

## **Appendix C**

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### Historical Resources Technical Report



**HISTORICAL RESOURCE TECHNICAL REPORT**

# 6450 Sunset Boulevard

*February 2022*

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HISTORICAL RESOURCES TECHNICAL REPORT

**6450 Sunset Boulevard**

HISTORIC RESOURCES GROUP

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## 1.0 EXECUTIVE SUMMARY

This report identifies historic resources and analyzes potential impacts in conjunction with the proposed Project to be located on a block in Hollywood bounded by Sunset Boulevard to the north, De Longpre Avenue to the south, Cole Place to the east, and Wilcox Avenue to the west. The Project will demolish three existing buildings and remove surface parking lots to construct a 15-story mixed-use building with food retail, office space, and parking and a Los Angeles Department of Water and Power equipment area.

The purpose of this report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)<sup>1</sup> are present on or in the near vicinity of the Project Site, and, if so, to identify potential impacts to historic resources caused by the proposed Project. This report is intended to inform environmental review of the proposed Project.

Preparation for this study included a records search at the California Historical Resources Information System (“CHRIS”) South Central Coastal Information Center (“SCCIC”) housed at the California State University, Fullerton. Other sources included the California Office of Historic Preservation’s Built Environment Resource Directory (“BERD”) for Los Angeles County, and previous historic resources survey findings in Hollywood.

Field examinations were conducted to review and confirm previous findings and to identify previously unevaluated properties that may be potentially eligible within the area where potential direct or indirect impacts could occur. All properties were examined from the public right-of-way.

This study included a review of primary and secondary sources related to the development of the surrounding community, a field investigation of the Project Site, and analysis and evaluation of the Project Site in consideration of National Register of Historic Places (“NRHP”), California Register of Historical Resources (“CRHR”), and City of Los Angeles Historic-Cultural Monument (“HCM”) designation criteria.

Based on visual observation of the three buildings located on the Project Site, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal, state, and local levels, HRG has determined that none of the buildings located on the Project Site is eligible for listing in the NRHP, the CRHR, or for local designation as a Los Angeles HCM.

<sup>1</sup> California PRC, Section 21084.1.

Analysis of potential impacts to historical resources reveals that construction of the proposed Project will not result in significant impacts to any historical resources in the near vicinity of the Project Site.

FIGURE 1: PROJECT LOCATION



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## 2.0 PROJECT DESCRIPTION<sup>2</sup>

The Sunset + Wilcox Project (Project) is a new commercial development proposed on an approximately 74,193-square-foot (1.70-acre)<sup>3</sup> site located at 1420, 1424, 1426, 1428, 1432, 14320, 1434, 1436, 1438, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue (Project Site) in the Hollywood Community Plan Area of the City of Los Angeles (City). The Project Site is currently occupied with approximately 26,261 square feet of office and retail uses and associated surface parking. The Project includes the development of a 15-story commercial building with a total floor area of 443,418 square feet consisting of 431,032 square feet of office space and 12,386 square feet of ground floor commercial space. The Project also includes the construction of an LADWP equipment area within the De Longpre portion of the Project Site. The area proposed for this use would not constitute floor area as defined by the Los Angeles Municipal Code (LAMC). As part of the Project, the existing office and retail uses and associated surface parking would be removed. Upon completion, the Project would have a net floor area of 418,957 square feet and a floor area ratio (FAR) of 6:1.

<sup>2</sup> Project description as provided by the Applicant.

<sup>3</sup> The Project includes a 2,275-square-foot merger of the public right-of-way along a portion of Wilcox Avenue. The Project Site includes the site area prior to the merger (71,918 square feet) plus the 2,275-square-foot merger.

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### 3.0 DESCRIPTION OF PROJECT SITE AND SETTING

The Project Site is located on the south side of W. Sunset Boulevard in the Hollywood Redevelopment Project area of the City. It comprises 4 parcels (APNs 5546-014-056, 5546-014-013, 5546-014-014, 5546-014-017). The two parcels at the southwest corner of the block, consisting of a one-story commercial/industrial building and adjacent surface parking lot, are not part of the Project Site.

The Project Site is flanked to the north by two-story commercial/industrial buildings, to the west by one-story commercial buildings with associated surface parking and a high-rise commercial building with integrated parking, to the south by two-story civic buildings with associated surface parking, and to the east by one- and two-story commercial/industrial buildings with associated surface parking and a high-rise commercial building with above-ground parking structure.

The Project Site is occupied by three commercial buildings (identified on the map in Figure 1): 6450 W. Sunset Boulevard, spanning the width of the north side of the property; 1424-1438 N. Wilcox Avenue, located south of 6450 W. Sunset Boulevard at the west property line; and 1413 N. Cole Place, located south of 6450 W. Sunset Boulevard at the northwest corner of the intersection of W. De Longpre Avenue and N. Cole Place. The buildings are surrounded by surface parking lots paved in asphaltic concrete; an alley provides through access between N. Wilcox Avenue and N. Cole Place just north of 1413 N. Cole Place.

The buildings located on the Project Site are described below.

#### 6450 W. Sunset Boulevard

The one-story commercial building at 6450 W. Sunset Boulevard is rectangular in plan with simple massing and asymmetrical composition. There is a flat roof with parapet and built-up roofing. Exterior walls are painted concrete masonry units with tooled joints. A continuous band of metal panels wraps the parapet. Fenestration consists primarily of floor-to-ceiling aluminum sash fixed windows. There is no fenestration on the east façade. The primary entrance is asymmetrically located at the west end of the south façade and consists of a pair of aluminum frame storefront doors with transom, accessed from the sidewalk via a concrete path. A secondary entrance at the west end of the north façade, consists of two aluminum frame storefront doors with transoms and shared sidelight, accessed from the sidewalk by a concrete stair and ramp. There is a loading dock at the east side of the south façade, and a freight door at the south end of the east façade.

#### 1424-1438 N. Wilcox Avenue

This property consists of two one-story commercial buildings at 1432 N. Wilcox Avenue (alternate address 1432-1438 N. Wilcox Avenue) and 1424 N. Wilcox Avenue (alternate address 1424-1430 N. Wilcox Avenue). Both buildings are rectangular in plan with simple massing and asymmetrical composition. They have flat roofs with parapet and built-up roofing.



Exterior walls are clad in textured cement plaster. The primary (west) façade is composed of a series of storefronts with floor-to-ceiling aluminum sash plate glass windows. Metal roll-up security doors and wrought iron fencing have been added to each storefront and most storefront entrances are boarded up with plywood. A central recessed entrance with fully glazed wood frame door joins the two buildings. Two entrances are located on the rear (east) façade, both consisting of a flush wood door. Fenestration on the east façade consists of vinyl sash windows.<sup>4</sup>

#### 1413 N. Cole Place

The one- and two-story commercial building at 1413 N. Cole Place has a shallow U-shaped plan consisting of a one-story L-shaped volume and a two-story rectangular volume wrapping a small central parking area and loading dock facing Cole Place. The building has a flat roof with built-up roofing. Exterior walls are of painted concrete masonry and panels of cement plaster. Fenestration consists of metal sash fixed and sliding windows

Two entrances open to the parking/loading area are located on the east façade. Each consists of a fully glazed metal storefront door with large sidelights and transoms. The two-story volume at the building's southern end includes a cantilevered balcony on the second floor. An exterior metal stair provides access to the balcony from the ground floor. Ground-floor access is protected by a wrought iron security fence with pedestrian access gates. There are several secondary entrances at the north, east, and south façades, consisting of flush metal doors or fully glazed metal frame storefront doors.

A location map is included in Figure 1.

<sup>4</sup> No building permits were found for these alterations, which are noted based on visual observation of existing conditions.

## 4.0 METHODOLOGY

### 4.1 Research Sources

Sources consulted as part of this investigation included primary and secondary literature regarding the history of the Project Site and associated developmental history of Hollywood. Archival sources consulted included but were not limited to historical Los Angeles Times articles, historical aerial photographs, and historical maps including tract, assessor, and Sanborn Insurance Co. fire insurance maps.

Contemporary planning documents were also consulted, which included but were not limited to previous environmental evaluations conducted within the Project Site, the BERD for Los Angeles County, and the Hollywood Community Redevelopment Plan.

Tract maps associated with the Project Site, available online through the Los Angeles Department of Public Works, were reviewed and included the Lander Tract (TR0001-058), Lander Tract No. 2 (TR0004-57a), and Tract No. 1998 (TR0022-108a).

Digital Sanborn Insurance Company fire insurance maps, available through the Los Angeles Public Library were also reviewed for the Project Site from 1919, 1950, and 1955.

Historical aerial photographs available through the University of California, Santa Barbara Digital Aerial Photography Collections and HistoricAerials.com were reviewed for the Project Site from the following years: 1927, 1938, 1941, 1948, 1952, 1954, 1962, 1964, 1971, 1972, 1977, 1980, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, 2014, and 2016.

### 4.2 Identification of Historical Resources

The area that includes the Project Site has been subject to local historical resources evaluations and surveys over the past thirty years. Most recently, Architectural Resources Group, GPA Consulting, and Historic Resources Group completed an intensive historical resources survey of the Hollywood Redevelopment Plan Area in 2020 prepared for CRA/LA, A Designated Local Authority (“DLA”).<sup>5</sup> The survey of the Hollywood Redevelopment Project Area was conducted using the methodology established by the Office of Historic Resources (OHR) for SurveyLA and the report includes California Historical Resources Status Codes (“status codes”) as assigned by SurveyLA.

