Vermont Avenue
B2. Common Name: 1321 N. Vermont Avenue
B3. Original Use: medical offices B4. Present Use: medical offices
*B5. Architectural Style: Mid-century Modern
*B6. Construction History: (Construction date, alterations, and date of alterations)

(See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

None.

B9a. Architect: Stewart S. Granger b. Builder: J.B. Schmolle
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type commercial Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the project site's history and requisite integrity, Dudek finds the 1321 North Vermont Avenue not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser
*Date of Evaluation: October 4, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1321 North Vermont Avenue

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P3a. Description (continued): North Vermont Avenue; therefore portions of the buildings were not readily visible during survey.

The north building is a long rectangle in plan, with the long axis running parallel to the northern property line. The north building features a flat roof and the walls are clad in primarily with stucco which extends up into a parapet. Three elevations of the north building were visible. The main (south) elevation opens to a covered arcade walkway and the parking area. The covered arcade walkway roof is cantilevered and supported by bent metal posts at either end of the elevation. Fenestration varies along this elevation, but consists of four doors of different styles and nine windows. Window types included 2-lite, sliding metal sash windows, one-over-one sash windows, and a small fixed window. A small portion of the eastern most wall features yellow, stacked course, roman brick cladding, likely veneer and not structural. All windows and most door have bars or gates over them. The north building's west elevation was not visible during the survey. The building's north elevation faces an adjacent parcel's parking lot. It is faced with stucco cladding and has no windows or doors for the length of the elevation. The building's east elevation faces North Vermont Avenue. It features a sawtooth pattern construction, and ashlar stone veneer on the outer side and a full height fixed window on the inner side. The right most sawtooth window has been boarded over.

Located towards the back of the parcel, the west building is a shallow C-shape in plan, with walls clad in stucco and a flat roof bordered by parapets pierced by small, rectangular, louvered vents. One elevation of the west building was visible during the survey, the main (east) elevation which opens to a covered walkway and the parking area. The main (east) elevation presents as three sections: two projecting sections at either end and a long recessed section in between. Six metal posts at in the center of the elevation support the covered walkway roof. Visible fenestration varies along the east elevation and consists of different style doors, and groupings of 3-lite, metal-framed casement windows in a common frame.

The south building is rectangular in plan, with an irregular roof, flat around a hipped roof, and clad with stone veneer, Roman brick, and stucco. Two elevations of the south building were visible during the survey. The main (north) elevation opens to a covered walkway and the parking area. Ten bent metal posts support the covered walkway roof at regular intervals along the elevation. Fenestration consists only of windows, which consist of one-over-one metal sash windows with bars covering them. The east elevation features three sawtooth segments clad in random ashlar stone veneer, of which the resulting north-facing reveals contain six fixed wood-framed windows with vertically ribbed privacy glass situated above a base of Roman bricks laid in a vertically-oriented stack bond. In the recessed, roman brick-clad section above four full-width concrete steps, fenestration consists of a metal grill and glass door, with glass plate sidelights and a glass plate transom. This recessed section terminates against a stucco'ed monolithic sign. The sign is rectangular, extends a story and a half in height, and has the building address, "1321" affixed to the top of the sign with metal numbers. The south and west elevations of the building were not visible during the survey.

B6. Construction History (Continued):

Acquiring and Planning the Site

1321 North Vermont Avenue parcel was originally within the Bowen & Blanding's Subdivision (Misc. Records Bk. 99, pg. 29), surveyed and recorded in 1901 and consisting of the 11.78 acres between Sunset Boulevard, Vermont Avenue, Benefit Street (now Fountain Avenue), and Winchester Street (now L. Ron Hubbard Way). In 1905, the Bowen and Blandings Subdivision was re-subdivided into the Smith's Prospect Terrace Tract (Tract Map 7, pg.

CONTINUATION SHEET

Property Name: 1321 North Vermont Avenue

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52), owned by Charles A. Smith, which was surveyed and subdivided in 1905 (LAT 1905).

Charles A. Smith was a real estate broker who was born in 1862 in Ohio and immigrated to California in the late 1880s. Smith owned and sold lots on several subdivisions throughout the Los Angeles area first with a partnered firm Hiscock and Smith, and later in a solo venture. These included the Keystone tract, C.A. Smith's first, second, and third additions, Hiscock & Smith's first and second additions, the Teresa tract, and the Smith's Prospect Terrace Tract and others. Smith is listed as living at the 1321 North Vermont Avenue property as early as 1913. Prior to 1913, Smith's listed address was an office at 119 S. Broadway, and residence at 1517 S. Flower. The original date for the building at 1321 North Vermont Avenue is recorded by the County assessor as 1933, and by LADBS as 1915 (Permit 1915LA03764; ZIMAS 2018). On the permits, "Smith Hardoot" is the listed owner of the residence and this is the residence that appears in the 1919 Sanborn map, but this is likely an error. An obituary for Charles A. Smith lists him as the last resident at 1321 North Vermont, before the property and adjoining lots were sold (Los Angeles Directory Company 1913, 1929; Los Angeles Modern Directory Company 1900; LAH 1890; LAT 1951a; Sanborn 1919a; TVNN 1934).

After Smith's death, the 1321 North Vermont property was sold to Phillip M Rea, and his REA Investment Company in 1952. Rea hired architect Stewart Granger and Contractor J.B. Schmolle to encase the residence and make additions, changing the residence into a medical office building (Permit 1952LA29816) (Figure 8). According to the permit, a second residence and garage were demolished to make space for the sign and parking area. This building, hereafter the south building, is joined just a few months after by the west building, also medical offices designed by Stewart Granger and built by contractor J.B. Schmolle (Permit 1952LA 37366). Both buildings were the relocation of medical offices originally located at 673 S. Westlake Avenue (Permit 1952LA27978), although despite encasing an older building already on the property, there is no indication that the other building portions are not new construction (LAT 1953a).

In 1960, the north building was constructed, though the owner had by then changed to Joseph H. Tract. No architect was engaged for the work, which was completed by contractor firm A.L. Miller Construction Company (Permit 1960LA20353). In 1961, Tract sold the building to Hank Mancini, who made minor improvements to the parking lot (Permit 1962LA11519) (LAT 1961b). The building has remained medical offices through 2018, the writing of this report.

Architect

Stewart S. Granger (1913–1986)

Stewart S. Granger was born in Chicago, Illinois and graduated with a Bachelors of Architecture from Illinois Institute of Technology in 1935. Granger moved to Glendale, California after World War II (WWII) and began practicing architecture in the greater Los Angeles area in 1949 for firm Orr, Strange & Inslee. Granger became a partner at the firm Charles O. Matcham-Stewart S. Granger, Architects, in Los Angeles in 1957. In 1962, Granger was a named partner in Granger-Chalmers-Associates, Architects. Granger was a regular officer of the local Southern California AIA chapter. Typically, Granger built small and moderate-scale commercial offices and institutional buildings, typically in the Mid-Century Modern and Late Moderne styles. Newspaper Articles about Granger and architect contracts cease in the mid-1970s, likely when Granger retired. Notable architectural works of Granger include the following (ISN 1967; LAT 1951f, 1957a, 1957b, 1957c, 1958; PCAD 2015c; Wilder 1949):

- Grayson Building, 8909 Wilshire Boulevard, Beverly Hills, CA (1951);

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Property Name: 1321 North Vermont Avenue

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- 1321 North Vermont Avenue, Los Angeles, CA (1952);
- Grover Cleveland High School, Los Angeles, CA (1957);
- Los Angeles Orphans Home Society new additions, 815 North El Centro, Los Angeles, CA (1958);
- Los Angeles County Mechanical Department Garage, Los Angeles, CA (1959);
- Fire Station 86, 4305 Vineland Avenue, Los Angeles, CA (1960); and
- Brown-Massie Building, 209 Fair Oaks Ave, South Pasadena, CA (1967).

Architectural Style

Mid-century Modern (1933–1965)

Mid-century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its living designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often “decorated boxes”—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity *inside* the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modern. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms throughout Southern California. Like other buildings of this era, Mid-century Modern buildings had to be quickly assembled, and use modern materials that could be mass-produced (McAlester 2013; Morgan 2004).

Key character-defining features of the Mid-century Modern style include (McAlester 2013; Morgan 2004; Gebhard and Winter 2003):

- Low, boxy, horizontal proportions;
- Mass-produced materials;
- Flat, smooth sheathing;
- Flat roofed without coping at roof line; flat roofs hidden behind parapets;
- Lack of exterior decoration or abstract geometrical motif;
- Simple windows (metal or wood);
- Industrially plain doors;
- Large window groupings;
- Commonly asymmetrical; and
- Whites, buffs, and pale pastel colors.

B10. Significance (Continued):

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not identify any associations with events that have made a significant contribution to the broad patterns of local or regional history. 1321 North Vermont Avenue is one of several medical office buildings that emerged along North

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Property Name: 1321 North Vermont Avenue

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Vermont Avenue to support the surrounding hospitals and their patients, and does not have a significant role in the emergence or growth of non-hospital-affiliated offices surrounding the Children's Hospital, Hollywood Presbyterian Medical Center, Cedars of Lebanon Hospital, or Kaiser Hospital (later Kaiser Permanente LAMC). 1321 North Vermont Avenue is unrelated to major events in Los Angeles history and is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of significant associations with events important to history, 1321 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Archival research yielded an association between the parcel and Charles A. Smith, who subdivided the original Smith's Prospect Terrace Tract and may be considered a locally important real estate developer in post-annexation Colegrove, and the Cahuenga Valley area. The 1321 North Vermont Avenue parcel was the home of Charles Smith from at least 1913 until his death in 1951. However, two of the three original buildings on Smith's property were demolished after his death to build the 1321 North Vermont Avenue buildings, and the remaining building was subsumed into the south building, altering it beyond recognition and destroying any association between the property and Charles Smith. There are no other known associations with important figures in national, state, or local history for this property. For these reasons, 1321 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

1321 North Vermont Avenue consists of three one-story Mid-century Modern office buildings, one of which is modified from an existing building, that retain several character-defining features of the style, including the saw-tooth detailing on the east (main) elevations, the exterior walkway supported by L-shaped poles, and the tall signboard. However, the buildings have had major alterations since their construction in 1952, including that the first building is another building, altered beyond identification, and completely subsumed into the Mid-century modern façade of the 1952 south building, and the addition of a third building that was not part of the original design. The architect, Stewart S. Granger is not considered a master architect, nor does the 1321 North Vermont Avenue building possess high artistic value. For all of these reasons, 1321 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, 1321 North Vermont Avenue is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Los Angeles HCM Criteria

Per the City of Los Angeles Office of Heritage Resources website:

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these

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Property Name: 1321 North Vermont Avenue

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criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; OR
- which are identified with historic personages or with important events in the main currents of national, state, or local history; OR
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; OR
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above. (LAOHR 2017)

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 1321 North Vermont Avenue is not an example of outstanding craftsmanship, was not created by a "master" architect, builder, or designer, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. The site is not associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, 1321 North Vermont Avenue is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are locations, setting, design, materials, workmanship, feeling and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (Andrus and Shrimpton 2002).

Location: 1321 North Vermont Avenue is sited on the original location of construction in its original orientation. Therefore, 1321 North Vermont Avenue retains integrity of location.

Design: 1321 North Vermont Avenue was subjected to several exterior alterations over time that have compromised its integrity of design, including major alterations to the original south building, the addition of the third (north) building, reconfiguration of entry points, window replacements, and most importantly a new building, altering the original L-shaped layout. Therefore, 1321 North Vermont Avenue does not retain integrity of design.

Setting: The setting of 1321 North Vermont Avenue has changed significantly over time, including the addition and demolition of surrounding residential buildings, commercial office, retail buildings and parking areas within its viewshed. Therefore, 1321 North Vermont Avenue does not retain integrity of setting.

Materials: Numerous alterations to 1321 North Vermont Avenue have compromised the

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Property Name: 1321 North Vermont Avenue

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property's material integrity, including major alterations to the original south building, the addition of the third (north) building, new doors, windows replacement, window boarding, and the removal of the original sign on the signboard along Vermont Avenue. These alterations introduced new materials to the subject property that were not part of the original design. Therefore, 1321 North Vermont Avenue does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original 1321 North Vermont Avenue building was compromised by the exterior alterations to the buildings. Therefore, 1321 North Vermont Avenue no longer retains its integrity of workmanship.

Feeling: 1321 North Vermont Avenue successfully conveys the feeling of being a 1950s Mid-century Modern office building, and subsequent alterations do not significantly impact the buildings' ability to convey this feeling, however, since the original building encased in the south building is altered beyond recognition, we can safely assume that it cannot convey the feeling of a residence or office building constructed in the early twentieth century. Therefore, 1321 North Vermont Avenue does not retain integrity of feeling.

Association: 1321 North Vermont Avenue's association with Charles A Smith, an early Colegrove and Hollywood-area post-annexation real estate developer, was lost after the buildings on the property were demolished and altered beyond recognition. No other important historical associations with events and people were identified for the subject property.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, 1321 North Vermont Avenue only retains integrity of location. 1321 North Vermont Avenue does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

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State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: 1328 North New Hampshire Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Hollywood Date 1966 (PR1981) T 1S; R 14W; NE 1/4 of SE 1/4 of Sec 12; S.B. B.M.

c. Address 1328 North New Hampshire Avenue City Los Angeles Zip 90027

d. UTM: Zone 11S, 380757 mE/ 3773603 mN

e. Other Locational Data: _____

APN: 5543-014-003; The subject property is located on the east side of North New Hampshire Avenue, between Santa Monica Boulevard and Fountain Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1328 North New Hampshire Avenue is an American Colonial Revival style one-story bungalow, with multiple additions on the rear lot and a three-car garage. The building plan is complex, featuring a rectangular main volume with an addition from the rear left (north) half of the main volume, and two additions, one to the right (south) half of the main building and one to the rear of the north addition, creating a rambling, roughly L-shaped plan. The resulting roof structure is complex, overall deeply hipped, featuring jerkinhead, hipped roofs on the south elevation and north rear addition, while the two additions attached to the north rear addition have low-pitched (See Continuation Sheet).