A previous intensive-level historical resources survey of the Hollywood Redevelopment Plan Area was conducted in 2010 by Chattel Architecture, Planning & Preservation, Inc. for the

<sup>5</sup> Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey Report, Hollywood Redevelopment Plan Area*, prepared for CRA/LA, January 28, 2020.

former Community Redevelopment Agency of the City, dissolved in 2012 and predecessor of CRA/LA, a Designated Local Authority.<sup>6</sup> Past evaluations were also conducted for historic surveys of the Hollywood Redevelopment Plan Area in 1986, 1997, and 2003.

For the purposes of this report, analysis is focused on those areas reasonably foreseen to be potentially vulnerable to significant impacts caused by the Project. A more detailed discussion of potential impacts is included in Section 9 of this report.

#### **4.3 Field Examinations**

Field examinations were conducted to review and confirm previous findings and to identify previously unevaluated properties that may be potentially eligible on the Project Site, and on parcels immediately adjacent to the Project Site. Examinations were also conducted to review and confirm previous findings for any known resources across Sunset Boulevard to the north, De Longpre Avenue to the south, Cole Place to the east, and Wilcox Avenue to the west of the Project Site. Properties previously identified as eligible for historic listing were assessed for their physical integrity to determine if alterations conducted since the previous evaluation had adversely affected their ability to convey historic significance. In general, previous findings of historic significance were carried forward for the purposes of this report and those properties are treated herein as historical resources for the purposes of CEQA. No additional resources were identified as historically significant through this investigation.

#### **4.4 Project Team**

Research, field inspection, and analysis were performed by Paul Travis, AICP, Managing Principal; Heather Goers, Senior Architectural Historian; Molly Iker-Johnson, Architectural Historian/Staff Photographer; and Robby Aranguren, Planning Associate/GIS Specialist, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

<sup>6</sup> Chattel Architecture, Planning & Preservation, Inc., *Historic Resources Survey: Hollywood Redevelopment Project Area*, prepared for the Community Redevelopment Agency, February 2010.

## 5.0 REGULATORY FRAMEWORK

### 5.1 Historic Designation Programs

Historic resources may be designated at the federal, state, and local levels. Current landmark designations available for properties located in Los Angeles include: listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments. While all designation programs place emphasis on architectural character, they also use basic criteria relating to a property's place in important events or patterns of development, association with important personages, and architectural significance.

#### National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.<sup>7</sup> The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

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

<sup>7</sup> 36CFR60, Section 60.2.

- 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.<sup>8</sup>

#### California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.<sup>9</sup>

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.<sup>10</sup>

For integrity purposes, resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that resources lacking sufficient integrity for listing in the National Register may still be eligible for the California Register.<sup>11</sup>

<sup>8</sup> 36CFR60, Section 60.3. Criterion D addresses potential archaeological resources which is outside the scope of this study.

<sup>9</sup> California PRC, Section 5023.1 (a).

<sup>10</sup> Criterion 4 addresses potential archaeological resources; therefore, it is not analyzed as part of this report.

<sup>11</sup> State of California, Department of Parks and Recreation, "California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison," Sacramento, CA: Office of Historic Preservation, 2011.

### City of Los Angeles Historic-Cultural Monuments

The City of Los Angeles Cultural Heritage Ordinance, first enacted in 1962 and updated in 2018, allows for the designation of buildings and sites as individual local landmarks in the City. These landmarks are known as “Historic-Cultural Monuments.”

Section 22.171.7 of Article 1, Chapter 9, Division 22 of the City of Los Angeles Administrative Code defines a Historic-Cultural Monument as “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.” A proposed Monument may be designated by the City Council upon the recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
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 individual genius influenced his or her age.

Designation as a Historic-Cultural Monument is “reserved for those places that have unique aesthetic, architectural, cultural or historic value to the City of Los Angeles.”<sup>12</sup> For integrity purposes, resources eligible for local designation should retain enough of their historic character or appearance to convey the reasons for their significance.

### City of Los Angeles Historic Preservation Overlay Zones (HPOZ)

The City of Los Angeles Historic Preservation Overlay Zone Ordinance, enacted in 1979 and amended in 2018, allows for the designation of historic districts as “Historic Preservation Overlay Zones” (HPOZs). Section 12.20.3 of Article 2, Chapter 1, of the City of Los Angeles Municipal Code (LAMC) states that the purpose of establishing HPOZs is to:

<sup>12</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, “Office of Historic Resources Info Brief: What Makes a Resource Significant?,” <https://planning.lacity.org/odocument/fcd76b35-7140-48ef-ad50-2506f270d0d8/Info%20Brief%20What%20Makes%20a%20Resource%20Significant.pdf> (accessed January 2020).

1. Protect and enhance the use of buildings, structures, natural features, and areas, which are reminders of the City's history, or which are unique and irreplaceable assets to the City and its neighborhoods, or which are worthy examples of past architectural styles;
2. Develop and maintain the appropriate settings and environment to preserve these buildings, structures, landscaping, natural features, and areas;
3. Enhance property values, stabilize neighborhoods and/or communities, render property eligible for financial benefits, and promote tourist trade and interest;
4. Foster public appreciation of the beauty of the City, of the accomplishments of its past as reflected through its buildings, structures, landscaping, natural features, and areas;
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history;
6. Promote the involvement of all aspects of the City's diverse neighborhoods in the historic preservation process; and
7. Ensure that all procedures comply with the California Environmental Quality Act (CEQA).<sup>13</sup>

<sup>13</sup> Los Angeles Municipal Code (LAMC) Article 2, Chapter 1; Amended by Ordinance 184,903, effective 6-17-17.

## 5.2 Historic Resources Under CEQA

CEQA requires that environmental protection be given significant consideration in the decision-making process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The CEQA statute provides that a historic resource is a resource that is:

- Listed in the California Register of Historical Resources (California Register);
- Determined eligible for the California Register by the State Historical Resources Commission;
- Included in a local register of historic resources.

The courts have interpreted CEQA to create three categories of historic resources:

- Mandatory historical resources are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- Presumptive historical resources are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1 or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.



- Discretionary historical resources are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.<sup>14</sup>

### 5.3 SurveyLA

The Project Site is located within the City, which has been subject to a citywide historic resources survey known as SurveyLA. SurveyLA, the Los Angeles Historic Resources Survey, is the City's comprehensive program to identify and document potential historic resources throughout the City. SurveyLA is intended to provide baseline information on historic resources to inform planning decisions and support City policy goals and processes.<sup>15</sup>

As part of SurveyLA, the Office of Historic Resources has developed a Historic Context Statement (HCS) to provide a framework for identifying and evaluating potential historic resources within the City. The HCS utilizes the Multiple Property Documentation (MPD) format developed by the National Park Service for the National Register of Historic Places and complies with the standards and guidelines set forth by the National Park Service and the California Office of Historic Resources.<sup>16</sup> This approach organizes the themes, trends, and patterns of history shared by properties into historic contexts; identifies and describes historic resources or property types that represent the contexts; and provides specific standards to guide the evaluation of significance. The SurveyLA HCS is organized into nine broad historical contexts, which are specific to Los Angeles and focus on the development of the City during the period dating from 1780 to 1980, and further subdivided into themes and sub-themes that reflect the various historical trends and patterns of events associated with each context.<sup>17</sup>

Some parts of Los Angeles were surveyed concurrent with SurveyLA under the direction of the Community Redevelopment Agency (CRA) and were not reevaluated by SurveyLA.<sup>18</sup> The Project Site falls within the boundaries of the Hollywood Redevelopment Project Area (as

<sup>14</sup> *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997).

<sup>15</sup> "Historic Resources Surveys: SurveyLA," Los Angeles City Planning, <https://planning.lacity.org/preservation-design/historic-resources-survey> (accessed April 2020). Resources identified through SurveyLA are not designated resources; designation is a separate process that requires public hearings and property owner notification.

<sup>16</sup> "Los Angeles Historic Context Statement, Context Outline." SurveyLA: Los Angeles Historic Resources Survey. [https://planning.lacity.org/odocument/fbb3582b-b6b0-4fb7-b27a-dbabacd760aa/SurveyLA\\_HistoricContextStatementOutline\\_July2018.pdf](https://planning.lacity.org/odocument/fbb3582b-b6b0-4fb7-b27a-dbabacd760aa/SurveyLA_HistoricContextStatementOutline_July2018.pdf) (accessed April 2020).

<sup>17</sup> "Los Angeles Historic Context Statement, Context Outline." SurveyLA: Los Angeles Historic Resources Survey. [https://planning.lacity.org/odocument/fbb3582b-b6b0-4fb7-b27a-dbabacd760aa/SurveyLA\\_HistoricContextStatementOutline\\_July2018.pdf](https://planning.lacity.org/odocument/fbb3582b-b6b0-4fb7-b27a-dbabacd760aa/SurveyLA_HistoricContextStatementOutline_July2018.pdf) (accessed April 2020).

<sup>18</sup> "Historic Resources Surveys: SurveyLA," Los Angeles City Planning, <https://planning.lacity.org/preservation-design/historic-resources-survey> (accessed April 2020).

described below) and therefore is located outside the area examined by SurveyLA during the field survey process.

#### **5.4 Hollywood Community Plan**

The Project Site is located within the planning boundary of the Hollywood Community Plan, adopted in December 1988. The Hollywood Community Plan is one of thirty-five Community Plans that comprise the Land Use Element of the City of Los Angeles' General Plan. The General Plan is the City's fundamental policy document, directing the City's future growth and development.

The 1988 Hollywood Community Plan does not specifically address historic resources; however, a stated objective of the 1988 Plan is to "encourage the protection and enhancement of the varied and distinctive residential character of the Community..." In addition, Housing Policy in the 1988 Plan version "encourages the protection and enhancement of well-defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zones where appropriate, and/or (2) preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character."<sup>19</sup>

The Plan also reiterates that it is "the City's policy that the Hollywood Community Plan incorporate the sites designated on the Cultural and Historical Monuments Element of the General Plan."<sup>20</sup>

#### **5.5 Hollywood Redevelopment Plan**

The Project Site is contained within the Hollywood Redevelopment Project Area, generally bounded by Franklin Avenue on the north, Serrano Avenue on the east, Santa Monica Boulevard and Fountain Avenue on the south, and La Brea Avenue on the west. The Hollywood Project area was established in 1984 by the CRA. The CRA was dissolved on February 6, 2012, and administration of the Hollywood Redevelopment Project area has been transferred to the CRA/LA, a DLA and successor to the CRA, and transferred to the City Planning Department in September 2019.<sup>21</sup>

The Hollywood Redevelopment Project's goals include "the retention, restoration and appropriate reuse of existing buildings, groupings of buildings, and other physical features especially those having significant historic and/or architectural value and ensure that new

<sup>19</sup> "Hollywood Community Plan," <https://planning.lacity.org/plans-policies/community-plan-area/hollywood> (accessed April 2020).

<sup>20</sup> "Hollywood Community Plan," <https://planning.lacity.org/plans-policies/community-plan-area/hollywood> (accessed April 2020).

<sup>21</sup> City of Los Angeles Ordinance No. 186325, September 20, 2019.

development is sensitive to these features through land use and development criteria.”<sup>22</sup> Policies and guidelines for the preservation, rehabilitation, and retention of historic properties are discussed in Section 5.11 of the Redevelopment Plan.

As part of its responsibilities in implementing the Hollywood Redevelopment Plan, the CRA compiled historic survey data on properties within the Hollywood Redevelopment Project Area. Property evaluations from historic surveys in 1986, 1997, and 2003 were compiled in a data table that was made available on the CRA website. A more recent intensive-level survey of the Hollywood Redevelopment Project Area was conducted in 2010.<sup>23</sup> After the CRA was dissolved and transferred to the City, the City continued this effort with an additional intensive-level survey completed in 2020.<sup>24</sup> These historic resources surveys provide relevant information regarding the status of properties within the redevelopment area and are used by agencies and the community to identify potential historic resources.<sup>25</sup>

## 5.6 Historic Significance and Integrity

### Historic Significance and Periods of Significance

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the following definition used by the National Park Service for the National Register.<sup>26</sup>

Historic significance is [defined as] the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, State, or the nation. It is achieved in several ways:

- Association with important events, activities or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction, or form
- Potential to yield important information

<sup>22</sup> "Hollywood Community Plan," <https://planning.lacity.org/plans-policies/community-plan-area/hollywood> (accessed March 2020).

<sup>23</sup> Chattel Architecture, Planning & Preservation, Inc., *Historic Resources Survey: Hollywood Redevelopment Project Area*, prepared for the Community Redevelopment Agency, February 2010.

<sup>24</sup> Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey Report, Hollywood Redevelopment Plan Area*, prepared for CRA/LA, January 28, 2020.

<sup>25</sup> The 2020 Hollywood Redevelopment Project Area Survey results can be viewed on the SurveyLA Findings and Reports website at <http://preservation.lacity.org/surveyla-findings-and-reports#Hollywood> (accessed March 2020).

<sup>26</sup> U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), <https://www.nps.gov/nr/publications/bulletins/nrb16a/> (accessed April 2020.)

A property may be significant individually or as part of a grouping of properties.

In addition to the above criteria, significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.<sup>27</sup> The National Park Service defines this period of time as the *period of significance*.

The *period of significance* is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for...listing. The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.<sup>28</sup>

The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.<sup>29</sup> The period of significance can be as brief as a single year; many, however, span many years and consist of beginning and closing dates.<sup>30</sup> Identification and definition of the period is based on "specific events directly related to the significance of the property," for example, the date of construction, years of ownership, or length of operation as a particular entity.<sup>31</sup>

### Integrity

*Historic integrity* is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."<sup>32</sup> The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.

<sup>27</sup> *National Register Bulletin 16A.*

<sup>28</sup> *National Register Bulletin 16A.*

<sup>29</sup> *National Register Bulletin 16A.*

<sup>30</sup> *National Register Bulletin 16A.*

<sup>31</sup> *National Register Bulletin 16A.*

<sup>32</sup> *National Register Bulletin 16A.*

- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>33</sup>

While it is not necessary for a property to retain all seven aspects of integrity, or indeed, “all its historic physical features or characteristics,”<sup>34</sup> the National Park Service notes that the property must retain “the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant.”<sup>35</sup>

### Character-defining Features

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property's period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be considered in the planning and design of a project to preserve them to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction or embody a historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people.

<sup>33</sup> U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton (Washington, DC: 1990; revised for Internet, 2002), <https://www.nps.gov/nr/publications/bulletins/nrb15/> (accessed April 2020).

<sup>34</sup> *National Register Bulletin 15*.

<sup>35</sup> *National Register Bulletin 15*.

## 6.0 HISTORY AND DESCRIPTION OF THE SURROUNDING AREA

### 6.1 Area Development

#### Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development

The Project Site is located in the Hollywood neighborhood of the City. The area that became Hollywood was originally part of two former Spanish land grants: Rancho La Brea and Rancho Los Feliz.<sup>36</sup> These two ranchos were strategically oriented along the Cahuenga Pass, a major transportation corridor to the north, and the growing city of Los Angeles to the south. The Cahuenga Pass encompassed part of the Camino Real del Rey, which was the principal coastal passageway and used continuously as a trail facilitating commerce, livestock transport, and travel since the earliest Spanish exploration. Hollywood began as a small agricultural community in the nineteenth century. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. A freight rail line was first constructed in 1887-1888, linking Hollywood and the neighboring community of Colegrove to downtown Los Angeles. The fields and orchards of the nineteenth century increasingly gave way to speculative real estate development by the turn of the twentieth century.

In 1900, the Cahuenga Valley Improvement Association was established to guide real estate development in the area, just as the first electric track down the length of Prospect Avenue (present day Hollywood Boulevard) was completed.<sup>37</sup> Other streetcar lines soon followed, including along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive.

In 1903, the City of Hollywood officially incorporated with a population of 700. In 1904, gas lines were laid, the streets were numbered, and a single track of the Los Angeles Pacific Railroad was placed perpendicular to the electric track already on Prospect Avenue.<sup>38</sup> As the area became increasingly developed, churches, clubs, and schools were built in proximity to the grand single-family residences that lined Hollywood Boulevard and other nearby streets. By 1909, like many of its neighboring communities, Hollywood had experienced immense growth. While its

<sup>36</sup> Portions of the historic context have been excerpted and adapted from the "SurveyLA Los Angeles Historic Resources Survey Report: Hollywood Community Plan Area," August 2011, revised November 2015, prepared for the City of Los Angeles by Historic Resources Group, Pasadena, CA, [https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood\\_SurveyReport.pdf](https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood_SurveyReport.pdf) (accessed January 2020).

<sup>37</sup> Gregory Paul Williams, *The Story of Hollywood: An Illustrated History* (BL Press LLC, 2011), 29.

<sup>38</sup> Williams, 43.

population in 1903 was a mere 700, by 1909 it had reached 4,000.<sup>39</sup> Though dwarfed by the neighboring City with 100,000 inhabitants, the small City of Hollywood quickly began to experience water shortages, drainage issues, and sewage problems, and less than ten years later Hollywood began to reconsider its status as an independent city.<sup>40</sup> In February of 1910, Hollywood was consolidated to the City to take advantage the City's established sewer system and the anticipated new water supply created by the Los Angeles Aqueduct, which was then under construction. The pre-consolidation area boundary is generally defined by the southernmost portion of the Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.

Although now formally part of the City, Hollywood continued to maintain its own identity, which was tied directly to the growth of the motion picture industry. By this time Hollywood was no longer a small independent city struggling to deal with infrastructural problems, but a thriving suburb with a rapidly growing population and the home of a significant national industry. As the popularity of motion pictures grew, more physical facilities related to film production were constructed in Hollywood, and the industry contributed significantly to the area's overall industrial growth. From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. Hollywood reached its heyday in the 1920s, when a large number of movie studios, theaters, and shopping centers filled Hollywood and Sunset Boulevards between Vine Street and Highland Avenue. To accommodate the increased demand for housing as well as services and amenities, residential and commercial development in Hollywood increased dramatically. The large parcels of land which were once occupied by a bucolic landscape of citrus groves and single-family residences were disappearing, replaced more and more frequently by dense urban development.