*P3b. Resource Attributes: HP3 - Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing



P5b. Description of Photo: Main Elevation; View facing East; IMG 0761 8/15/2018

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1920

*P7. Owner and Address:

Kaiser Permanente
393 W. Walnut St. 43W02
Pasadena, CA 91188

*P8. Recorded by:

Kate Kaiser, MSHP
Dudek
38 North Marengo Avenue
Pasadena, CA

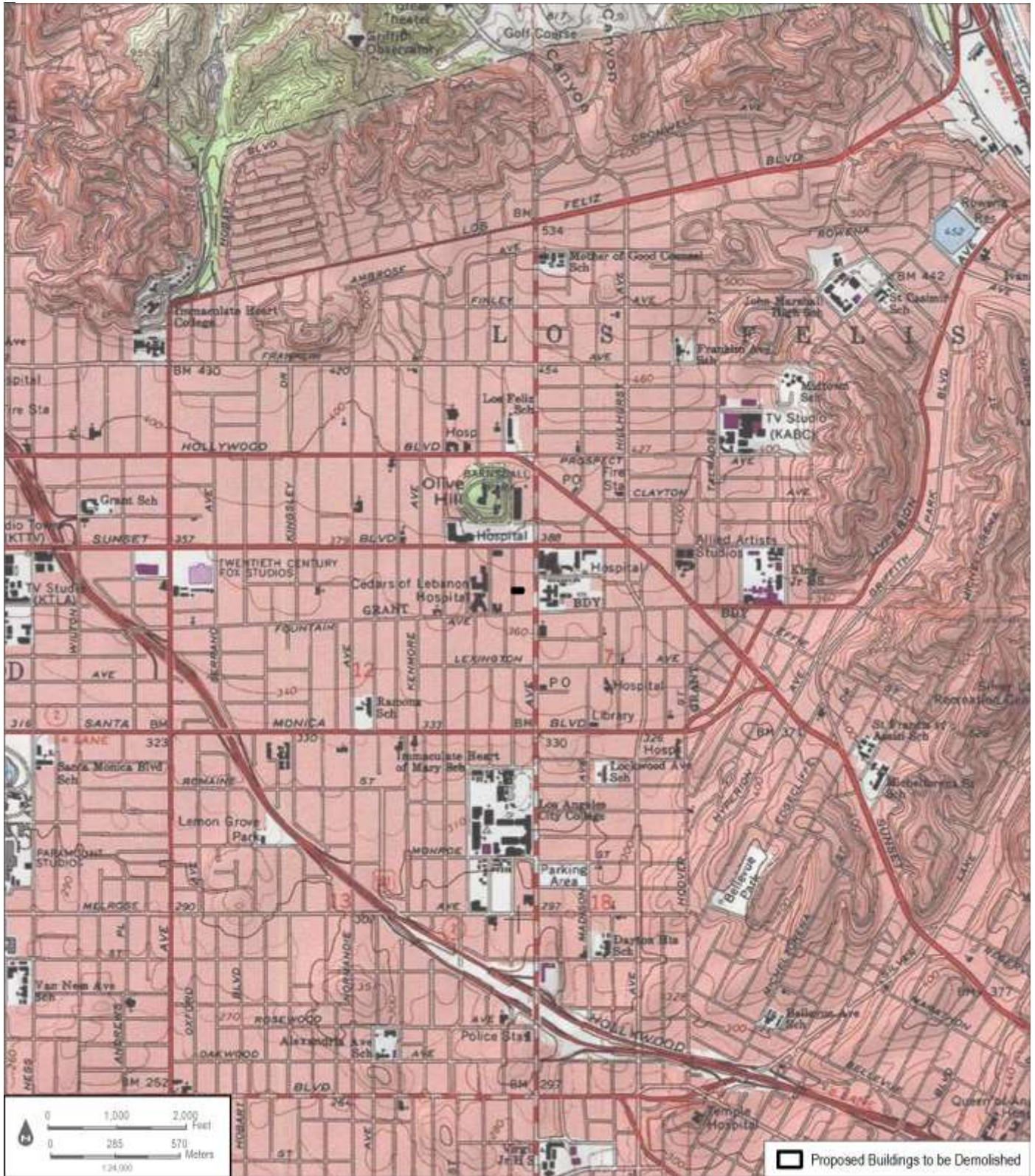
*P9. Date Recorded: 8/15/2018

*P10. Survey Type: Intensive Pedestrian

*P11. Report Citation: Kaiser, Kate, MSHP, Samantha Murray,

MA. Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project. Dudek.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1328 North New Hampshire Avenue *NRHP Status Code 6Z
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B1. Historic Name: 1328 N. New Hampshire Avenue
B2. Common Name: 1328 N. New Hampshire Avenue
B3. Original Use: residential B4. Present Use: residential
*B5. Architectural Style: American Colonial Revival
*B6. Construction History: (Construction date, alterations, and date of alterations)

(See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

Garage, east side of parcel

B9a. Architect: unknown b. Builder: Albert Fick
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type residential Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the project site's history and requisite integrity, Dudek finds the 1328 North New Hampshire Avenue not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

(See Continuation Sheet)

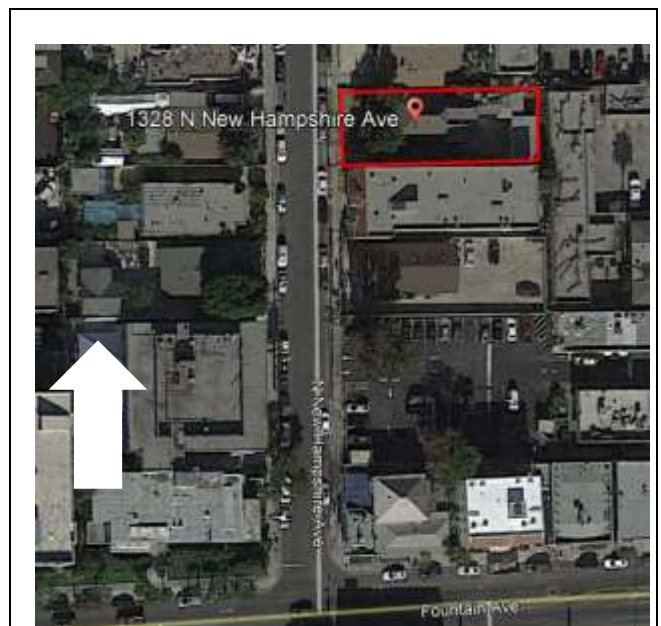
B11. Additional Resource Attributes: (List attributes and codes) HP4 - Ancillary Building
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser
*Date of Evaluation: 10/4/2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: _____ 1321 North New Hampshire Avenue _____

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P3a. Description (Continued): shed roofs. The roofs are clad in composition shingles, whereas the shed-roofed additions and garage are clad in rolled roofing material. The walls are clad in wood drop siding throughout, with a frieze board and wide, flat trim around the windows. The building has several character defining features of an American Colonial Revival bungalow, including a bilaterally symmetrical main elevation; an accentuated front door with sidelights and a pediment crown supported by columns to form a narrow porch; windows in adjacent pairs; and double-hung windows with multi-pane glazing in one or both sashes (McAlester 2013).

The main (west) elevation features a bilaterally symmetrical façade. Fenestration is protected by security bars, and consists of two pairs of six-over-one double-hung wood sash windows and a central entry door with one inset panel with a security screen overlaid, flanked on either side by six-lite wood-framed sidelights. The entry door is accessed via four concrete steps leading to a concrete stoop measuring approximately half the elevation width. A front-gabled roof with barrel vault arch that extends back to the building wall supported by two pairs of Tuscan-style wood columns shelters the entryway. The gable front appears as a modest variation on an open pediment with an arch; frieze and architrave bands; and molding at the soffit.

The north elevation was not accessible during the survey.

The east elevation presents as four sections: a projecting addition with a tripartite window (fixed window flanked by casement windows), a small central section that was obscured, a portion of the rear projection with a sash window, and the fourth section being the rear left (north) addition that is obscured from view.

The south elevation presents as three sections: the main body of the house with low-sloped shed-roof addition, the recessed clipped-gable projection, and a recessed second low-sloped shed-roof addition. The fenestration for the first section consists of: square-shaped six-over-one double-hung wood sash windows, rectangular boarded-over window; rectangular-shaped six-over-one double-hung wood sash windows, a wood-framed sliding window, a wood door, and a half-lite door accessed by two concrete steps. The recessed, clipped-gable, north addition is partially obscured by the first section, but a rectangular window is visible. The recessed second low-pitched, shed roof addition fenestration consists of a six-panel wood door accessed via two concrete steps, a one-over-one sash window, partially obscured by an insect screen, and a single panel door accessed by a small concrete stoop. The rear portion is obscured by the garage.

There is also a garage on the southeast corner of the parcel (Figure 16), that features a shed roof, horizontal wood siding, and three openings. The main (west) elevation of the garage is clad in wood drop siding and has three evenly-spaced carriage-style garage doors. The north and east elevation were obscured during the survey. The south elevation is clad in stucco, unrelieved by fenestration.

B6. Construction History (Continued):

The early residential development of East Hollywood follows the context as outlined above and the property at 1328 North New Hampshire Avenue is one of many properties representative of the suburbanization period in Hollywood, east Hollywood and Colegrove after they had been subsumed into the City of Los Angeles. With the burgeoning film industry picking up steam and attracting young renters and homeowners to Hollywood in the 1920s, and the newly established hospitals attracting hospital staff at the same time, small-scale single-family residential houses fell out of popularity when compared with the economy and value multifamily rentals. The single-family house at 1328 North New Hampshire would have straddled the 1910-1920 transition from mostly single-family residential dominant suburb to mostly multifamily residential duplexes, bungalow court,

CONTINUATION SHEET

Property Name: 1321 North New Hampshire Avenue

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and apartments to support the growing, impermanent population (HRG 2015).

1328 North New Hampshire Avenue parcel was originally within the Bowen & Blanding's Subdivision (Misc. Records Bk. 99, pg. 29), surveyed and recorded in 1901 and consisting of the 11.78 acres between Sunset Boulevard, Vermont Avenue, Benefit Street (now Fountain Avenue), and Winchester Street (now L. Ron Hubbard Way). In 1905, the Bowen and Blandings Subdivision was re-subdivided and 1328 North New Hampshire ended up within the Smith's Prospect Terrace Tract (Tract Map 7, Pg. 52), owned by Charles A. Smith, which was surveyed and subdivided in 1905 (LAT 1905).

According to a 1919 Sanborn Map, the Craftsman-style bungalow on the lot just north of 1328 North New Hampshire Avenue was present, but the 1328 lot did not yet have buildings on it. The Los Angeles City Assessor did not have construction dates for the property; however, original building permits were available from LADBS that date the original building to July 1920 (Permit 1920LA11070) and the original garage to the same time (Permit 1920LA11071). No architects were listed on these permits, just the original owner: Theodore H. Smith, and contractor Albert Fick. The property quickly changes hands and in the 1923 permit for the first rear addition (Permit 1923LA40306), the owner is listed as Josephine Allen Feagan. The 1328 North New Hampshire building, some rear additions, and garage were visible in a 1927 aerial photograph (FAS 1927; Sanborn 1919a). In 1933, more rear additions to the main structure were added, and the owner was listed as Wade C. Rollins (Permit 1933LA09752). Rollins added another addition to the house in 1949 (Permit 1949LA14823). No other alterations were recorded by permits until 1998, when new owner Roger Kalandjian of Acmecon Inc., which also owned 1345 North Vermont Avenue, reroofed all existing building on the property (Permit 98016-10000-11791).

Architectural Style

American Colonial Revival (1880-1955)

American Colonial Revival architecture was one of the most popular residential architectural forms throughout much of the twentieth century in the United States. The interest in the American Colonial Revival movement emerged in the 1880s through architectural sources and the style began to appear largely in the coastal areas of the northeastern United States. The style represented a nostalgia for the old days, as opposed to the rising industrialization and overcrowding seen in much of the eastern United States. The turn of the 20th century further propelled the American Colonial Revival style into popularity with a special focus on the history of the United States in culture, literature, and other social aspects of life. Celebration of the past became a key theme at the turn of the century and was seen in all social aspects of life including literature and architecture. While the most popular representation of the American Colonial Revival style was the side-gabled, Georgian style residences, gambrel-roof Dutch Colonial Revival homes also had some popularity.

Key character-defining features of the style include the following (McAlester 2013):

- Bilaterally symmetrical main façades;
- Centered, prominent, and oftentimes elaborately decorated entryways;
- Use of porticos, frequently with pediments;
- Use of columns and/or pilasters on the principal façade;
- Multiple lite, double-hung windows;
- Large chimneys;
- Presence of dormers on the 2nd floor in Georgian style versions and in the half story in Dutch style versions;

CONTINUATION SHEET

Property Name: _____ 1321 North New Hampshire Avenue _____

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- One to two stories;
- Roof forms are typically gabled, hipped, or gambrel; and
- Boxy massing.

B10. Significance (Continued):

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not identify any associations with events that have made a significant contribution to the broad patterns of local or regional history. 1328 North New Hampshire Avenue is a modified single-family residential house similar to those that were being built in the 1920s to fill in the gaps between the formerly independent towns of Hollywood, East Hollywood, and Colegrove. It was originally part of the Smith's Prospect Terrace Tract; however, it was neither the first tract sold, the last tract sold, nor is the tract unique in any way from other tracts sold by Charles Smith. Due to a lack of significant associations with events important to history, 1328 North New Hampshire Avenue does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

There is a tangential relationship between the 1328 North New Hampshire Avenue property and Charles Smith, as the house was the first to be built on the parcel that was subdivided and sold by Smith, and few, small-scale residential buildings remain in the Smith's Prospect Terrace Tract. However, even though Charles Smith did purchase and subdivide the tract, he did not build or live on the tract. Therefore, there is no association between the property and Smith. For these reasons, 1328 North New Hampshire Avenue does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

1328 North New Hampshire Avenue is a typical example of an American Colonial Revival bungalow, popular as an architectural style for bungalow courts or single-family houses in the early twentieth century. 1328 North New Hampshire Avenue has no known architect, nor does it possess high artistic value. The building retains several of the character defining features of the Colonial Revival style, including bilateral symmetry, a hipped roof form, a centered portico entryway with columns, and six-over-one sash windows; however, 1328 North New Hampshire Avenue has had several external alterations since its initial construction in 1920, including a change in use from single-family residential to multi-family residential, a porch enclosure, three additions on the east elevation, entry reconfiguration, and the addition of safety bars over windows on the main, side, and rear elevations. The building also notably does not retain integrity of setting, which is a critical component of integrity for establishing "a significant and distinguishable entity whose components may lack individual distinction" for being one of the few originally single-family residences in this neighborhood in East Hollywood or Colegrove. The building is currently surrounded by large-scale apartment buildings, and there are few other single-family residences (most in the Craftsman style) still present on this block of North New Hampshire Avenue. If the setting were intact, 1328 North New Hampshire Avenue might have been eligible as a contributor to a district of single-family residences constructed after the annexation of Hollywood, East Hollywood and Colegrove, however, due to the highly altered setting and lack of buildings representing this period in the immediate area, such a district is not present. 1328 North New

CONTINUATION SHEET

Property Name: _____ 1321 North New Hampshire Avenue _____

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Hampshire Avenue lacks the necessary integrity to be eligible as an individual resource of this type. For all of these reasons, 1328 North New Hampshire Avenue does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, 1328 North New Hampshire Avenue is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Los Angeles HCM Criteria

Per the City of Los Angeles Office of Heritage Resources website:

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; OR
- which are identified with historic personages or with important events in the main currents of national, state, or local history; OR
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; OR
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above. (LAOHR 2017)

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 1328 North New Hampshire Avenue is not an example of outstanding craftsmanship; was not created by a master architect, builder, or designer; did not influence the design of other architecture in the City of Los Angeles; and does not have a distinguishable role in the development or history of Los Angeles; The site is not associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, 1328 North New Hampshire Avenue is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are locations, setting, design, materials, workmanship, feeling and

CONTINUATION SHEET

Property Name: _____ 1321 North New Hampshire Avenue _____

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association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (Andrus and Shrimpton 2002).