As the Hollywood district began to grow more commercial in nature beginning in the late teens, it also began to lose its status as a prestigious address. Many of the mansions that lined Hollywood Boulevard were abandoned by 1925, as developments such as Hancock Park and Beverly Hills drew elite residents away from the district.<sup>41</sup> In the mid-to-late 1930s, the glamorous image of Hollywood as a national fashion and entertainment destination began to fade. This was due in part to the effects of the Great Depression. During this era, the district experienced little in the way of growth but much in the way of increased commercial activity in a manner that reinforced Hollywood's role as a hub between Los Angeles and adjacent communities.

<sup>39</sup> Bruce T. Torrence, *Hollywood: The First 100 Years* (Hollywood, CA: Hollywood Chamber of Commerce & Fiske Enterprises, 1979), 9.

<sup>40</sup> Williams, 52-53.

<sup>41</sup> Williams, 132.

## World War II and Post-World War II Development

The United States' entry into World War II commenced following the bombing of Pearl Harbor in December 1941.<sup>42</sup> Wartime austerity had a dramatic impact on the landscape of Los Angeles, and Hollywood was no exception. Residential construction was halted for the duration of the war, and existing businesses and manufacturing operations were converted for the production and distribution of materials essential to the war effort.

Since Los Angeles served as a major point of departure for combat in the Pacific, Hollywood became a hub of entertainment and tourism for GIs passing through town before leaving for the battlefield.<sup>43</sup> Area hotels were booked solid, and the United Servicemen's Organization (USO) opened three Hollywood outposts in 1941. The famed Hollywood Canteen also opened in 1942, offering visiting servicemen an opportunity to be served by their favorite film stars. With travel during wartime restricted to essential business only, visits from servicemen saved many Hollywood nightspots from going under during the war.<sup>44</sup>

Density in Hollywood increased substantially following World War II. In the hillsides, residences were built on previously undeveloped lots. In the flatlands, inexpensive stucco-clad apartment buildings were erected as infill in previously established residential neighborhoods. Along the major commercial corridors, earlier buildings were updated or replaced with new construction. During this period, some of the nation's most important Modernist architects were working in Los Angeles, building sleek commercial buildings in the flatlands and highly innovative residential projects in the hillsides, and a number of Hollywood residential and commercial properties developed during this period were designed by important Modernist architects, including Richard Neutra, Rudolph Schindler, Lloyd Wright, John Lautner, Craig Ellwood, Raphael Soriano, Gregory Ain, and Pierre Koenig.

By the 1950s, motion picture operations began to relocate to other areas, and the major industry in Hollywood shifted to tourism. During the early 1950s, the Hollywood Freeway cut through the northeast corner of Hollywood, and widespread automobile ownership coupled with the development of the freeway system pulled new development to previously outlying areas on the West Side and in the San Fernando Valley. Later in the decade, the famous Capitol Records Building was constructed on Vine Street and the Hollywood Walk of Fame was created on

<sup>42</sup> Information about Hollywood's development from World War II through the late 20<sup>th</sup> century largely adapted from Historic Resources Group, *Historic Context Statement: Entertainment Industry Support Services*, prepared for Hollywood Heritage, October 19, 2017.

<sup>43</sup> Williams, 269.

<sup>44</sup> Williams, 270.



Hollywood Boulevard as a tribute to actors, directors, and other contributors to the entertainment industry.

### Late 20<sup>th</sup> Century Development

In the 1960s and 1970s Hollywood's population became more ethnically diverse, as new immigrant groups began settling in the area. In addition to a significant Latino population, Armenian and Thai immigrants began living and working in the East Hollywood area and opened shops and other businesses. Community and residential densities continued to increase, as original single-family houses, bungalow courts, and smaller apartment buildings were replaced with larger multi-family residential complexes.

By the 1980s the Hollywood community was in a state of economic decline as commercial development became focused more intensely to the west at Century City, along the Wilshire corridor in Westwood, and in Downtown Los Angeles. The Community Redevelopment Agency of Los Angeles established the Hollywood Redevelopment Project Area in 1986 to encourage development in the area. Among the goals of the agency were to revitalize the historic core and preserve historically significant buildings.

At the dawn of the new millennium, Hollywood began to experience a resurgence that continues today. In June 1999, the Hollywood extension of the Los Angeles County Metro Rail Red Line subway connected Downtown Los Angeles to the San Fernando Valley, with stops along Hollywood Boulevard at Western Avenue, Vine Street, and Highland Avenue. Additionally, the establishment of the city's Adaptive Reuse ordinance greatly facilitated the reuse of under-utilized historic buildings into new housing. New, large-scale mixed-use projects – Hollywood & Highland (including the Kodak Theater), the Renaissance Hotel, the W Hotel at Hollywood and Vine – along with the Red Line subway stations, have helped to revitalize Hollywood's streets and its economy, bringing with it an influx of new residents and tourists, higher rents, and new development pressures. The fervor with which the area was developed in the 1920s has returned, as private enterprise and public planners flock to Hollywood to redevelop and revitalize the area.

### **6.2 Development of the Project Site**

The Project Site contains three commercial buildings, constructed over time. It occupies lots 17, 18, 19, and 20 of the Lander Tract, subdivided in 1901; and lots 11, 21, 22, 23, and 24 of Lander Tract No. 2, subdivided in 1903. The Lander Tract consisted of 30 parcels, roughly bounded by Sunset Boulevard to the north, Cahuenga Boulevard to the east, De Longpre Avenue to the south, and the west side of Wilcox Avenue to the west. The Lander Tract No. 2 re-subdivided lots 5-16 and 25-30 of the Lander Tract into 24 parcels. In 1912, Tract No. 1998 re-subdivided several parcels of the Lander Tract along Sunset Boulevard, including the three

parcels (18-20) comprising the north portion of the Project Site; these became parcels 9 and 10 of Tract No. 1998.

By 1919, only 7 of the tract's 38 parcels were vacant. Much of the tract was developed with single-family residences, while the parcels fronting Sunset Boulevard east of Wilcox Avenue were occupied by industrial and commercial uses. In 1919, the northern portion of the Project Site fronting Sunset Boulevard was occupied by two one-story stores, a detached garage, and a vacant warehouse; the southern portion fronting De Longpre Avenue held three single-family residences.<sup>45</sup>

The area surrounding the Project Site continued to develop with commercial and residential uses through the mid-1940s. Between 1928 and 1938, Wilcox Avenue was extended south of Sunset Boulevard, and the north portion of the Project Site was redeveloped with a gas station and auto repair shop.<sup>46</sup> In 1941, a one-story commercial retail building was developed by Vernon Farquhar at 1432 N. Wilcox Avenue.<sup>47</sup> In 1945, Farquhar developed an additional one-story retail building at 1424-1430 N. Wilcox Avenue, which ultimately was combined with the adjacent building at 1432 N. Wilcox Avenue to function as one.<sup>48</sup>

In 1950, the gas station and auto repair building remained at the north side of the property. South of the gas station sat nine single-family residences, two duplexes, two one-story store buildings, and the two store blocks constructed in the 1940s.<sup>49</sup> Between 1950 and 1952, the gas station was demolished.<sup>50</sup> By 1954, both duplexes and three single-family residences had been removed from the property.<sup>51</sup> Between 1954 and 1962, three single-family residences were demolished, a large rear addition was made to the store at 1432 N. Wilcox Avenue, and a smaller rear addition was made to the store at 1424 N. Wilcox Avenue.<sup>52</sup>

By the mid-1980s, the two remaining residences on the Project Site were demolished. In 1985, World Opportunities Inc. constructed a two-story commercial building at 1413 N. Cole Place.<sup>53</sup> In 1993, Staples, Inc. demolished the auto repair building at the northern end of the Project

<sup>45</sup> 1919 Sanborn Fire Insurance map.

<sup>46</sup> 1928 and 1938 aerial photographs.

<sup>47</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA01870, January 20, 1941.

<sup>48</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA18702, November 23, 1945.

<sup>49</sup> 1950 Sanborn Fire Insurance map.

<sup>50</sup> 1950 Sanborn Fire Insurance map; 1952 aerial photograph.

<sup>51</sup> 1954 aerial photograph.

<sup>52</sup> 1954 and 1962 aerial photographs.

<sup>53</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA15371, July 3, 1985.

Site, and hired Fieldhouse Designs to design a one-story 106' x 145' retail building at 6450 W. Sunset Boulevard.<sup>54</sup>

Between 2005 and 2009, the rear additions at 1424 and 1432 N. Wilcox Avenue were demolished.<sup>55</sup>

A summary of available building permits is included in Appendix B.

Ownership/Occupant and Use Summary

City directories, historic newspaper articles, and building permits were consulted to compile a list of former owners and occupants of the Project Site. Based on the available ownership and occupancy information, research was conducted on each owner and occupant using available archival sources.

**Table 1: Summary of Owners/Occupants**

DATE	OWNER/OCCUPANT	USE
<b>6450 W. Sunset Boulevard</b>		
1993-present	Staples	Retail store
<b>1424-1438 N. Wilcox Avenue</b>		
<i>1424 N. Wilcox Avenue</i>		
1945-1967	Vernon Farquhar (owner)	Store/office
1949-1952	Rheems Water Softener	Store/office
1952-1967	Micraft Typography	Store/office
1956	American Optical Co.	Store/office
1960-1961	Nicholas-Preston Co	Office
1962-1965	The Print Shop	Store/office
1963-1967	Advance Reproduction	Store/office
1999	Edward T. Van Sloten	Office
2008-2011	Vacant	Vacant
2011-present	The Post Group	Offices

<sup>54</sup> City of Los Angeles, Department of Building and Safety, Demolition Permit LA09829, September 10, 1993; City of Los Angeles, Department of Building and Safety, Building Permit LA10257, September 22, 1993.