Location: 1328 North New Hampshire Avenue is sited on the original location of construction in its original orientation. Therefore, 1328 North New Hampshire Avenue retains integrity of location.

Design: 1328 North New Hampshire Avenue was subjected to several significant exterior alterations over time that have compromised its integrity of design, including additional side entrances, rear porch infill, multiple rear additions changing the building use from single-family residential to multi-family residential, and window replacement on non-primary facades. Therefore, 1328 North New Hampshire Avenue does not retain integrity of design.

Setting: The setting of 1328 North New Hampshire Avenue has changed significantly over time, including the addition and demolition of surrounding single-family residences and the addition of modern-styled, large-scale, multi-story commercial and multi-family residential buildings within its viewshed. The scale of these buildings, e.g. the parking garages, hotels, and hospital buildings, especially outstrip the original one and two-story scale of the original residential neighborhood. The current setting would be unrecognizable to anyone from 1920, the date of original construction. Therefore, 1328 North New Hampshire Avenue does not retain integrity of setting.

Materials: Numerous alterations to 1328 North New Hampshire Avenue have compromised the property's material integrity, including additional doors, security bars over windows, window replacement, porch infill, and multiple rear additions clad in different materials. These alterations introduced new materials to the subject property that were not part of the original design. Therefore, 1328 North New Hampshire Avenue does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of workmanship in constructing 1328 North New Hampshire Avenue was compromised by the exterior alterations, however, key elements of the original workmanship are still present including the original wood columns for the portico on the west (main) elevation, and millwork in the entablatures under the portico, main roofs, and in the window surrounds. Therefore, 1328 North New Hampshire Avenue retains its integrity of workmanship.

Feeling: When considering only the main, street-facing elevation, 1328 North New Hampshire Avenue still successfully conveys the feeling of being a 1920s American Colonial Revival single-family residence, and subsequent alterations do not significantly impact the buildings' ability to convey this feeling. Therefore, 1328 North New Hampshire Avenue retains integrity of feeling.

Association: No important historical associations with events or people were identified for the subject property.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the 1328 North New Hampshire Avenue only retains integrity of location, workmanship, and feeling. 1328 North New Hampshire Avenue does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

B12. References (Continued):

CONTINUATION SHEET

Property Name: _____ 1321 North New Hampshire Avenue _____

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- Andrus, Patrick W., and Rebecca H. Shrimpton. 2002. "How to Apply the National Register Criteria for Evaluation." Bulletin 15. U.S. Department of the Interior, National Park Service. Accessed June 2018.
<https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.
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- McAlester, V.S. 2013. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City, New York: Alfred A Knopf.
- Sanborn (Sanborn Fire Insurance Company Maps). 1919a. "Los Angeles: Colegrove District." Volume 9, Sheets 924, 925 [map].
- Sanborn. 1943. "Los Angeles: Colegrove District." Volume 9, Sheets 924, 925 [map].
- Sanborn. 1954. "Los Angeles." Volume 9A, Sheets 924A, 925A, 945A, 946A [map].
- ZIMAS (Zone Information and Map Access System). 2018. Assessor information for various project area addresses. Accessed September 4, 2018. <http://zimas.lacity.org/>

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: 1345 North Vermont Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Hollywood Date 1966 (PR1981) T 1S; R 14W; NE 1/4 of SE 1/4 of Sec 12; S.B. B.M.

c. Address 1345 North Vermont Avenue City Los Angeles Zip 90027

d. UTM: Zone 11S, 3808086 mE/ 3773645 mN

e. Other Locational Data:

APN: 5543-013-009; Building is located just north of the intersection of North Vermont Avenue and Fountain Avenue on the west side of the street in the Hollywood Neighborhood of Los Angeles, California.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located mid-block along North Vermont Avenue, south of the main grouping of medical campus buildings, 1345 North Vermont is a one-story, style, commercial building. The building features an irregular rectangular plan, a smaller rear addition, and a two-story tower with a low-pitched hip roof located at the northeast corner. The main volume features a flat roof with high parapet. Cladding consists of a red-tile clad faux mansard roof, and textured stucco underneath. Under the faux mansard roof is a boxed eave, with well lights and (See Continuation Sheet)

*P3b. Resource Attributes: HP6. 1-3 Story Commercial

P5a. Photograph or Drawing



*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: Main
 Elevation; View facing
Southwest; IMG 0805 8/15/2018

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1948

*P7. Owner and Address:

Kaiser Permanente
393 W. Walnut St. 43W02
Pasadena, CA 91188

*P8. Recorded by:

Kate Kaiser, MSHP
Dudek
38 North Marengo Avenue
Pasadena, CA

*P9. Date Recorded: 8/15/2018

*P10. Survey Type: Intensive
Pedestrian

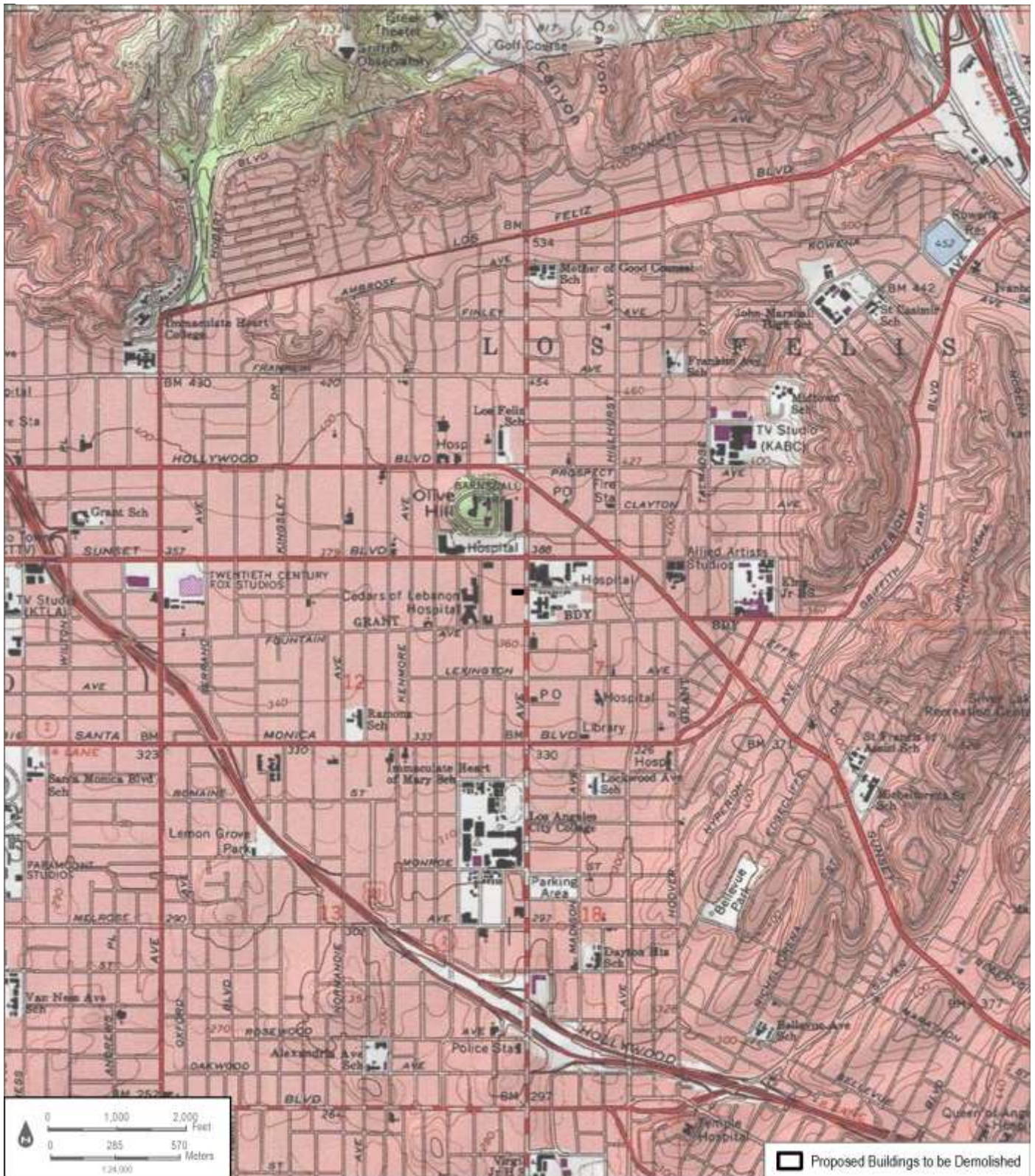
*P11. Report Citation: _____

Kaiser, Kate, MSHP, Samantha Murray, MA. Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project. Dudek.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1345 North Vermont Avenue *NRHP Status Code 6Z
Page 3 of 9

B1. Historic Name: 1345 N. Vermont Avenue
B2. Common Name: 1345 N. Vermont Avenue
B3. Original Use: medical office B4. Present Use: commercial - restaurant
*B5. Architectural Style: Spanish Colonial Revival
*B6. Construction History: (Construction date, alterations, and date of alterations)

(See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

none

B9a. Architect: Orr, Palmer Inslee & Strange b. Builder: _____
*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the project site's history and requisite integrity, Dudek finds the 1345 North Vermont Avenue not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) none
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser
*Date of Evaluation: October 4, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: _____ 1345 North Vermont Avenue

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P3a. Description (Continued): and regularly-spaced decorative carved wooden modillions. Due to lack of building access, only the north, east, and west elevations could be viewed for this survey.

The main (east) elevation of the building fronts onto North Vermont Avenue. From left to right there are three, evenly-spaced boarded over windows, with stained glass lunette windows centered over each window. At the far right of the east elevation is an entry portico, now gated and boarded over with plywood, but featuring an arched entry under the tower feature, now boarded with plywood. An octagonal stained glass window adorns the second story of the tower near the roofline. The south elevation presents as a monolithic expanse of textured stucco, devoid of windows or doors. The west elevation was obscured from view during the survey. Attached to the south elevation wall is a concrete masonry unit wall, topped with a metal gate. The wall begins approximately 20 feet back from the sidewalk and continues to the rear of the building. Access to the west elevation was not possible at the time of survey and will not be described here. Continuing clockwise, the north elevation presents as two sections. The two-story tower is a monolithic expanse of textured stucco, while the one-story section has a group of three vinyl windows and a group of four vinyl windows of which the central-most windows are infilled. A small expanse of textured stucco situated left of center separates the two groupings. The fixed rectangular windows feature false window grilles sandwiched between two panes of glass. A raised stucco'ed frame surrounds and arcs above each window.

B6. Construction History (Continued):

Acquiring and Planning the Site

1345 North Vermont Avenue parcel was originally within the Bowen & Blanding's Subdivision (Misc. Records Bk 99 Pg. 29), surveyed and recorded in 1901 and consisting of the 11.78 acres between Sunset Boulevard, Vermont Avenue, Benefit Street (now Fountain Avenue), and Winchester Street (now L. Ron Hubbard Way). In 1905, the Bowen and Blandings Subdivision was re-subdivided into the Smith's Prospect Terrace Tract (Tract Map 7, Pg. 52), owned by Charles A. Smith, which was surveyed and subdivided in 1905 (LAT 1905).

Despite the rest of the block being subdivided in 1905, the majority of the lots on the west side of North Vermont Avenue were undeveloped for decades afterwards. In the 1927, 1938, and 1940 aerial photographs, the lots south of Sunset Boulevard/North Vermont Avenue corner and north of 1321 North Vermont Avenue remain resolutely empty and undeveloped. In the 1944 aerial photograph, the 1409 North Vermont Avenue (built 1941) building is visible, with no development on either north or south sides (FAS 1927, 1940, 1944; Laval 1938; ZIMAS 2018).

1345 North Vermont Avenue was completed and opened in 1948 (Permit 1948LA02766) by owner Dr. Lawrence White, designed by architecture firm Orr, Palmer, Inslee & Strange. The building permit lists the use as "medical offices" which is corroborated by the 1954 Sanborn map, which also lists it as a "Doctor's Office." Nearly all of the businesses that opened on the west side of Vermont Avenue were, in some capacity, related to the medical industry, capitalizing on the proximity of the nearby hospitals. The 1954 Sanborn map lists several of the businesses along the west side of North Vermont Avenue as clinics, doctor's offices, or drugstores (FAS 1944, 1956; NETR 2018; Sanborn 1954; ZIMAS 2018).

In 1962, a permit was filed by new owners, Mr. and Mrs. P.O. Gardner to change the building use from medical offices to retail (Permit 1963LA42309). An accompanying permit from the same year lists 1345 North Vermont Avenue as "Anne's Uniform Shop" (Permit 1963LA44230).

CONTINUATION SHEET

Property Name: _____ 1345 North Vermont Avenue
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The use was changed again in 1973 from retail use to a restaurant, when the building was owned by Z.P. De Guzman Permit 1972LA63089). The property appears to have remained a restaurant but changed owners every few years until present. In 1984, the owner was listed as Los Burritos Restaurant (Permit 1984LA89729) when alterations were made to the north elevation windows and patio, and a rear addition was made behind the original 1948 building. In 1995, the owner is listed as Acmelon Inc., when another rear addition was added and the parking area on the south elevation was added to the property (Permit 1995LA39749). In 2005, the owner is listed as Westmont Properties (same address as Acmelon Inc.), when some minor improvements to the patio were permitted (Permit 05016-20000-24346). Finally, in 2014, the owner is listed as Vatche B. Kalaidjian (Same address as Acmelon Inc. and Westmont Properties), who attempted to have the building reconverted into medical offices again, however the changes to the property listed on the permit do not seem to have been carried out between 2014 and 2018, at the time of this report (Permit 13016-20000-26529) .

Architects

Orr, Palmer, Inslee, & Strange (1945-1949)

The firm Orr, Palmer, Inslee & Strange was formed in 1945 by renowned church architect Robert Hall Orr (1873-1964), Texan architect William T. Strange (1899-1979), Glendale local architect Robert Inslee (1910-2006), and G. Vincent Palmer (1902-1975). Occasionally a fifth partner, "Huber" is listed with the group, but no information about him could be verified for this report. Keeping in Orr's wheelhouse, the firm is best known for their churches and school designs. The firm became Orr, Strange, Inslee & Senefeld in 1949. Interestingly, this is the firm Stewart S. Granger would have worked as a draftsman for in 1949 (see above). Notable architectural works of Orr, Palmer, Inslee, & Strange include the following (HRG 2014; LAT 1950a, 1951g; LBI 1950):

- Wilshire Medical Center Building, 4036 Wilshire Blvd., Los Angeles, CA (1948);
- First Evangelical Lutheran Church, Glendale, CA (1948);
- Grace Lutheran Church, Oakland, CA (1948);
- Lakewood Evangelical Lutheran Church, Long Beach, CA (1950);
- Lutheran High School, Los Angeles, CA (1950);
- John Muir School, Glendale, CA (1951);
- Roosevelt School, addition, Glendale, CA (1951); and
- Fuller Seminary, Pasadena, CA (1951).

Architectural Style

Mission Revival (1890-1915)

The California Mission Revival style blends architectural styles of the Mediterranean Italian, and Spanish tradition with that of the California Missions, established in the eighteenth century in Alta California by Spanish missionaries and the military. The Mission Revival style borrows directly from these traditional religious forms. The style's popularity grew in the early twentieth century in the United States: southern California, Nevada, New Mexico, and Arizona. Southern California architects Wallace Neff and Reginald Johnson popularized the format by applying the style to their celebrity-commissioned homes (McAlester 2013).

Key character-defining features of the Mission Revival style include the following:

- Low-pitched, red clay tile roofs;
- or flat roof with distinctive shaped, Mission-like parapet
- use of balconies;

CONTINUATION SHEET

Property Name: _____ 1345 North Vermont Avenue

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- smooth stucco'ed exterior cladding, usually painted white to mimic lime coating on adobe;
- arched openings;
- colorful tilework;
- and elaborate landscaping

B10. Significance (Continued):

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not identify any associations with events that have made a significant contribution to the broad patterns of local or regional history. 1345 North Vermont Avenue is one of several medical office buildings that emerged along North Vermont Avenue to support the surrounding hospitals and their patients, and does not have a significant role in the emergence or growth of the non-hospital-affiliated offices surrounding the Children's Hospital, Hollywood Presbyterian Medical Center, Cedars of Lebanon Hospital, or Kaiser Hospital (later Kaiser Permanente LAMC). 1345 North Vermont Avenue also changed use from doctor's office to restaurant early in its lifespan, further diminishing any impact the building could have had on the development of external medical offices near the larger hospitals. 1345 North Vermont Avenue is unrelated to major events in Los Angeles history and is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Therefore, due to a lack of significant associations with events important to history, 1345 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Archival research yielded no known associations with important figures in national, state, or local history. The original building owner, Dr. Lawrence White, does not appear to be a person significant to history at the national, state, or local level. For these reasons, 1345 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

1345 North Vermont Avenue was originally intended as a one-story Mission Revival-style medical office, and retains some character-defining features of the style, including the tower, red tile detailing, stucco exterior, irregular fenestration, and an arched entryway. However, the building has had major alterations since its construction in 1948 including several rear and side additions, window replacements, and window boarding which were not part of the original design. The architects, Orr, Palmer, Inslee & Strange, are not considered master architects, nor does the 1345 North Vermont Avenue building possess high artistic value. For all of these reasons, 1345 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological

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Property Name: 1345 North Vermont Avenue
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resource. Therefore, 1345 North Vermont Avenue is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Los Angeles HCM Criteria

Per the City of Los Angeles Office of Heritage Resources website:

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; OR
- which are identified with historic personages or with important events in the main currents of national, state, or local history; OR
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; OR
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above. (LAOHR 2017)

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 1345 North Vermont Avenue is not an example of outstanding craftsmanship, was not created by "master" architects, builders, or designers, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. The site is not associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, 1345 North Vermont Avenue is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are locations, setting, design, materials, workmanship, feeling and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (Andrus and Shrimpton 2002).

Location: 1345 North Vermont Avenue is sited on the original location of construction in its original orientation. Therefore, 1345 North Vermont Avenue retains integrity of location.

Design: 1345 North Vermont Avenue was subjected to several exterior alterations over time that have compromised its integrity of design, including several rear additions altering the plan and overall scale of the building, and a change in use. Even though

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Property Name: _____ 1345 North Vermont Avenue

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the building retains key character defining features of the Mission Revival style, the rear additions, window alterations, and temporary installations restricting entry detract from the original design. Therefore, 1345 North Vermont Avenue does not retain integrity of design.

Setting: The setting of 1345 North Vermont Avenue has changed significantly over time, including the addition and demolition of surrounding residential buildings, commercial offices, retail buildings, and parking areas within its viewshed. Therefore, 1345 North Vermont Avenue does not retain integrity of setting.

Materials: Other than a change in building use, windows along the main elevation have been covered with plywood, signaling a change in materials. Therefore, 1345 North Vermont Avenue does not retain integrity of materials.

Workmanship: 1345 North Vermont Avenue retains its few artistic components that can be classified as workmanship, namely its stained glass decorative windows and its trowel-finished stucco, however, there are enough alterations to other windows to render the original workmanship obscured or destroyed. Therefore, 1345 North Vermont Avenue does not retain integrity of workmanship.

Feeling: 1345 North Vermont Avenue still successfully conveys the feeling of being a 1940s Mission Revival building, and subsequent alterations and changes in use do not significantly impact the buildings' ability to convey this feeling. Therefore, 1345 North Vermont Avenue retains integrity of feeling.

Association: No important historical associations with events or people were identified for the subject property.

1345 North Vermont Avenue retains integrity of location and feeling, but does not appear not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria.

B12. References (Continued):

- Andrus, Patrick W., and Rebecca H. Shrimpton. 2002. "How to Apply the National Register Criteria for Evaluation." Bulletin 15. U.S. Department of the Interior, National Park Service. Accessed June 2018.
<https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.
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- LAT (Los Angeles Times). 1905. "Will Subdivide." Newspapers.com: *Los Angeles Times*. April 16, 1905, pg. 39.
- LAT. 1950a. "Lutheran High School Building Plans Ready." Newspapers.com: *Los Angeles Times*. February 4, 1950, pg. 17.
- LAT. 1951g. "Fuller Seminary Plans \$300,000 Campus Building." Newspapers.com: *Los Angeles Times*. April 28, 1951, pg. 13.
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State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 13 *Resource Name or #: 1505 North Edgemont Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Hollywood Date 1966 (PR1981) T 1S; R 14W; SW 1/4 of NE 1/4 of Sec 12; S.B. B.M.
 c. Address 1505 North Edgemont Avenue City Los Angeles Zip 90027
 d. UTM: Zone 11S, 380415 mE/ 3773822 mN
 e. Other Locational Data:

APN: 5543-007-025; Building is located on the northwest corner of Sunset Boulevard and Edgemont Avenue in the Hollywood Neighborhood of Los Angeles, California

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 1505 North Edgemont Street is a six-story, Corporate Modern Style medical office building at the corner of North Edgemont Street and Sunset Blvd in Los Angeles. The building is located at the west side of the Kaiser Permanent LAMC campus. The building features a rectangular plan and flat roof, with elevator towers that project above the roof line, and has several character defining features of an Corporate Modern-style office building: asymmetrical elevations; contrasting, banded wall cladding treatments on each elevation featuring glass and metal panel curtain walls (See Continuation Sheet)

*P3b. Resource Attributes: HP41 - Hospital

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: Overview of South (Left) and Main (right) Elevation; View facing Northwest; IMG 0865 8/15/2018

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
 1962

*P7. Owner and Address: Kaiser Permanente
 393 W. Walnut St. 43W02
 Pasadena, CA 91188

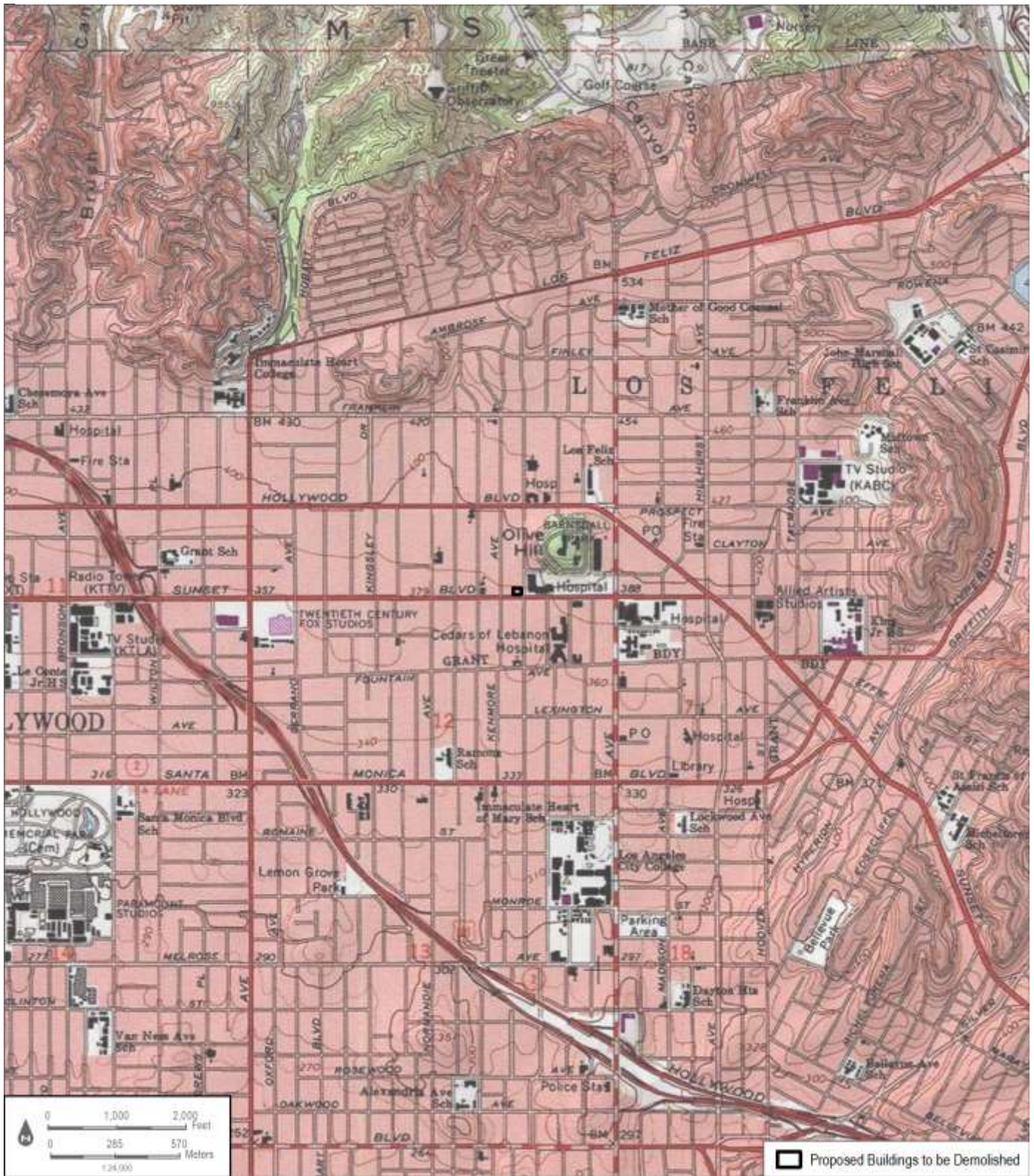
*P8. Recorded by: Kate Kaiser, MSHP
 Dudek
 38 North Marengo Avenue Pasadena, CA

*P9. Date Recorded: 8/15/2018

*P10. Survey Type: Intensive Pedestrian

*P11. Report Citation: Kaiser, Kate, MSHP, Samantha Murray, MA. Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project. Dudek.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1505 N. Edgemont Street *NRHP Status Code 6Z
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B1. Historic Name: 1505 N. Edgemont Street
B2. Common Name: 1505 N. Edgemont Street
B3. Original Use: Medical Offices B4. Present Use: Medical Offices
*B5. Architectural Style: Corporate Modern Style
*B6. Construction History: (Construction date, alterations, and date of alterations)

(See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

B9a. Architect: Kenneth T. Thompson b. Builder: _____
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type commercial Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the project site's history and requisite integrity, Dudek finds the 1505 North Edgemont Street not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) none
*B12. References:

(See Continuation Sheet)

B13. Remarks:

none

*B14. Evaluator: Kate Kaiser
*Date of Evaluation: October 4, 2018

(This space reserved for official comments.)



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Property Name: 1505 North Edgemont Street

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P3a. Description (Continued): corresponding to each floor; precast concrete panels; a cantilevered, paneled awning over the street-facing elevations and wrapping the southeast corner; the use of modern materials in its construction (glass, metal, concrete); and the absence of applied ornament.

The main (east) elevation faces out to North Edgemont Street. From left to right, at the first floor level, there are four, fixed, tinted plate windows set in metal frames, then a recessed alcove for the automatic sliding door entry, full-lite set in metal frame with matching sidelites. The four windows and entry alcove shelter under a cantilevered awning; the awning ends above the right (north) side of the entry alcove. Right of the entry alcove is a smooth concrete expanse, and right of this is another smooth concrete expanse but with a grid of expansion joints. The upper five stories of the main elevation are identical; the left (south) section (slightly more than half the elevation width) is clad with a glass and metal curtain wall. The curtain wall features contrasting, banded wall cladding treatments where a row of glass and panel curtain wall corresponds to a floor, and each row is divided by ten extruded aluminum vertical framing members. The right section of the elevation contains a vertical column of smooth concrete, extending above the roofline and likely representing an elevator tower, and right of the tower is the smooth concrete expanse with a grid of expansion joints.

Moving clockwise around the building, the south elevation faces onto Sunset Boulevard. From left to right the building reads as three sections. First is a section of smooth concrete with a grid of expansion joints, extending from foundation to roofline and devoid of windows and doors. The second section is another smooth concrete expanse, but with a different grid of expansion joints, different texture, and different color; it has a gated, recessed doorway alcove at the first floor, and higher up the wall is pierced randomly by fixed glass plate windows at the second, third, fifth, and sixth levels. Between the two sections at the second floor level is a cantilevered sign perpendicular to the wall that reads "Kaiser Permanente / 1505 / Edgemont." The third section at the first floor is smooth concrete, with fixed tinted windows, one slider window, and one gated, recessed doorway alcove, located under a cantilevered awning; the upper floors are clad with a glass and metal curtain wall. The curtain wall features contrasting, banded wall cladding treatments where a row of glass and panel curtain wall corresponds to a floor, and each row is divided by 13 extruded aluminum vertical framing members.