<sup>55</sup> 2005 and 2009 aerial photographs.

DATE	OWNER/OCCUPANT	USE
<b>1432 N. Wilcox Avenue</b>		
1941-1967	Vernon Farquhar (owner/occupant)	Store
1948-1951	Hollywood School of Photography	School
1956	Grunewald Television Service Co; Blumer Construction Co., Inc.	Stores/offices
1956-1967	Hartt Trophy & Engraving Co.	Store/office
1960-1965	Cal-Lee Music Co	Store/office
1967	Hayata B – CPA	Office
1999	Edward T. Van Sloten Trust	Office
2008-2011	Vacant	Vacant
2011-present	The Post Group	Offices
<b>1413 N. Cole Place</b>		
1985	World Opportunities, Inc.	Office, thrift shop, storage
2008-2011	Lighting Media	Offices
2014-present	The Post Group	Offices

### Vernon Farquhar

Vernon Douglas Farquhar was born on May 10, 1898, in Chicago, Illinois. In 1905, Farquhar and his family moved to Hollywood, where he attended local elementary and high schools. Farquhar attended the University of Redlands, from which he graduated with a degree in economics. After working as a driller for the Los Angeles Drydock and Ship Building Company, Vernon took over management of the Hollywood Tire Shop at 6472 Sunset Boulevard, originally founded by his father, James D. Farquhar. Throughout his career, Vernon was active in the Hollywood Board of Trade, the subsequent Chamber of Commerce, and other local organizations. He entered semi-retirement in 1962, leaving the tire shop to his son Donald, and turning his attention to “his hobbies of motoring and lecturing throughout the Southwest.”<sup>56</sup> Vernon died in 1983.

<sup>56</sup> “Twice Chamber of Commerce Head: Farquhar has talent for communication,” *Los Angeles Times*, November 10, 1978.

## 7.0 PREVIOUSLY IDENTIFIED HISTORICAL RESOURCES

### 7.1 Resources Located on the Project Site

The Project Site is currently occupied by three commercial buildings with associated surface parking areas. A records search was conducted at the CHRIS SCCIC housed at the California State University, Fullerton on February 5, 2020. The records search included a review of all previous cultural resource studies and previously documented historic or architectural resources associated with the Project Site. No information related to the Project Site was located as part of the records search. Additionally, none of the buildings on the Project Site are listed in the BERD, a database of previously evaluated resources maintained by the California Office of Historic Preservation.<sup>57</sup>

Most recently, Architectural Resources Group, GPA Consulting, and Historic Resources Group completed an intensive historical resources survey of the Hollywood Redevelopment Plan Area in 2020. The survey of the Hollywood Redevelopment Project Area was conducted using the methodology established by the OHR for SurveyLA and the report includes California Historical Resources Status Codes (“status codes”) as assigned by SurveyLA. None of the buildings on the property was identified as a potential historic resource in the most recent survey or in any previous surveys of the Hollywood Redevelopment Plan Area.

### 7.2 Resources Located in the Near Vicinity of the Project Site

The Project Site is situated directly northwest of Fire Station No. 27 (1355 N. Cahuenga Boulevard), which is listed in the National Register of Historic Places, and is a Los Angeles Historic-Cultural Monument. Additionally, the Project Site is situated in the near vicinity of several resources identified as eligible for historic listing during the recent historic resources survey of the Hollywood Redevelopment Plan Area in 2020. These include the commercial buildings at 6464 W. Sunset Boulevard and 1501 N. Cahuenga Boulevard, and the De Longpre Park Residential Historic District. These resources are discussed below.

#### Fire Station No. 27 (Map #1)

Fire Station No. 27 is located at 1355 N. Cahuenga Boulevard (alternate address: 1333 Cole Place), southwest of the Project Site at the intersection of De Longpre Avenue and Cahuenga Boulevard. The two-story Italian Renaissance Revival fire station, designed by P.K. Schabarum, was constructed in 1930. It was designated individually as a Los Angeles Historic-Cultural Monument (No. 165) in 1976, and was listed in the National Register of Historic Places in 1985

<sup>57</sup> California Office of Historic Preservation, “Built Environment Resource Directory,” 2020, <https://ohp.parks.ca.gov/pages/1068/files/Los%20Angeles.csv> (accessed April 2020).

(as Engine Co. No. 27). The building was designated under Criterion C/3 as “an example of Italian Renaissance Revival architecture adapted for public service usage”<sup>58</sup> Because Fire Station No. 27 is individually listed in the National Register and as a Los Angeles Historic-Cultural Monument, it is considered a historical resource for the purposes of CEQA.

#### 6464 W. Sunset Boulevard (Map #2)

6464 W. Sunset Boulevard is located west of the Project Site, across Wilcox Avenue. The property was evaluated during the most recent survey of the Hollywood Redevelopment Project Area in 2020. The 1968 Corporate International style office building was identified as eligible for listing in the National Register, California Register, and as a Los Angeles Historic-Cultural Monument as an excellent example of Corporate International commercial architecture in Hollywood.<sup>59</sup> Because it was identified as eligible for listing as a historical resource through survey evaluation, the property at 6464 W. Sunset Boulevard is treated herein as a historical resource for the purposes of CEQA.

#### 1501 N. Cahuenga Boulevard (Map #3)

1501 N. Cahuenga Boulevard is located northeast of the Project Site, across W. Sunset Boulevard. The property was evaluated during the most recent survey of the Hollywood Redevelopment Project Area in 2020. The 1914 Commercial Vernacular building was identified as eligible for listing in the California Register and as a Los Angeles Historic-Cultural Monument as a rare, remnant example of early commercial development located along a former streetcar line in Hollywood.<sup>60</sup> Because it was identified as eligible for listing as a historical resource through survey evaluation, the property at 1501 N. Cahuenga Boulevard is treated herein as a historical resource for the purposes of CEQA.

#### De Longpre Park Residential Historic District (Map Ref. A)

The De Longpre Park Residential Historic District is located west and south of the Project Site. The district consists of a concentration of pre-World War II residential properties. It encompasses an irregularly shaped area that is generally bounded by Leland Way on the north, Fountain Avenue and Homewood Avenue on the south, Hudson and Wilcox avenues on the east, and Cherokee Avenue on the west. The district is primarily composed of small, modest, single-family residences that were built during the first three decades of the 20<sup>th</sup> century. These houses are sited on deep, narrow lots, and are one (and occasionally two) stories in height. Contributing

<sup>58</sup> *National Register of Historic Resources Inventory Nomination Form*, “Engine Co. No. 27,” National Park Service, 1985.

<sup>59</sup> Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey Report, Hollywood Redevelopment Plan Area*, prepared for CRA/LA, January 28, 2020.

<sup>60</sup> Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey Report, Hollywood Redevelopment Plan Area*, prepared for CRA/LA, January 28, 2020.

buildings are designed in a variety of architectural styles that were popular at the time; with American Colonial Revival, Craftsman, and Spanish Colonial Revival styles being the most common. Some of the earliest houses exhibit characteristics of Late Victorian era styles. Interspersed between these houses are a handful of multi-family dwellings that generally complement the neighborhood's scale and character, as well as a few examples of larger-scale multi-family properties – mostly apartment houses – that were built after World War II and do not contribute to the district. Near the center of the district is De Longpre Park, a 1.5-acre pocket park that is focal point of the neighborhood. It is from this park that the district derives its name.

The De Longpre Park Residential Historic District was evaluated during the most recent historic resources survey of the Hollywood Redevelopment Project Area in 2020, and was found eligible for listing in the California Register and as a Historic Preservation Overlay Zone as a significant example of an early 20<sup>th</sup> century residential neighborhood that was developed in proximity to streetcar lines.<sup>61</sup> The period of significance has been identified as 1906-1950, which accounts for the district's primary period of development, and also captures some compatible examples of multi-family residential development from the very early postwar period. Within the district are 137 properties, of which 88 (64%) contribute to its significance. Because it was identified as eligible for listing as a historical resource through survey evaluation, the De Longpre Park Residential Historic District is treated herein as a historical resource for the purposes of CEQA.

### **7.3 Summary of Previously Identified Historical Resources Located on or Adjacent to the Project Site**

The Project Site does not contain any resources that have been previously identified as historically significant.

Engine Co. No. 27 (NRHP No. 85002559), listed in the National Register of Historic Places and as City of Los Angeles Historic-Cultural Monument No. 165, is located southeast of the Project Site.

6464 W. Sunset Boulevard, located across Wilcox Avenue to the west of the Project Site, was found eligible for listing in the National Register, California Register, and as a Los Angeles Historic-Cultural Monument through survey evaluation. 1501 N. Cahuenga Boulevard, located across W. Sunset Boulevard northeast of the Project Site, was found eligible for listing in the California Register and as a Los Angeles Historic-Cultural Monument through survey evaluation. The De Longpre Park Residential Historic District, located west and south of the Project Site,

<sup>61</sup> Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey Report, Hollywood Redevelopment Plan Area*, prepared for CRA/LA, January 28, 2020.

was found eligible for listing in the California Register and as a Historic Preservation Overlay Zone through survey evaluation.

No other historical resources have been previously identified on or in the immediate vicinity of the Project Site.



## 8.0 EVALUATION OF PROPERTIES LOCATED ON THE PROJECT SITE

### 8.1 SurveyLA Context/Themes & Associated Eligibility Standards

SurveyLA is the City's citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and for designation as a Los Angeles Historic-Cultural Monument.

The building at 6450 W. Sunset Boulevard was constructed in 1993, only 27 years in the past. It is a utilitarian commercial building and does not display any distinctive characteristics associated with a style, type, period, or method of construction. The building was designed by Fieldhouse Designs and constructed by Crandall & Sons. Little information could be found about either firm and no documentation was discovered that would suggest either firm is considered a master architect, designer, or builder.

No evidence was found to suggest that the building is identified with important events of national, state, or local history; or that it exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community. Additionally, no evidence was found to suggest that the building is associated with the lives of historic personages important to national, state, city, or local history. In summary no evidence was found to indicate that the building has potential historical significance or represents exceptional importance as required for buildings that may have achieved significance in the recent past.

The building at 1413 N. Cole Place was constructed in 1985. It is strictly utilitarian in design and is not a distinctive or representative example any architectural style, building type, period, or method of construction. The building was constructed by Lane Co., a firm about which little information could be found. No architect for the building has been identified.

No evidence was found to suggest that the commercial retail building is identified with important events of national, state, or local history; or that it exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community. Similar to 6450 W. Sunset Boulevard, no evidence was found to suggest that 1413 N. Cole Place is associated with the lives of a person or persons important to national, state, city, or local history. No evidence was found to indicate that the building has potential historical significance or represents exceptional importance as required for buildings that may have achieved significance in the recent past.

The buildings at 1424 and 1432 N. Wilcox Avenue were both originally constructed over 80 years ago in the 1940s. Due to their age, both buildings are re-evaluated under the contexts and themes identified below.

### 1424 & 1432 N. Wilcox Avenue

Utilizing the contexts and themes developed by SurveyLA, the buildings at 1424 and 1432 N. Wilcox Avenue are re-evaluated within the following context/theme/property type combination (CTP):

#### *Commercial Development*

- Context:** Commercial Development, 1850-1980  
**Theme:** Neighborhood Commercial Development, 1880-1980  
**Sub-theme:** Arterial Commercial Development, 1880-1950  
**Property type:** One-Story Commercial Strip/Storefront Block

Neighborhood commercial resources are those which contained purveyors of goods and services that satisfied the everyday needs of nearby residents. Convenience of location was more important than range or quality of the goods or services offered. Resources associated with arterial commercial development are characterized by their relationship to modes transportation other than the streetcar, in particular the automobile.

Resources related to arterial commercial development may be significant in the areas of Commerce, Community Planning and Development, and/or Architecture. Commercially they illustrate how retailing and the provision of professional services was conducted within a neighborhood setting served by the automobile, but still based on the historic urban setting of the street. They also illustrate how community life was conducted within a commercial district that tried to accommodate the automobile, and thereby allowed for a degree of dispersal and lower density. Buildings reflect historic structural and stylistic elements characteristic of this building type, in particular the possibility of space set aside for parking. Buildings also reflect trends in commercial/store design and architectural styles from their period of construction. Some examples are also significant for their association with the earliest phases of commercial development in areas of the city; early examples are rare. Properties related to arterial commercial development include individual buildings and historic districts.<sup>62</sup>

*Property Type Description:* Property sub-types include the single-story storefront block, consisting of one or more storefronts, and the multi-story mixed-use building, consisting of a storefront or storefronts on the ground floor and offices, meeting space, or residential units above. One-story buildings were often called storefront blocks while the multi-story mixed use

<sup>62</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, "Context: Commercial Development, 1850-1980; Theme: Neighborhood Commercial Development, 1859-1950; Sub-theme: Arterial Commercial Development, 1880-1950," in *SurveyLA: Los Angeles Historic Resources Survey Project, Historic Context Statement*, August 2017.

buildings containing offices or meeting spaces were commonly known as commercial or business blocks. Those with residential units, particularly single bay entities, were early versions of today's live/work buildings, with the upper floor often inhabited by the proprietor of the business below. Buildings may be individual resources or contributing elements of a historic district.

*Period of Significance:* 1880-1950. The period of significance begins in 1880, when neighborhoods begin to spread out from the central city. It ends in 1950; after World War II patterns of neighborhood commercial development took different forms, such as the free-standing single-purpose retail building and the shopping center.

*Criteria:* NR A/C; CR 1/3; Local 1/3

*Eligibility Standards:*

- Was constructed/developed during the period of significance
- Located on streets served by modes of transportation other than streetcars, in particular by automobiles

*Character-defining Features:*

- Retains most of the essential character defining features from the period of significance
- May also be significant under themes within the Architecture and Engineering context
- Sited along corridors of transit without streetcar lines
- Contains features that reflect trends in neighborhood commercial design
- Associated with activities typical of neighborhood economic and social life
- Examples may be set to the sidewalk or may have some accommodation for the automobile
- May accommodate one or multiple tenants
- Typically one to four stories in height
- May be located on a prominent corner
- Storefronts with large display windows; may have awnings or arcades

*Integrity Considerations:*

- Should retain integrity of Location, Design, Materials, Feeling, and Association
- Window and storefront openings remain intact
- Applied decoration is mostly intact; some decoration may be missing
- Relationship to sidewalk is maintained
- Setting may have changed (surrounding buildings and land uses)
- Original use(s) may have changed

## 8.2 Evaluation of Potential Historical Significance

As noted above, the building at 6450 W. Sunset Boulevard was constructed in 1993, only 27 years in the past. There is no evidence to suggest it has potential historical significance; therefore, no further evaluation is necessary. Similarly, the building at 1413 N. Cole Place was constructed in 1985, only 35 years in the past. Because no evidence was uncovered to suggest it has potential historical significance, no further evaluation is necessary.

Due to their age, both 1424 and 1432 N. Wilcox Avenue are evaluated below using eligibility criteria and integrity thresholds for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments.<sup>63</sup>

### Criterion A/1/1 (association with events or patterns of development)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development:

...A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity...Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.<sup>64</sup>

The commercial buildings at 1424 and 1432 N. Wilcox Avenue were not identified as significant under a commercial development theme in the most recent survey of the Hollywood Redevelopment Project Area in 2020. The buildings were initially developed in 1945 and 1941, respectively, as one-story store buildings in an area historically developed with single-family residential buildings and commercial/industrial uses fronting W. Sunset Boulevard. Their development coincided with the rapid redevelopment of Hollywood after World War II, when commercial corridors were widely updated or redeveloped. The buildings were developed during the period of significance identified for the one-story storefront block property type in SurveyLA, and are located on a street served by automobile traffic. However, neither building is an excellent example of the type. Additionally, both buildings have undergone substantial

<sup>63</sup> This report analyzes the Project Site for eligibility under Criterion A/1/1, B/2/2, and C/3/3. Criterion D/4 addresses potential archaeological resources which is outside the scope of this study.

<sup>64</sup> *National Register Bulletin 15*.

alteration over time, including large rear additions which have since been removed, the replacement of exterior wall cladding, the replacement of windows and doors at the rear (east) façade, the enclosure of several entry doors and the addition of wrought iron fencing at the primary (west) façade. Therefore, the buildings do not retain essential character-defining features from the period of significance, and do not retain sufficient integrity to convey their historic character as one-story storefront blocks.

Therefore, neither 1424 nor 1432 N. Wilcox Avenue is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument under Criterion A/1/1.

Criterion B/2/2 (association with an important person)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person’s productive life, reflecting the time period when he or she achieved significance.

The SurveyLA Historic Context Statement includes an “Important Persons/Individuals” theme for evaluating properties that may be significant for their association with persons who are proven to have made important individual contributions to the history of Los Angeles. No documentation was found to suggest that any owner of either 1424 or 1432 N. Wilcox Avenue rose to prominence in their profession or made significant contributions to growth or development in Los Angeles. Although Vernon Farquhar, who was the original owner of both 1424 and 1432 N. Wilcox Avenue, was a Southern California businessman active in the Hollywood Board of Trade, no evidence was found to suggest that he made important individual contributions to the history of Los Angeles, or to the state or nation.

Therefore, neither 1424 nor 1432 N. Wilcox Avenue is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument under Criterion B/2/2.

Criterion C/3/3 (architectural merit or work of a master architect)

According to guidance from the National Park Service, to be eligible under Criterion C/3/3, a building must clearly contain enough of the “distinctive characteristics” to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic

value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.

The one-story commercial buildings at 1424 and 1432 N. Wilcox Avenue were initially developed in 1945 and 1941, respectively, as store buildings. Neither building was identified as an example of a commercial property type or as an example of an architectural style in the most recent survey of the Hollywood Redevelopment Project Area in 2020. The buildings were both constructed during the period of significance for the one-story storefront block property type. They are one-story in height, set to the sidewalk, and accommodate multiple tenants. However, neither building is an excellent example of the type. Additionally, both buildings have undergone substantial alteration over time, including large rear additions which have since been removed, the replacement of exterior wall cladding, the replacement of windows and doors at the rear (east) façade, the enclosure of several entry doors and the addition of wrought iron fencing at the primary (west) façade. Therefore, the buildings do not retain sufficient integrity to convey their historic character as one-story storefront blocks.