The west elevation faces an access driveway to a small parking structure and a rectangular one-story building that appears to house the building's mechanical equipment. The ground-floor level appears to accommodate a loading bay door and driveway that lets out to Sunset Boulevard. To the left, the second floor is banked into the parking lot level, and the ground floor level is not visible. In the upper five floors from left to right there is a curtain wall featuring five vertical columns of windows and metal panels. Right of this is a projecting wall section of articulated precast concrete panels that is one panel wider in the top two floors than in the bottom floors. Right of this is another curtain wall section, recessed back to the regular wall plane that is two columns wide in the top two stories and three stories wide in the bottom three stories. These two sections interact to add to the overall asymmetrical elevation theme consistent with Corporate Modern style. Right of this is another articulated precast concrete panel section with single small square fixed windows in the third and fifth stories.

Finally, the north elevation faces north towards the 1549 North Edgemont Street parking garage, an alley, and a ground-level parking lot. The parking lot slopes downhill towards North Edgemont Street. There is a single door at the first floor level at the east (North Edgemont Street) end of this elevation. The upper five stories present as two sections. The first section is a vertical column of smooth concrete with a gridwork of expansion joints, with a one-grid-tall portion extending above the roofline, and external

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Property Name: 1505 North Edgemont Street

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electrical conduit, utility boxes, and metal vents attached. Two small, rectangular fixed windows pierce the section at the third and sixth floors. The second section is clad with a glass and metal curtain wall. The curtain wall features contrasting, banded wall cladding treatments where a row of glass and panel curtain wall corresponds to a floor, and each row is divided by 12 extruded aluminum vertical framing members. At the fourth floor, three of the window panels contain louvered vents instead of windows.

B6. Construction History (Continued):

Acquiring and Planning the Site

When Aline Barnsdall offered the City of Los Angeles Barnsdall Park in 1926, the City took five years to accept due to the terms of the purchase. Barnsdall's terms included the 11-acre park, surrounded by parcels that were lease-and-option street-facing parcels, which the City could not agree to accept at the time it was offered. Eventually, in 1931, the City accepted Barnsdall Park but none of the street-facing parcels. Barnsdall continued to push the City to buy the parcels without success until her death in 1946. After her death, her estate still included the street facing parcels surrounding Barnsdall Park and Barnsdall's trust chose to sell the prime street-facing parcels to create the development called "Barnsdall Square" (LAT 1921, 1926, 1931a, 1931b, 1946, 1950b).

In 1950, plans for Barnsdall Square were first published. Developer Lawrence Block's Barnsdall Square development planned a shopping center for North Vermont Avenue, apartments on North Edgemont Street, medical buildings on Sunset Boulevard, and a recreation center on Hollywood Boulevard. The Square's first development was Kaiser Permanente Hospital, to be located at the corner of North Edgemont Street and Sunset Boulevard. Plans for the hospital campus began in 1951 when industrialist and real estate tycoon Henry J. Kaiser agreed to pay for a new, modern hospital in Hollywood. Permits for the hospital were approved in 1951, and the designer, Wolff & Phillips in Portland Oregon were contracted to design the first building at 4851 Sunset Boulevard, with C.W. Peck as contractor. Wolff & Phillips had already built several buildings for Henry Kaiser in Portland, including the Kaiser Child Service Center, a daycare facility for shipyard workers. While Wolff & Phillip's building exterior was plain modernist medical office architecture, the interior featured collaborative innovations from Dr. Sidney R. Garfield such as automatic doors, electric beds, separate hallways for guests and staff, X-ray facilities, and soundproofing, which were then-novel concepts in hospital design. The 1953 flagship hospital building at 4867 Sunset Boulevard was marketed as "the Hospital of the Future" (LAT 1953b: 31). Other Barnsdall Square developments, including a shopping center on North Vermont Avenue designed by Stiles Clements, Associated Architects and a building for the Blue Cross of California medical group along Sunset Boulevard, were also underway in 1952 (Cushing 2013, 2016a, 2017; LAT 1950b, 1951b, 1951c, 1951d, 1951e; 1952a, 1952b, 1953b; Oregon Digital 2018; Thomas 2011).

After the flagship building (4867 Sunset Boulevard) was completed, LAMC buildings were added in the 1950s and 1960s in rapid succession. This growth is summarized below in Table 1. 4733 Sunset Boulevard was purchased in 1952 and built by the Blue Cross medical group by 1956, and was the first building to be added to the Kaiser Permanente campus. The Kaiser Permanente campus built 1526 North Edgemont Street in 1958, 4900 Sunset Boulevard in 1960, 1515 North Vermont Avenue office building and accompanying parking garage at 1517 North Vermont Avenue in 1961, then another medical office at 1501 North Edgemont Street in 1962. Between 1962 and 1964, 4747 Sunset Boulevard and an accompanying multistory parking garage were built (FAS 1956, 1960, 1964; LAT 1952a, 1953b; NETR 2018; ZIMAS 2018).

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Table 1. LAMC Buildings Construction Date Information

Building Address	Year built	Demolished	Source
4867 North Edgemont Street	1953	2010-2011	LAT 1953b
4733 Sunset Boulevard	1956	extant	FAS 1956
1526 North Edgemont Street	1958	extant	Assessor
4900 Sunset Boulevard	1960	extant	Assessor
1515 North Vermont Avenue	1961	extant	Assessor
1517 North Vermont Avenue parking garage	1961	Extant	Assessor
1501 North Edgemont Street	1962	extant	Assessor
4747 Parking garage	1962-1964	2003	FAS 1962; NETR 2018
4747 Sunset Boulevard (original)	1964	2003	FAS 1962; NETR 2018
1510 North Edgemont Street (4867 Sunset Boulevard west and north wing additions)	1974	2010-2011	Assessor
1549 North Edgemont Street parking garage	1980	extant	Assessor
4950 Sunset Boulevard and parking garage	1982	extant	Assessor
4700 Sunset Boulevard	1986	extant	Assessor
4730 Barnsdall Avenue parking garage	1990	extant	Assessor
4760 Sunset Boulevard	2002	extant	Assessor
4867 Sunset Boulevard (new)	2003	extant	Permit 03010-10000-03183

There was a lull in hospital growth between 1964 and 1974, then the LAMC campus began to grow again. In 1974, three major "wing" additions to the flagship building were made: the west wing (1510 North Edgemont Street), north wing, and east wing were all built in quick succession. The west wing had an L-shaped plan, exceeded the height of the original 4867 Sunset Boulevard building, and was located prominently at the corner of North Edgemont Street and Sunset Boulevard. Another wing addition north of 4867 Sunset Boulevard extended to connect 1526 North Edgemont, 1510 North Edgemont, and added a wing that extended diagonally northeast away from the other buildings (NETR 2018; Teledyne Geotronics 1971, 1976; ZIMAS 2018).

In 1980, Kaiser LAMC built a new parking garage to keep up with ongoing demand created by their enlarged campus at 1559 North Edgemont. In 1982, the 4950 Sunset Boulevard medical office building and parking lot were added, and in 1986, 4700 Sunset Boulevard was also added to the campus (LAT 1982; NETR 2018; ZIMAS 2018).

In 1997, Kaiser Permanente began planning to close and demolish its flagship building and its wings. Despite being novel for its time, the 4867 Sunset Boulevard Building was obsolete by 1997 and rather than remodel it and pay for a seismic upgrade, Kaiser chose instead to send patients to other hospitals as they anticipated the closure. The flagship building was demolished in 2002, and a new 4867 Sunset Boulevard building, shifted one parcel east, was constructed in 2003. The west wing addition at 1510 North Edgemont Street followed soon after, demolished in 2010 (LAT 1997; Permit 02010-10000-01044; ZIMAS 2018).

1505 North Edgemont Street Alterations and Permits (1962)

Original permits for 1510 North Edgemont Street were filed in 1961, for a separate foundation and then building (Permits 1961LA82500 and 1961LA89047), and the building was completed in 1962. The original architect for the project was Kenneth T. Thompson, and contractor L.C.

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Property Name: 1505 North Edgemont Street

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Dunn. LADBS has recorded hundreds of alteration permits for 1505 North Edgemont Street that enumerate mechanical permits, electrical work, plumbing, new signs, HVAC and interior alteration. Notable exterior alterations are listed below:

- Main Entry Alteration, 1978 (Permit 1978LA71872);
- Pedestrian Bridge between 1505 and 1510 North Edgemont Street added, 1990 (Permit 1990VN86124);
- Enclosed mechanical shaft added to west elevation, 1993 (1993LA02510);
- Glass curtain wall refinished, 1993 (Permit 1993LA02510);
- Handicap ramp was redone, 1993 (Permit 1993LA12736);
- Pneumatic tubes and ducting added to north elevation, 2008 (Permit 08016-10000-11532);
- Reroofing, 2010 (Permit 10016-40000-00083); and
- Demolish pedestrian bridge, infill wall opening, 2010 (Permit 10016-10000-18099).

Architect

Kenneth T. Thompson (1912–1981)

Kenneth T. Thompson was born in Bow Island, Canada in 1912. He immigrated to the United States in 1932 to attend the University of Idaho, then moved on to study at the University of Southern California under Dean A. Quincy Jones, an important Southern California modernist architect and urban planner. Thompson worked for several firms before organizing his own in 1956: Kenneth T. Thompson, AIA, Architects and Associates. Thompson's firm worked on projects for Lockheed in Palo Alto and NASA in Pasadena as well as commercial/industrial projects in Los Angeles County before moving on to become an in-house architect designing hospitals for Kaiser Permanente. Notable architectural works Kenneth T. Thompson include the following (City of Palo Alto 2017; Koyl 1962; LAT 1959, 1961a, 1967; Wilder 1956, 1958):

- Lockheed Aircraft Corporation campus, Palo Alto, CA (1956);
- Café Building, Los Angeles, CA (1958);
- Wilshire-Rexford Building, Beverly Hills (1961); and
- Sunset House, Los Angeles, CA (1967)

Architectural Style

Corporate Modern (1945–1970)

Corporate Modern architecture is seen throughout Southern California throughout the 1950s, 60s and 70s. Like other modern movements, Corporate Modern architecture was focused on austere exteriors with little to no ornamentation and was constructed using innovative materials such as steel, glass, and concrete. The style is based largely on the design aesthetic of architect Mies van der Rohe. Notable practitioners of the style in Los Angeles included William Pereira and Charles Luckman (Sapphos 2009).

Key character-defining features include (McAlester 2013; Sapphos 2009):

- Use of concrete, steel and glass;
- Rectilinear forms;
- Large vertical expanses of concrete;
- Lack of exterior ornamentation;
- Glass curtain walls;
- Use of steel mullions;

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Property Name: 1505 North Edgemont Street

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- First floor has a slight setback under a canopy;
- Decorative entry points with a variety of materials such as marble or tiles; and
- Design dictated by steel framing systems.

B10. Significance (Continued):

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not identify any associations with events that have made a significant contribution to the broad patterns of local or regional history. 1505 North Edgemont Street is indistinguishable from the other dozen Kaiser Permanente LAMC buildings, is neither the first building on the campus nor is it historically important or scientifically innovative in any way. 1505 North Edgemont Street is unrelated to major events in Los Angeles history. 1505 North Edgemont Street is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of significant associations with events important to history, 1505 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Although Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser, there is no direct relationship between Kaiser and 1505 North Edgemont Street. There are no other known associations with any important figures in national, state, or local history. For these reasons, 1505 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

1505 North Edgemont Street is not a distinctive or remarkable example of the Corporate Modern architectural style. The architect, Kenneth T. Thompson, is not a master architect, nor does the 1505 North Edgemont Street building possess high artistic value. The building has had several external alterations since its initial construction in 1962, and does not have the requisite integrity to successfully convey significance. For all of these reasons, 1505 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, 1505 North Edgemont Street is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Los Angeles HCM Criteria

Per the City of Los Angeles Office of Heritage Resources website:

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic

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nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; OR
- which are identified with historic personages or with important events in the main currents of national, state, or local history; OR
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; OR
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above. (LAOHR 2017)

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 1505 North Edgemont Street is not an example of outstanding craftsmanship, was not created by a "master" architect, builder, or designer, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. It retains a moderate amount of integrity; however, alterations detract from integrity of materials and design. The site is not associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, 1505 North Edgemont Street is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are locations, setting, design, materials, workmanship, feeling and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (Andrus and Shrimpton 2002).

Location: 1505 North Edgemont Street is sited on the original location of construction in its original orientation. Therefore, 1505 North Edgemont Street retains integrity of location.

Design: 1505 North Edgemont Street was subjected to several significant exterior alterations over time that have compromised its integrity of design, including alterations to the cladding, reconfiguration of entry points, addition and removal of an elevated pedestrian walkway, and new exterior cladding material over the removed pedestrian walkway. Therefore, 1505 North Edgemont Street does not retain integrity of design.

Setting: The setting of 1505 North Edgemont Street has changed significantly over time, including the addition and demolition of surrounding buildings and the addition of parking structures and other high-rise buildings within its viewshed. Therefore, 1505 North Edgemont

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Street does not retain integrity of setting.

Materials: Numerous alterations to 1505 North Edgemont Street have compromised the property's material integrity, new doors, new signs, and a new wall cladding material on the north elevation. These alterations introduced new materials to the subject property that were not part of the original design. Therefore, 1505 North Edgemont Street does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of craftsman's skills in constructing the original 1505 North Edgemont Street building was compromised by the exterior alterations to the building. Therefore, 1505 North Edgemont Street no longer retains its integrity of workmanship.

Feeling: 1505 North Edgemont Street still successfully conveys the feeling of being a 1960s Corporate Modern office, and subsequent alterations have not impacted the buildings' ability to convey this feeling. Therefore, 1505 North Edgemont Street retains integrity of feeling.