Although commercial buildings often incorporated popular architectural styles into their overall design, the buildings at 1424 and 1432 N. Wilcox Avenue do not embody the distinctive characteristics of a particular architectural style. No evidence was found to suggest that an architect or designer was involved in the design of any of the buildings on the site. Both buildings undergone substantial alterations over time, including large rear additions that have been since demolished.

Therefore, neither 1424 nor 1432 N. Wilcox Avenue is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument under Criterion C/3/3.

### **8.3 Summary of Historical Resources**

The Project Site does not contain any resources that have been previously identified as historically significant.

Engine Co. No. 27 (NRHP No. 85002559), listed in the National Register of Historic Places and as City of Los Angeles Historic-Cultural Monument No. 165, is located southeast of the Project Site.

6464 W. Sunset Boulevard, located across Wilcox Avenue to the west of the Project Site, was found eligible for listing in the National Register, California Register, and as a Los Angeles Historic-Cultural Monument through survey evaluation. 1501 N. Cahuenga Boulevard, located across W. Sunset Boulevard northeast of the Project Site, was found eligible for listing in the California Register and as a Los Angeles Historic-Cultural Monument through survey evaluation. The De Longpre Park Residential Historic District, located west and south of the Project Site,

was found eligible for listing in the California Register and as a Historic Preservation Overlay Zone through survey evaluation.

No other historical resources have been previously identified on or in the immediate vicinity of the Project Site.

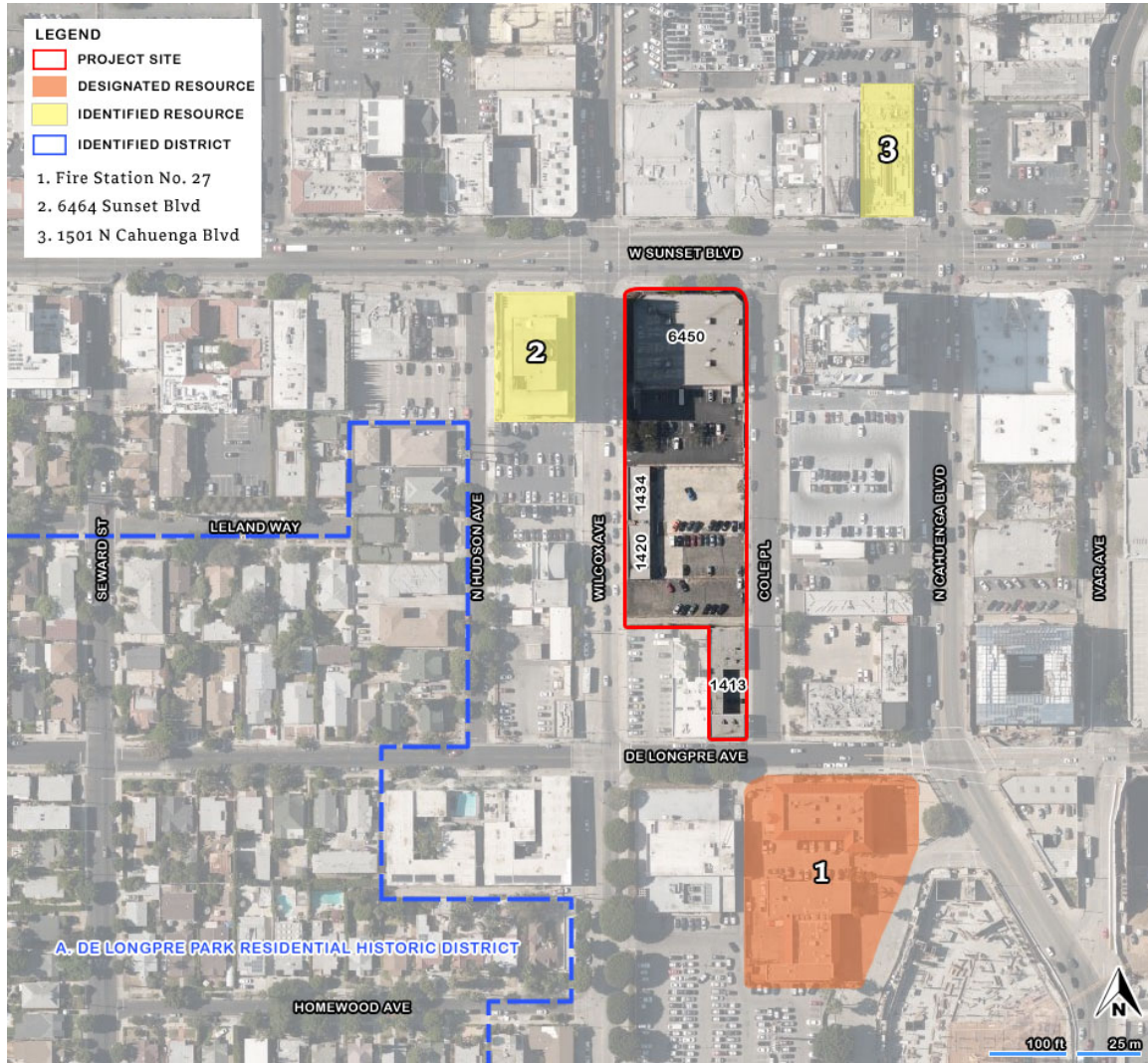
A map indicating the locations of all historic resources in relation to the Project Site can be found in Figure 2. These properties and their status as historical resources are compiled in Table 2. Photographs showing existing conditions on the Project Site and historic resources in the near vicinity can be found in Appendix A.

**Table 2: Historical Resources Associated with the Project Site**

APN	ADDRESS	DATE	PROPERTY TYPE	STATUS
5546017904	1355 N. Cahuenga Boulevard (Map #1)	1930	Fire Station (Engine Co. No. 27)	Designated a Historic-Cultural Monument (HCM #165) in 1976; listed in the NRHP in 1985. It is significant as an example of Italian Renaissance Revival civic architecture.
554026001	6464 W. Sunset Boulevard (Map #2)	1968	Commercial (Office Building)	Found eligible for the National Register, California Register, and local listing through survey evaluation as an excellent example of excellent example of Corporate International commercial architecture in Hollywood (Hollywood Redevelopment Plan Area Survey, 2020).  Status Codes 3S; 3CS; 5S3
5546013014	1501 N. Cahuenga Boulevard (Map #3)	1914	Commercial	Found eligible for the California Register and local listing through survey evaluation as a rare, remnant example of early commercial development located along a former streetcar line in Hollywood (Hollywood Redevelopment Plan Area Survey, 2020).  Status Codes 3CS; 5S3
	Generally bounded by Leland Way on the north, Fountain Avenue and Homewood Avenue on the south, Hudson and Wilcox avenues on the east, and Cherokee Avenue on the west (Map Ref. A)	1906-1950	Residential (De Longpre Park Residential Historic District)	Found eligible for the California Register and local listing through survey evaluation as significant example of an early 20 <sup>th</sup> century residential neighborhood that was developed in proximity to streetcar lines (Hollywood Redevelopment Plan Area Survey, 2020).  Status Codes 3CS; 5S3



Figure 2: Location of Historical Resources



## 9.0 ANALYSIS OF POTENTIAL IMPACTS

### 9.1 Significance Thresholds

CEQA Guidelines, including Appendix F of the Guidelines, state that a project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.<sup>65</sup> A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.<sup>66</sup>

The Guidelines go on to state that “[t]he significance of an historical resource is materially impaired when a project... [d]emolishes 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 of Historical Resources... local register of historic resources... or its identification in a historic resources survey meeting the requirements of section 5014.1(g) of the Public Resources Code...”<sup>67</sup> As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or for local designation as a City of Los Angeles Historical-Cultural Monument.

### 9.2 Discussion of Potential Impacts

This section examines potential impacts that that would be caused by alterations on the Project Site that may impact adjacent historical resources. For the purposes of this study, impacts analysis focuses on those resources that could be subject to the following potential impacts:

**Direct Impacts** involve the demolition, material alteration, relocation or conversion of a historical resource and/or important character-defining features.

**Indirect Impacts** involve alteration to the surroundings of an historical resource that could remove part or all of the associated setting of an historical resource, remove historic features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance.

<sup>65</sup> CEQA Guidelines, section 15064.5(b).

<sup>66</sup> CEQA Guidelines, section 15064.5(b) (1).

<sup>67</sup> CEQA Guidelines, section 15064.5(b)(2).

The written Project description, plans, elevation drawings, and renderings were used to analyze potential impacts to historical resources.

As noted in Section 2 of this report, the Project proposes the demolition of the three existing commercial buildings and associated surface parking lots on the Project Site and construction of a new 443,418 square foot, 15-story, 275-foot-tall mixed-use building and an LADWP mechanical equipment area. Because all new construction associated with the Project will be constructed on the site of the three non-historic commercial buildings and their associated surface parking lots, the Project will not demolish any historical resources located on or adjacent to the Project Site.

Under these circumstances, it is understood that the Project will place new construction in the near vicinity of adjacent historical resources. Alteration of a historical resource, or the immediate surroundings of a historical resource such that its significance would be materially impaired constitutes a substantial adverse change under CEQA.<sup>68</sup> The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources or in a local register of historical resources.”<sup>69</sup> For the new construction associated with the Project to be considered a substantial adverse change, however, it must be shown that the integrity and/or significance of the nearby historical resources would be materially impaired by the proposed adjacent new construction.

As noted in Section 7.2 of this report, there is one building listed as a historical resource in the near vicinity of the Project Site. There are also two buildings and one district in the near vicinity of the Project Site that were identified as eligible for historic listing through survey evaluation. Potential impacts to these resources are analyzed below.