Association: No important historical associations with events and people were identified for the subject property.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the 1505 North Edgemont Street only retains integrity of location and feeling. 1505 North Edgemont Street does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

B12. References (Continued):

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State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 1517 North Vermont Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Hollywood Date 1966 (PR1981) T 1S; R 14W; SE 1/4 of NE 1/4 of Sec 12; S.B.B.M.

c. Address 1345 North Vermont Avenue City Los Angeles Zip 90027

d. UTM: Zone 11S, 380799 mE/ 3773863 mN

e. Other Locational Data:

APN 5543-012-022; Building is located at the southwest corner of the intersection of East Barnsdall Avenue and North Vermont Avenue in the Hollywood Neighborhood of Los Angeles, California.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1517 North Vermont Avenue is a two-story, Mid-century Modern style parking garage located at the corners of North Vermont Avenue and East Barnsdall Avenue at the northeast end of the LAMC campus (Figure 10). The east (main) elevation faces onto North Vermont Avenue. Exterior wall cladding features pale brown, square concrete panels and a recessed section with smaller square concrete panels on the lower level, pierced at either end with two metal double-doors. The upper level is clad in vertically-oriented metal mesh panels, acting as a *bris soleil*. The building's south elevation (See Continuation Sheet)

*P3b. Resource Attributes: HP6. 1-3 story commercial

P5a. Photograph or Drawing



*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo:
Overview of East (left) and North Elevation; View facing Southwest; IMG 0823 8/15/2018

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1961

*P7. Owner and Address:

Kaiser Permanente
393 W. Walnut St. 43W02
Pasadena, CA 91188

*P8. Recorded by:

Kate Kaiser, MSHP
Dudek
38 North Marengo Avenue Pasadena, CA

*P9. Date Recorded: 8/15/2018

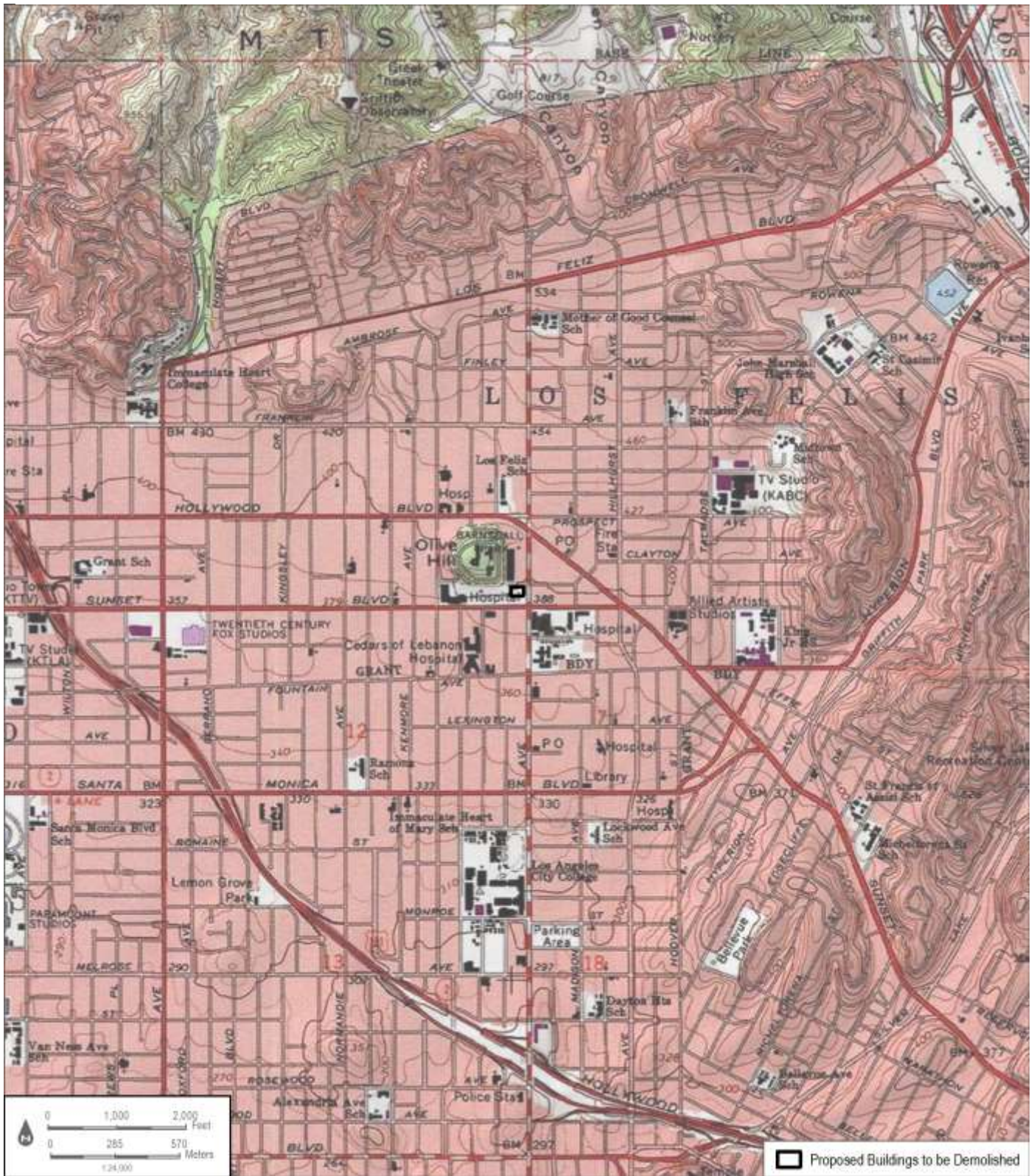
*P10. Survey Type: Intensive Pedestrian

*P11. Report Citation: Kaiser, Kate, MSHP, Samantha Murray, MA. Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project. Dudek

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1517 North Vermont Avenue *NRHP Status Code 6Z
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B1. Historic Name: 1517 North Vermont Avenue
B2. Common Name: 1517 North Vermont Avenue
B3. Original Use: Parking garage B4. Present Use: Parking garage
*B5. Architectural Style: Mid-century Modern
*B6. Construction History: (Construction date, alterations, and date of alterations)

(See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

1515 North Vermont Avenue (office building for which this building is the designated parking garage)

B9a. Architect: Honnold & Rex b. Builder: S. Jon Kreedman and Company
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type commercial Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the project site's history and requisite integrity, Dudek finds the 1517 North Vermont Avenue not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____
*B12. References:

(See Continuation Sheet)

B13. Remarks:

n/a

*B14. Evaluator: Kate G. Kaiser
*Date of Evaluation: October 4, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1517 North Vermont Avenue

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P3a. Description (Continued): and west elevation are built into the adjoining medical office building and parking garage and are therefore not visible. The north elevation is concrete and features ground level window and door openings, which are gated with metal fencing. A metal-fenced double-door appears to provide emergency access and egress via an existing curb cut. The metal panels and square concrete panels on the main elevation are the only remaining character-defining elements of a Mid Century Modern style building. The northeast corner of the structure is rounded, evoking the Mid Century Modern style, but it appears to be a later renovation.

B6. Construction History (Continued):

Acquiring and Planning the Site

When Aline Barnsdall offered the City of Los Angeles Barnsdall Park in 1926, the City took five years to accept due to the terms of the purchase. Barnsdall's terms included the 11-acre park, surrounded by parcels that were lease-and-option street-facing parcels, which the City could not agree to accept at the time it was offered. Eventually, in 1931, the City accepted Barnsdall Park but none of the street-facing parcels. Barnsdall continued to push the City to buy the parcels without success until her death in 1946. After her death, her estate still included the street facing parcels surrounding Barnsdall Park and Barnsdall's trust chose to sell the prime street-facing parcels to create the development called "Barnsdall Square" (LAT 1921, 1926, 1931a, 1931b, 1946, 1950b).

In 1950, plans for Barnsdall Square were first published. Developer Lawrence Block's Barnsdall Square development planned a shopping center for North Vermont Avenue, apartments on North Edgemont Street, medical buildings on Sunset Boulevard, and a recreation center on Hollywood Boulevard. The Square's first development was Kaiser Permanente Hospital, to be located at the corner of North Edgemont Street and Sunset Boulevard. Plans for the hospital campus began in 1951 when industrialist and real estate tycoon Henry J. Kaiser agreed to pay for a new, modern hospital in Hollywood. Permits for the hospital were approved in 1951, and the designer, Wolff & Phillips in Portland Oregon were contracted to design the first building at 4851 Sunset Boulevard, with C.W. Peck as contractor. Wolff & Phillips had already built several buildings for Henry Kaiser in Portland, including the Kaiser Child Service Center, a daycare facility for shipyard workers. While Wolff & Phillip's building exterior was plain modernist medical office architecture, the interior featured collaborative innovations from Dr. Sidney R. Garfield such as automatic doors, electric beds, separate hallways for guests and staff, X-ray facilities, and soundproofing, which were then-novel concepts in hospital design. The 1953 flagship hospital building at 4867 Sunset Boulevard was marketed as "the Hospital of the Future" (LAT 1953b: 31). Other Barnsdall Square developments, including a shopping center on North Vermont Avenue designed by Stiles Clements, Associated Architects and a building for the Blue Cross of California medical group along Sunset Boulevard, were also underway in 1952 (Cushing 2013, 2016a, 2017; LAT 1950b, 1951b, 1951c, 1951d, 1951e; 1952a, 1952b, 1953b; Oregon Digital 2018; Thomas 2011).

After the flagship building (4867 Sunset Boulevard) was completed, LAMC buildings were added in the 1950s and 1960s in rapid succession. This growth is summarized below in Table 1. 4733 Sunset Boulevard was purchased in 1952 and built by the Blue Cross medical group by 1956, and was the first building to be added to the Kaiser Permanente campus. The Kaiser Permanente campus built 1526 North Edgemont Street in 1958, 4900 Sunset Boulevard in 1960, 1515 North Vermont Avenue office building and accompanying parking garage at 1517 North Vermont Avenue in 1961, then another medical office at 1501 North Edgemont Street in 1962. Between 1962 and 1964, 4747 Sunset Boulevard and an accompanying multistory parking garage were built (FAS 1956, 1960, 1962; LAT 1952a, 1953b; NETR 2018;

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ZIMAS 2018).

Table 1. LAMC Buildings Construction Date Information

Building Address	Year built	Demolished	Source
4867 North Edgemont Street	1953	2010-2011	LAT 1953b
4733 Sunset Boulevard	1956	extant	FAS 1956
1526 North Edgemont Street	1958	extant	Assessor
4900 Sunset Boulevard	1960	extant	Assessor
1515 North Vermont Avenue	1961	extant	Assessor
1517 North Vermont Avenue parking garage	1961	Extant	Assessor
1501 North Edgemont Street	1962	extant	Assessor
4747 Parking garage	1962-1964	2003	FAS 1962; NETR 2018
4747 Sunset Boulevard (original)	1964	2003	FAS 1962; NETR 2018
1510 North Edgemont Street (4867 Sunset Boulevard west and north wing additions)	1974	2010-2011	Assessor
1549 North Edgemont Street parking garage	1980	extant	Assessor
4950 Sunset Boulevard and parking garage	1982	extant	Assessor
4700 Sunset Boulevard	1986	extant	Assessor
4730 Barnsdall Avenue parking garage	1990	extant	Assessor
4760 Sunset Boulevard	2002	extant	Assessor
4867 Sunset Boulevard (new)	2003	extant	Permit 03010-10000-03183

There was a lull in hospital growth between 1964 and 1974, then the LAMC campus began to grow again. In 1974, three major "wing" additions to the flagship building were made: the west wing (1510 North Edgemont Street), north wing, and east wing were all built in quick succession. The west wing had an L-shaped plan, exceeded the height of the original 4867 Sunset Boulevard building, and was located prominently at the corner of North Edgemont Street and Sunset Boulevard. Another wing addition north of 4867 Sunset Boulevard extended to connect 1526 North Edgemont, 1510 North Edgemont, and added a wing that extended diagonally northeast away from the other buildings (NETR 2018; Teledyne Geotronics 1971, 1976; ZIMAS 2018).

In 1980, Kaiser LAMC built a new parking garage to keep up with ongoing demand created by their enlarged campus at 1559 North Edgemont. In 1982, the 4950 Sunset Boulevard medical office building and parking lot were added, and in 1986, 4700 Sunset Boulevard was also added to the campus (LAT 1982; NETR 2018; ZIMAS 2018).

In 1997, Kaiser Permanente began planning to close and demolish its flagship building and its wings. Despite being novel for its time, the 4867 Sunset Boulevard Building was obsolete by 1997 and rather than remodel it and pay for a seismic upgrade, Kaiser chose instead to send patients to other hospitals as they anticipated the closure. The flagship building was demolished in 2002, and a new 4867 Sunset Boulevard building, shifted one parcel east, was constructed in 2003. The west wing addition at 1510 North Edgemont Street followed soon after, demolished in 2010 (LAT 1997; Permit 02010-10000-01044; ZIMAS 2018).

1517 North Vermont Avenue Alterations and Permits (1961)

Original permit for 1515 and 1517 North Vermont Street were filed in 1960 (Permits

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1960LA74880) and the buildings were completed in 1961. The building was owned by California Federal Savings and Loan Association from 1961 to 1965 and was built to be offices and a bank. It replaced a 1949 gas station at the site. The original architect for the project was Honnold & Rex, and contractor S. Jon Kreedman and Company. The next owners were the Retail Clerks Union, Local 770, who also operated the building as a bank at the first level with offices above from 1965 to 1968 (Permit 1965LA08282). In 1968, Kaiser Foundation Health Plan bought the buildings and they became part of the LAMC campus (Permit 1968LA59932). LADBS has recorded hundreds of permits for 1515 North Vermont Street that enumerate mechanical permits, electrical work, plumbing, new signs, HVAC and interior alteration, however there are few permits for 1517 North Vermont Street, the adjoining 2-story parking garage. Notable alterations are listed below:

- Added second level to existing parking lot, 1965 (Permit 1965LA08282);
- Structural alterations to parking structure, 1991 (Permit 1991LA73482);
- Repair to damaged parapet, 1998 (Permit 98016-10000-23705);
- Remove, sandblast and replace grilles along Vermont Ave, 1999 (Permit 98016-10002-23705);
- Replace swing gates with roll up gates, 2005 (Permit 05016-10000-25720); and
- Upgraded Americans with Disabilities Act (ADA) Barriers, handrails, ramps in parking structure, 2008 (Permit 08016-10000-09553).

Architect

Honnold & Rex (1953-1966)

Honnold & Rex formed in 1953 as a partnership between Douglas Honnold and John Rex. Douglas Honnold was born in Montreal, Canada and immigrated to California in 1922 to attend University of California Berkeley. After leaving Berkeley, Honnold began working in Los Angeles as a draftsman. In 1929 he formed his own firm, Douglas Honnold, Architect and worked alone until 1953, He was also an instructor at the Art Center School, College of Design in Pasadena from 1948 to 1949. John Rex was a Los Angeles native who got his Bachelor of Architecture at University of Southern California in 1932. He worked at Sumner Spaulding for 8 years before becoming a partner at Spaulding, Rex & Deswarte in 1940. After Honnold and Rex partnered, they specialized in medical and office buildings. Notable architectural works Honnold & Rex include the following (LAC 2018; PCAD 2015d):

- Research House, Hollywood, Los Angeles, CA (1954);
- Piness Medical Building, Beverly Hills, CA (1955);
- William Morris Offices, Beverly Hills, CA (1955);
- Valley Plaza Tower, Los Angeles, CA (1960);
- Los Angeles Federal Savings & Loan Association, North Hollywood Branch, Los Angeles, CA (1960);
- San Pedro Community Hospital, Los Angeles, CA (1960);
- Centinela Valley Community Hospital, Inglewood, CA (1961);
- Los Angeles County Hall of Records Building #2, Los Angeles, CA (1963); and
- Los Angeles Federal Savings & Loan Association, Sunset-Vine Office, Los Angeles, CA (1964).

Architectural Style

Mid-century Modern (1933-1965)

Mid-century Modern style is reflective of International and Bauhaus styles popular in

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Europe in the early 20th century. This style and its living designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity *inside* the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modern. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms throughout Southern California. Like other buildings of this era, Mid-century Modern buildings had to be quickly assembled, and use modern materials that could be mass-produced (McAlester 2013; Morgan 2004).

Key character-defining features of the Mid-century Modern style include (McAlester 2013; Morgan 2004; Gebhard and Winter 2003):

- Low, boxy, horizontal proportions;
- Mass-produced materials;
- Flat, smooth sheathing;
- Flat roofed without coping at roof line; flat roofs hidden behind parapets;
- Lack of exterior decoration or abstract geometrical motif;
- Simple windows (metal or wood);
- Industrially plain doors;
- Large window groupings;
- Commonly asymmetrical; and
- Whites, buffs, and pale pastel colors.

B10. Significance (Continued):

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not identify any associations with events that have made a significant contribution to the broad patterns of local or regional history. 1517 North Vermont Avenue is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhoods. Due to a lack of significant associations with events important to history, 1517 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Although Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser, there is no direct relationship between Kaiser and the 1517 North Vermont Avenue parking garage. There are no other known associations with any important figures in national, state, or local history. For these reasons, 1517 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

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Property Name: 1517 North Vermont Avenue
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1517 North Vermont Avenue is not a distinctive or remarkable example of the Corporate Modern architectural style. Neither Honnold nor Rex of the architectural firm Honnold & Rex are identified as master architects. Further, the building does not possess high artistic value. The building also is not eligible as a contributor to an historic district. For all of these reasons, 1517 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, 1517 North Vermont Avenue is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Los Angeles HCM Criteria

Per the City of Los Angeles Office of Heritage Resources website:

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; OR
- which are identified with historic personages or with important events in the main currents of national, state, or local history; OR
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; OR
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above. (LAOHR 2017)

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 1517 North Vermont Avenue is not an example of outstanding craftsmanship, was not created by a "master" architect, builder, or designer, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. The site is not associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, 1517 North Vermont Avenue is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National

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Property Name: 1517 North Vermont Avenue

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Register criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are locations, setting, design, materials, workmanship, feeling and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (Andrus and Shrimpton 2002).

Location: 1517 North Vermont Avenue is sited on the original location of construction in its original orientation. Therefore, 1517 North Edgemont Street retains integrity of location.

Design: 1517 North Vermont Avenue has not had significant, visible alterations over time that have compromised its integrity of design. It has not changed its layout, architectural style, decoration, or original use since it was constructed in 1961. Therefore, 1517 North Vermont Avenue retains integrity of design.

Setting: The setting of 1517 North Vermont Avenue has not changed. The shopping center and Barnsdall Park to the north, parking lot to the west, 1515 North Vermont Avenue to the south, and north Vermont Avenue to the east were in place at the time of 1517 North Vermont Avenue's construction. Therefore, 1517 North Vermont Avenue retains integrity of setting.

Materials: Minor alterations to 1517 North Vermont Avenue have compromised the property's material integrity, including new grilles, ADA ramps and handrails, and new gate. These minor alterations introduced new materials to the subject property that were not part of the original design. Therefore, 1517 North Vermont Avenue does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the little physical evidence of workmanship in constructing 1517 North Vermont Avenue was compromised by the minor exterior alterations to the buildings. Therefore, 1517 North Vermont Avenue no longer retains its integrity of workmanship.

Feeling: 1517 North Vermont Avenue still successfully conveys the feeling of being a 1960s Mid-century Modern parking garage, and subsequent alterations do not significantly impact the buildings' ability to convey this feeling. Therefore, the 1517 North Vermont Avenue retains integrity of feeling.

Association: No important historical associations with events or people were identified for the subject property.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, 1517 North Vermont Avenue only retains integrity of location, design, setting, and feeling. 1517 North Vermont Avenue does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

B12. References (Continued):

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LAT. 1946. "Barnsdall Death Laid to Thrombosis." Newspapers.com: *Los Angeles Times*. December 20, 1946, pg. 4.

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Property Name: 1517 North Vermont Avenue

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State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 13 *Resource Name or #: 1526 North Edgemont Avenue

P1. Other Identifier: _____

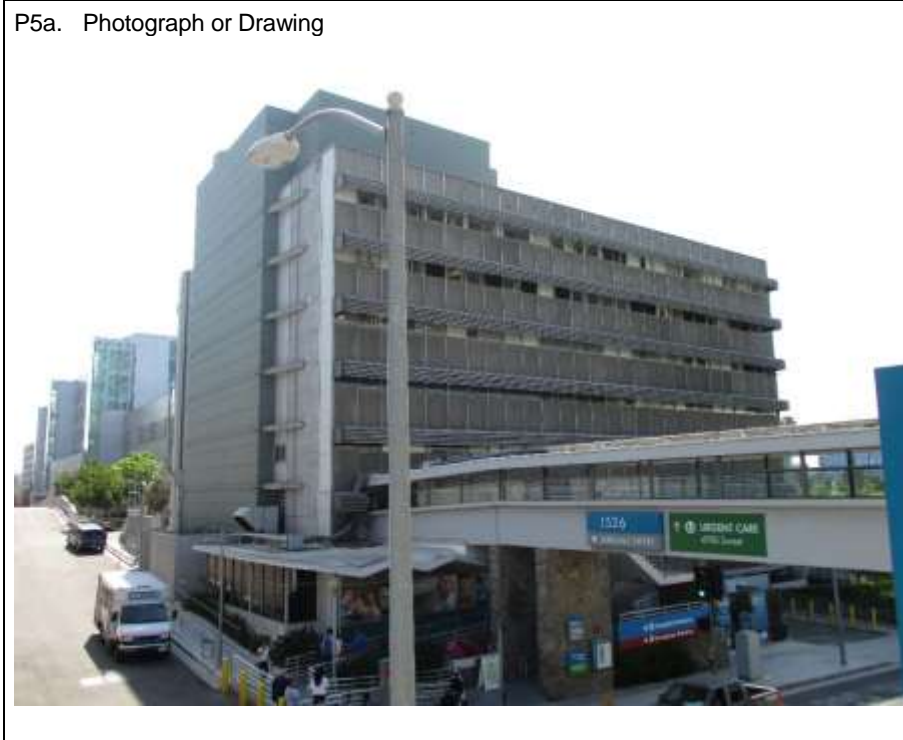
*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Hollywood Date 1966 (PR1981) T 1S; R 14W; SW 1/4 of NE 1/4 of Sec 12; S.B. B.M.
- c. Address 1526 North Edgemont Avenue City Los Angeles Zip 90027
- d. UTM: Zone 11S, 380480 mE/ 3773876 mN
- e. Other Locational Data:

APN: 5543-010-017; Building is located just north of the intersection of Sunset Boulevard and Edgemont Avenue in the Hollywood Neighborhood of Los Angeles, California.

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 1526 North Edgemont Street is a seven-story, Corporate Modern style medical office building on North Edgemont Street in Los Angeles. The building is located at the west side of the Kaiser Permanente LAMC campus. It has a rectangular plan and flat roof, with elevator towers that project above the roof line, and has several character defining features of the Corporate Modern-style office buildings: asymmetrical elevations; contrasting, banded glass and metal panel curtain walls that correspond to each floor; long, linear metal *bris soleil* over each window ribbon; the use of modern materials in its construction (glass, metal, concrete); a folded plate entry vestibule; and the absence of applied ornament. (See Continuation Sheet)

*P3b. Resource Attributes: HP41 - Hospital



*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo:
Overview of North (Left) and West/Main (right) Elevation; View facing Southeast; IMG 0837 8/15/2018

*P6. Date Constructed/Age and Source:
 Historic Prehistoric
 Both 1958

*P7. Owner and Address:
Kaiser Permanente
393 W. Walnut St. 43W02
Pasadena, CA 91188

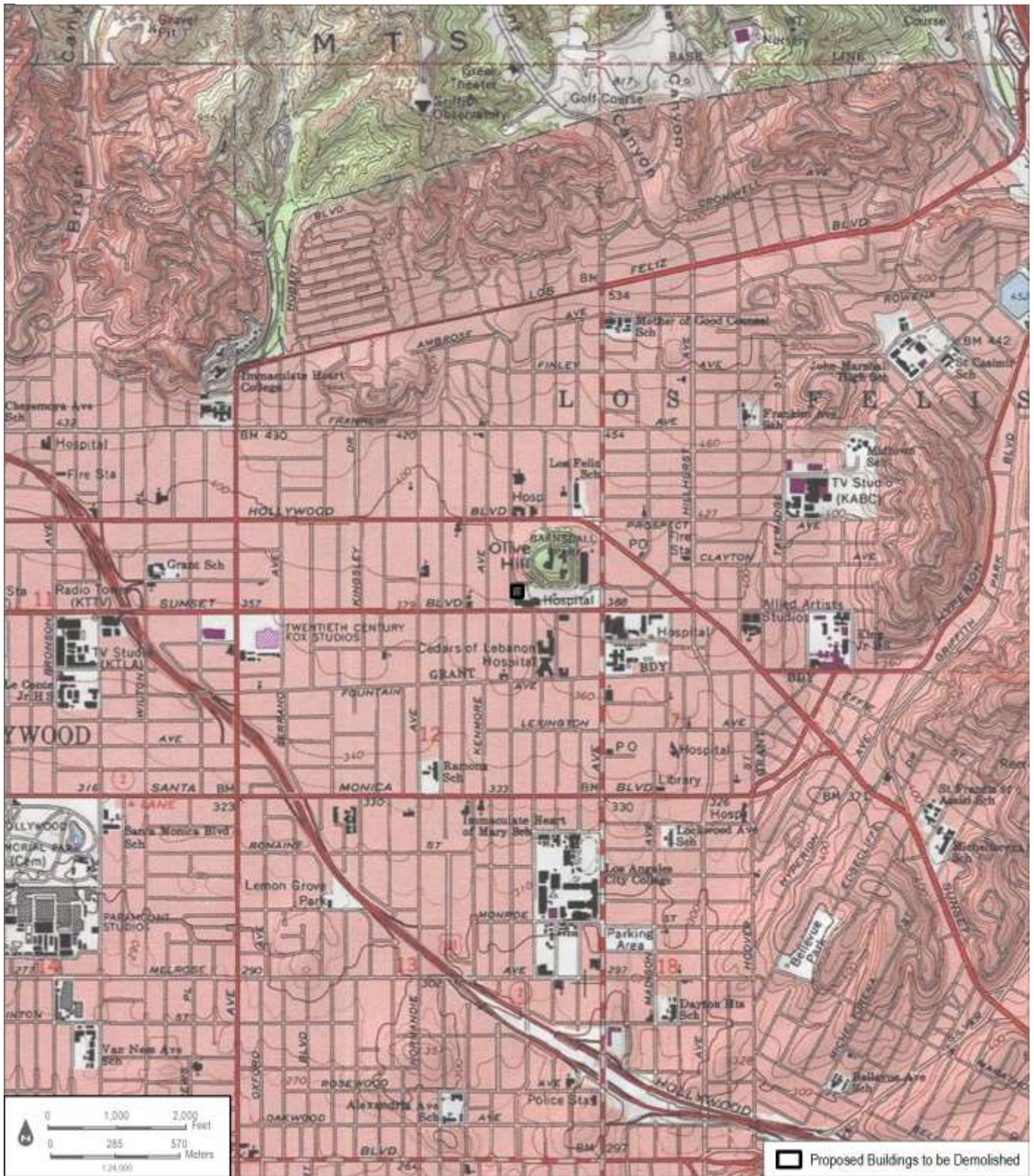
*P8. Recorded by:
Kate Kaiser, MSHP
Dudek
38 North Marengo Avenue
Pasadena, CA

*P9. Date Recorded: 8/15/2018

*P10. Survey Type: Intensive Pedestrian

*P11. Report Citation: Kaiser, Kate, MSHP, Samantha Murray, MA. Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center

- *Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1526 North Edgemont Ave. *NRHP Status Code 6Z
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B1. Historic Name: 1526 North Edgemont Avenue
B2. Common Name: 1526 North Edgemont Avenue
B3. Original Use: Hospital; medical offices B4. Present Use: Hospital; medical offices
*B5. Architectural Style: Corporate Modern Style
*B6. Construction History: (Construction date, alterations, and date of alterations)

(See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

None

B9a. Architect: Clarence W. W. Mayhew b. Builder: M.J. Brock & Sons
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type Hospital Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the project site's history and requisite integrity, Dudek finds the 1526 North Edgemont Street not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____
*B12. References:

(See Continuation Sheet)

B13. Remarks:

None

*B14. Evaluator: Kate G. Kaiser
*Date of Evaluation: October 4, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1526 North Edgemont Avenue
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P3a. Description (Continued) :

The main (west) elevation faces North Edgemont Street. From left to right, at the first floor level, there is a glass curtain wall vestibule entry at the northwest corner of the building, that features a folded plate roof, ADA accessible concrete ramps, and two mortared stone-veneer pillars at the sidewalk entrance that define the entry. Immediately above the folded plate entry is a pedestrian bridge that connects the parking garage at 1549 N Edgemont Street to the second floor of 1526 North Edgemont Street. This pedestrian bridge rests atop the folded plate, infilling space to effectively smooth the folded plate to situate the base of the bridge. The first floor continues past the projecting vestibule, defined by a ribbon of painted enamel or metal panels under a thin ribbon of fixed, plate glass windows that extend to the southwest corner of the building. The panels and plate glass windows are separated from neighboring panels and windows by vertical metal strips. Over the window ribbon is a metal *bris soleil*, or sun shade, that cantilevers out over the window ribbon for the length of the building. The resulting striping effect continues up the elevation for each of the seven floors: panel ribbon, then window ribbon, then *bris soleil*. The pattern finishes with a single layer of panels at the roofline.

Continuing clockwise around the building, at the first floor level is the north glass curtain wall of the vestibule, under the folded plate roof. This section consists of 16 fixed plate glass windows, in two rows of eight, atop a concrete bulkhead, banked into the hillside. On the main volume of the building, the north elevation is a symmetrical massing of precast concrete block materials. From left to right there is a series of recessed precast concrete panels that extends from ground level to roof, then a projecting precast concrete section in the middle that extends from ground level to a height of approximately two stories above the roofline, then another recessed series of precast concrete panels that again extend from ground to roof. Atypical of the style, this elevation features riveted horizontal metal bands attached to short sections of angled metal I-beams joining the projecting section to its flanking recessed sections.

The east elevation faces the main 4867 Sunset Boulevard hospital building, central to the LAMC campus. The ground level is banked into the hillside and any entry, windows, or other features at this level were not visible. From left to right, the upper six floors present as two sections: a wide expanse of smooth, concrete stucco with horizontal expansion joints, and a repetition of the panel ribbon, then window ribbon, then *bris soleil* pattern observed on the main elevation, continuing for each floor until the roofline where the wall is finished with a last row of panels.

The south elevation faces towards a landscaped lawn and Sunset Boulevard. It is asymmetrically arranged and has several projecting sections. It appears to be precast concrete panels with horizontal expansion joints, and devoid of windows, doors, or architectural decoration. An elevator tower at the right end of the elevation extends two stories above the roofline, adding to the asymmetrical effect. Additionally, a large area of repair appears evident on the fourth to seventh floor levels of the elevator tower, indicated by a different texture and coloring, as well as a gridwork of expansion joints.

B6. Construction History (Continued) :

Acquiring and Planning the Site

When Aline Barnsdall offered the City of Los Angeles Barnsdall Park in 1926, the City took five years to accept due to the terms of the purchase. Barnsdall's terms included the 11-acre park, surrounded by parcels that were lease-and-option street-facing parcels, which the City could not agree to accept at the time it was offered. Eventually, in 1931,

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Property Name: 1526 North Edgemont Avenue
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the City accepted Barnsdall Park but none of the street-facing parcels. Barnsdall continued to push the City to buy the parcels without success until her death in 1946. After her death, her estate still included the street facing parcels surrounding Barnsdall Park and Barnsdall's trust chose to sell the prime street-facing parcels to create the development called "Barnsdall Square" (LAT 1921, 1926, 1931a, 1931b, 1946, 1950b).

In 1950, plans for Barnsdall Square were first published. Developer Lawrence Block's Barnsdall Square development planned a shopping center for North Vermont Avenue, apartments on North Edgemont Street, medical buildings on Sunset Boulevard, and a recreation center on Hollywood Boulevard. The Square's first development was Kaiser Permanente Hospital, to be located at the corner of North Edgemont Street and Sunset Boulevard. Plans for the hospital campus began in 1951 when industrialist and real estate tycoon Henry J. Kaiser agreed to pay for a new, modern hospital in Hollywood. Permits for the hospital were approved in 1951, and the designer, Wolff & Phillips in Portland Oregon were contracted to design the first building at 4851 Sunset Boulevard, with C.W. Peck as contractor. Wolff & Phillips had already built several buildings for Henry Kaiser in Portland, including the Kaiser Child Service Center, a daycare facility for shipyard workers. While Wolff & Phillip's building exterior was plain modernist medical office architecture, the interior featured collaborative innovations from Dr. Sidney R. Garfield such as automatic doors, electric beds, separate hallways for guests and staff, X-ray facilities, and soundproofing, which were then-novel concepts in hospital design. The 1953 flagship hospital building at 4867 Sunset Boulevard was marketed as "the Hospital of the Future" (LAT 1953b: 31). Other Barnsdall Square developments, including a shopping center on North Vermont Avenue designed by Stiles Clements, Associated Architects and a building for the Blue Cross of California medical group along Sunset Boulevard, were also underway in 1952 (Cushing 2013, 2016a, 2017; LAT 1950b, 1951b, 1951c, 1951d, 1951e; 1952a, 1952b, 1953b; Oregon Digital 2018; Thomas 2011).

After the flagship building (4867 Sunset Boulevard) was completed, LAMC buildings were added in the 1950s and 1960s in rapid succession. This growth is summarized below in Table 1. 4733 Sunset Boulevard was purchased in 1952 and built by the Blue Cross medical group by 1956, and was the first building to be added to the Kaiser Permanente campus. The Kaiser Permanente campus built 1526 North Edgemont Street in 1958, 4900 Sunset Boulevard in 1960, 1515 North Vermont Avenue office building and accompanying parking garage at 1517 North Vermont Avenue in 1961, then another medical office at 1501 North Edgemont Street in 1962. Between 1962 and 1964, 4747 Sunset Boulevard and an accompanying multistory parking garage were built (FAS 1956, 1960, 1962; LAT 1952a, 1953b; NETR 2018; ZIMAS 2018).

Table 1. LAMC Buildings Construction Date Information

Building Address	Year built	Demolished	Source
4867 North Edgemont Street	1953	2010-2011	LAT 1953b
4733 Sunset Boulevard	1956	extant	FAS 1956
1526 North Edgemont Street	1958	extant	Assessor
4900 Sunset Boulevard	1960	extant	Assessor
1515 North Vermont Avenue	1961	extant	Assessor
1517 North Vermont Avenue parking garage	1961	Extant	Assessor
1501 North Edgemont Street	1962	extant	Assessor
4747 Parking garage	1962-1964	2003	FAS 1962; NETR 2018
4747 Sunset Boulevard (original)	1964	2003	FAS 1962; NETR 2018

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Table 1. LAMC Buildings Construction Date Information

Building Address	Year built	Demolished	Source
1510 North Edgemont Street (4867 Sunset Boulevard west and north wing additions)	1974	2010-2011	Assessor
1549 North Edgemont Street parking garage	1980	extant	Assessor
4950 Sunset Boulevard and parking garage	1982	extant	Assessor
4700 Sunset Boulevard	1986	extant	Assessor
4730 Barnsdall Avenue parking garage	1990	extant	Assessor
4760 Sunset Boulevard	2002	extant	Assessor
4867 Sunset Boulevard (new)	2003	extant	Permit 03010-10000-03183

There was a lull in hospital growth between 1964 and 1974, then the LAMC campus began to grow again. In 1974, three major "wing" additions to the flagship building were made: the west wing (1510 North Edgemont Street), north wing, and east wing were all built in quick succession. The west wing had an L-shaped plan, exceeded the height of the original 4867 Sunset Boulevard building, and was located prominently at the corner of North Edgemont Street and Sunset Boulevard. Another wing addition north of 4867 Sunset Boulevard extended to connect 1526 North Edgemont, 1510 North Edgemont, and added a wing that extended diagonally northeast away from the other buildings (NETR 2018; Teledyne Geotronics 1971, 1976; ZIMAS 2018).

In 1980, Kaiser LAMC built a new parking garage to keep up with ongoing demand created by their enlarged campus at 1559 North Edgemont. In 1982, the 4950 Sunset Boulevard medical office building and parking lot were added, and in 1986, 4700 Sunset Boulevard was also added to the campus (LAT 1982; NETR 2018; ZIMAS 2018).

In 1997, Kaiser Permanente began planning to close and demolish its flagship building and its wings. Despite being novel for its time, the 4867 Sunset Boulevard Building was obsolete by 1997 and rather than remodel it and pay for a seismic upgrade, Kaiser chose instead to send patients to other hospitals as they anticipated the closure. The flagship building was demolished in 2002, and a new 4867 Sunset Boulevard building, shifted one parcel east, was constructed in 2003. The west wing addition at 1510 North Edgemont Street followed soon after, demolished in 2010 (LAT 1997; Permit 02010-10000-01044; ZIMAS 2018).

1526 North Edgemont Street (1958) Alterations and Permits

Original permits for 1526 North Edgemont Street were filed in 1957 (Permits 1957LA80228), and according to the Assessor, the building was finished in 1958. The original architect for the project was Clarence W. W. Mayhew, engineers were George Brandow and Roy Johnson, and M.J. Brock & Sons were the contractors. The building was originally intended for "obstetrical and surgical services, and as an outpatient clinic for the Kaiser Hospital (LAT 1957d: 41). Despite the ostentatious plans, only the first two stories were initially finished, and it was not until 1971 that the final five stories and penthouse were completed (Permit 1971LA26559). The Los Angeles Department of Building and Safety (LADBS) has recorded hundreds of alteration permits for 1526 North Edgemont Street that enumerate mechanical permits, electrical work, plumbing, new signs, HVAC and interior alteration. Notable exterior alterations are listed below:

- Build additional 5 levels and penthouse over existing 2 stories, 1971 (Permit 1971LA26559);

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- Ramp added to clinic entrance on west (main) elevation, 1974 (Permit 1974LA96980);
- Added a pedestrian bridge across Edgemont Street to 1549 North Edgemont Street parking structure 1979 (Permit 1978LA94205);
- Seismic remediation, multiple permits, 1993 (Permit 1993LA00860, Permit 1993LA05799);
- Infill hallways, entrances after demolition of 4867 Sunset boulevard and wings, 2010 (Permit 10016-10000-18098);
- Provided new exterior curtain wall infill on south elevation where 4867 Sunset Boulevard was demolished, 2011 (Permit 11016-10000-10171); and
- Alterations to south elevation curtain wall, 2013 (Permit 13016-10001-14943).

Architect

Clarence W. W. Mayhew (1906–1994)

Clarence Mayhew was born in 1906 in Denver, Colorado, and moved to San Francisco, California in 1922 to work as a draftsman for architect Arthur Brown, Jr. Mayhew left Brown's firm to study at the l'École des Beaux-Arts in Paris, graduating in 1925, then getting a Masters in Architecture from University of California Berkeley in 1927. Mayhew worked for Miller and Pflueger as a draftsman (1927–1933), before forming his own firm, Clarence W. W. Mayhew, Architect in 1934. Mayhew worked almost exclusively in California, and was known for exceptional Beaux-arts applications to modern residences in his early works. Later in his career, Mayhew worked with Kaiser to design three hospitals, and other various medical office buildings for Kaiser Permanente. Near the end of his career, Mayhew partnered with Hal Thiederman to form Mayhew & Thiederman, Architects, in 1970. Mayhew retired in 1976. Notable architectural works of Clarence Mayhew include the following (Cushing 2016b; McPartland 2010; PCAD 2015b; Thomas 2011):

- Oakland House, Oakland, CA (1936);
- Manor House, Orinda, CA (1938);
- Reinhart Alumni House, Mills College, Oakland, CA (1949);
- Alumni House, University of California Berkeley, Berkeley, CA (1953);
- Kaiser Foundation Medical Center, Walnut Creek, CA (1953);
- Kaiser Foundation Hospital, Fontana, CA (1954);
- Kaiser Foundation Hospital, Harbor City, CA (1957);
- Napa Medical Office Building, Napa, CA (1959);
- Oakland Hospital Addition, Oakland, Ca (1960);
- Kaiser Foundation Hospital., Panorama City, CA (1962); and
- Hayward Hospital, Hayward, CA (1965).

Architectural Style

Corporate Modern (1945–1970)

Corporate Modern architecture is seen throughout Southern California throughout the 1950s, 60s and 70s. Like other modern movements, Corporate Modern architecture was focused on austere exteriors with little to no ornamentation and was constructed using innovative materials such as steel, glass, and concrete. The style is based largely on the design aesthetic of architect Mies van der Rohe. Notable practitioners of the style in Los Angeles included William Pereira and Charles Luckman (Sapphos 2009).

Key character-defining features include (McAlester 2013; Sapphos 2009):

- Use of concrete, steel and glass;

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- Rectilinear forms;
- Large vertical expanses of concrete;
- Lack of exterior ornamentation;
- Glass curtain walls;
- Use of steel mullions;
- First floor has a slight setback under a canopy;
- Decorative entry points with a variety of materials such as marble or tiles; and
- Design dictated by steel framing systems.

B10. Significance (Continued):

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not identify any associations with events that have made a significant contribution to the broad patterns of local or regional history. 1526 North Edgemont Street is indistinguishable from the other dozen Kaiser Permanente LAMC buildings, and is neither the first building on the campus, nor is it historically important, or scientifically innovative in any way. 1526 North Edgemont Street is unrelated to major events in Los Angeles history and is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of significant associations with events important to history, 1526 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

Although Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser, there is no direct relationship between Henry J. Kaiser and 1526 North Edgemont Street. There are no other known associations with any important figures in national, state, or local history. For these reasons, 1526 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

1526 North Edgemont Street is not a distinctive or remarkable example of the Mid-century Modern architectural style and has had several of its character defining features obstructed or altered since its construction in 1958, including its folded plate roof entry and the *bris soleil* features over the window bands. The architect, Clarence Mayhew, may be considered a master architect; however, because of extensive alterations to the building, 1526 North Edgemont Street is not representative of his work. 1526 North Edgemont Street does not possess high artistic value. The building has had several external alterations since its initial construction in 1958, and does not have the requisite design, material, and workmanship integrity to successfully convey significance. The building is also not eligible as a contributor to an historic district. For all of these reasons, 1526 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that 1526 North Edgemont Street has the potential to

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Property Name: 1526 North Edgemont Avenue
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yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, 1526 North Edgemont Street is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Los Angeles HCM Criteria

Per the City of Los Angeles Office of Heritage Resources website:

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; OR
- which are identified with historic personages or with important events in the main currents of national, state, or local history; OR
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; OR
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above. (LAOHR 2017)

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 1526 North Edgemont Street is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Master architect Clarence Mayhew designed 1526 North Edgemont Street; however, the building does not have the requisite integrity to convey this relationship. The site is not associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, 1526 North Edgemont Street is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are locations, setting, design, materials, workmanship, feeling and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (Andrus and Shrimpton 2002).

Location: 1526 North Edgemont Street is sited on the original location of construction in its original orientation. Therefore, 1526 North Edgemont Street retains integrity of location.

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Design: 1526 North Edgemont Street was subjected to several extensive exterior alterations over time that compromise its integrity of design, including obscuring the folded plate entry, reconfiguration of entry points, addition of an elevated pedestrian walkway over Edgemont Street, and a new south elevation external cladding. Therefore, 1526 North Edgemont Street does not retain integrity of design.

Setting: The setting of 1526 North Edgemont Street has changed significantly over time, including the addition and demolition of surrounding buildings, and the addition of parking structures and other high-rise buildings within its viewshed. Therefore, 1526 North Edgemont Street does not retain integrity of setting.

Materials: Numerous alterations to 1526 North Edgemont Street have compromised the property's material integrity, including new doors, new signs, the pedestrian walkway, and a new curtain wall for the eastern elevation. Therefore, 1526 North Edgemont Street does not retain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original 1526 North Edgemont Street building was compromised by the exterior alterations to the buildings. Therefore, 1526 North Edgemont Street no longer retains its integrity of workmanship.

Feeling: 1526 North Edgemont Street does not convey the feeling of a 1950s Mid-century Modern office, and subsequent alterations negatively affected the buildings' ability to convey this feeling. Therefore, 1526 North Edgemont Street does not retain integrity of feeling.

Association: No important historical associations with events or people were identified for 1526 North Edgemont Street.

In summary, the subject property appears not eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the 1526 North Edgemont Street only retains integrity of location, and therefore does not maintain the requisite integrity to warrant listing in the NRHP, CRHR, or as a City of Los Angeles HCM.

B12. References (Continued):

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