### **9.3 Potential Impacts to Fire Station No. 27 (Map #1)**

Fire Station No. 27 is historically significant as an example of an Italian Renaissance Revival style fire station. The fire station’s historic significance is experienced primarily from Cahuenga Boulevard either by pedestrians or passing vehicles.

The Project Site is located across De Longpre Avenue from the fire station. The Project does not include the demolition, relocation, rehabilitation, alteration, relocation, or conversion of the

<sup>68</sup> *CEQA Guidelines*, Section 15064.5(b) (1).

<sup>69</sup> *CEQA Guidelines*, Section 15064.5(b)(2).

fire station building. All character-defining features of the fire station will remain unchanged and in their original location after implementation of the Project.

As noted above, the Project will construct a 15-story building and a two-story building across De Longpre Avenue northwest of Fire Station No. 27 on an area currently occupied by one- and two-story commercial buildings and associated surface parking areas; therefore, a portion of the immediate surroundings of the fire station to the northwest will be altered.

The Project will be separated from Fire Station No. 27 by De Longpre Avenue. At 275 feet in total height, the Project will be taller than the two-story fire station. The upper floors of the Project will be visible when looking northwest from Fire Station No. 27 at certain locations. As such, the Project will introduce a new backdrop to Fire Station No. 27.

Despite introducing a taller building to the skyline looking northwest, the proposed new building will not result in a significant adverse effect to Fire Station No. 27. Features important to the significance of Fire Station No. 27 are contained within the fire station property. The new construction associated with the Project will not alter the building's Italian Renaissance Revival architecture, or its character as a historic fire station.

Public views to Fire Station No. 27 are best experienced looking west from Cahuenga Boulevard and looking south from De Longpre Avenue. Because the Project will be located across De Longpre Avenue to the northwest of Fire Station No. 27, it will not block important street views of the fire station. New construction to the northwest will not obscure the building's east- and north-facing façades which will remain unobstructed from view after implementation of the Project.

As noted in Section 4 of this report, integrity is the ability of a historical resource to convey its historic significance. Ultimately, The Project would not affect the integrity of *location*, *design*, *materials*, or *workmanship* for Fire Station No. 27. The resource would remain intact in its current locations and would not be materially altered by new construction associated with the Project. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the fire station would remain and continue to convey their historic significance. Because all the important physical characteristics of the fire station will remain, it would continue to reflect its important association as a 1930s Italian Renaissance Revival style fire house, and therefore integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could possibly be affected by the Project is *setting*.

Setting features important to Fire Station No. 27 include its situation at the corner of Cahuenga Boulevard and De Longpre Avenue, and its orientation toward Cahuenga Boulevard, neither of which would be changed by the Project. Moreover, the one- and two-story commercial buildings and associated surface parking areas to the northwest across De Longpre Avenue that currently

occupy the Project Site do not represent setting features that are character-defining or important to the historic significance of Fire Station No. 27. Therefore, adding additional height and mass adjacent to Fire Station No. 27 will not adversely affect alter the setting of the fire house such that its listing on the National Register would be threatened.

Despite substantial new construction located across De Longpre Avenue to the northwest, all of the relevant aspects of integrity will be unaffected by the Project, so that the integrity of Fire Station No. 27 will be retained. While the Project will alter the immediate surroundings, this alteration will not materially impair the fire station such that it can no longer convey its historic significance. Public views to Fire Station No. 27 looking west from Cahuenga Boulevard and looking south from De Longpre Avenue will also remain unobstructed. After construction of the Project, Fire Station No. 27 will remain intact and continue to convey its historic significance. For these reasons, the significance and integrity of Fire Station No. 27 will not be materially impaired by alterations to its surroundings caused by the Project.

The Project will not result in significant adverse direct or indirect impacts to Fire Station No. 27.

#### **9.4 Potential Impacts to 6464 W. Sunset Boulevard (Map #2)**

6464 W. Sunset Boulevard is located west of the Project Site, across Wilcox Avenue. The property was identified as eligible for listing in the National Register, California Register, and as a Los Angeles Historic-Cultural Monument through survey evaluation and is treated herein as a historical resource for the purposes of CEQA.

The Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of 6464 W. Sunset Boulevard. 6464 W. Sunset Boulevard will remain unchanged and in its original location after implementation of the Project and the Project will not result in direct adverse impacts to 6464 W. Sunset Boulevard.

Because the Project will be located to the east of 6464 W. Sunset Boulevard, it will not block important street views of 6464 W. Sunset Boulevard from Sunset Boulevard. New construction to the east will not obscure the building's important north-facing façade, which will remain unobstructed from view after implementation of the Project.

The Project would not affect the integrity of *location, design, materials, or workmanship* of 6464 W. Sunset Boulevard. 6464 W. Sunset Boulevard would remain intact in its current location and would not be materially altered by new construction to the east. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize 6464 W. Sunset Boulevard would continue to convey the property's historic significance. Because 6464 W. Sunset Boulevard would retain integrity of *location, design, materials, workmanship, and feeling*, it would continue to reflect its historic as an excellent example of Corporate International commercial architecture in Hollywood. Therefore, integrity of *association* would

also remain unaffected by the Project. Moreover, the one- and two-story commercial buildings and associated surface parking areas to the southwest across Wilcox Avenue that currently occupy the Project Site do not represent setting features that are character-defining or important to the historic significance of 6464 W. Sunset Boulevard. Therefore, 6464 W. Sunset Boulevard will also retain integrity of *setting*.

Although the Project will add new height and mass in the near vicinity of 6464 W. Sunset Boulevard, all of the aspects of integrity 6464 W. Sunset Boulevard will be unaffected by the Project, so that the historic integrity of 6464 W. Sunset Boulevard will be retained. After construction of the Project, 6464 W. Sunset Boulevard will remain intact, and continue to convey its historic significance. For these reasons, the significance and integrity of 6464 W. Sunset Boulevard will not be materially impaired by the Project. 6464 W. Sunset Boulevard will retain its eligibility for listing in the National Register, California Register, and for designation as a Los Angeles Historic-Cultural Monument. The Project will not result in significant impacts to 6464 W. Sunset Boulevard.

### **9.5 Potential Impacts to 1501 N. Cahuenga Boulevard (Map #3)**

1501 N. Cahuenga Boulevard is located northeast of the Project Site, across Sunset Boulevard. The property was identified as eligible for listing in the California Register and as a Los Angeles Historic-Cultural Monument through survey evaluation and is treated herein as a historical resource for the purposes of CEQA.

1501 N. Cahuenga Boulevard is located a considerable distance to the northeast of the Project Site with multiple parcels and W. Sunset Boulevard separating 1501 N. Cahuenga Boulevard from the Project Site. The Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of 1501 N. Cahuenga Boulevard. 1501 N. Cahuenga Boulevard will remain unchanged and in its original location after implementation of the Project and the Project will not result in direct adverse impacts to 1501 N. Cahuenga Boulevard.

Because the Project will be located to the southwest of 1501 N. Cahuenga Boulevard, it will not block important street views of 1501 N. Cahuenga Boulevard from Sunset or Cahuenga Boulevards. New construction to the southwest will not obscure the building's important south- and east-facing façades, which will remain unobstructed from view after implementation of the Project.

The Project would not affect the integrity of *location, design, materials, or workmanship* of 6464 W. Sunset Boulevard. 6464 W. Sunset Boulevard would remain intact in its current location and would not be materially altered by new construction to the east. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize 6464 W. Sunset Boulevard would continue to convey the property's historic significance. Because 6464 W. Sunset Boulevard would retain integrity of *location, design, materials, workmanship,*

and *feeling*, it would continue to reflect its historic as a rare, remnant example of early commercial development located along a former streetcar line in Hollywood. Therefore, integrity of *association* would also remain unaffected by the Project. Moreover, the one- and two-story commercial buildings and associated surface parking areas to the southwest across W. Sunset Boulevard that currently occupy the Project Site do not represent setting features that are character-defining or important to the historic significance of 1501 N. Cahuenga Boulevard. Therefore, 1501 N. Cahuenga Boulevard will also retain integrity of *setting*.

Although the Project will add new height and mass in the near vicinity of 1501 N. Cahuenga Boulevard, all of the aspects of integrity 1501 N. Cahuenga Boulevard will be unaffected by the Project, so that the historic integrity of 1501 N. Cahuenga Boulevard will be retained. After construction of the Project, 1501 N. Cahuenga Boulevard will remain intact, and continue to convey its historic significance. For these reasons, the significance and integrity of 1501 N. Cahuenga Boulevard will not be materially impaired by the Project. 1501 N. Cahuenga Boulevard will retain its eligibility for listing in the California Register and for designation as a Los Angeles Historic-Cultural Monument. The Project will not result in significant impacts to 1501 N. Cahuenga Boulevard.

#### **9.6 Potential Impacts to the De Longpre Park Residential Historic District (Map Ref. A)**

The De Longpre Park Residential Historic District is historically significant as an example of an early 20<sup>th</sup> century residential neighborhood that was developed in proximity to streetcar lines. The De Longpre Park Residential Historic District contains 137 properties, of which 88 (64%) contribute to its significance. The district's historic significance is experienced primarily from within its boundaries either by pedestrians or passing vehicles.

The Project Site is located a considerable distance outside the district, with multiple parcels and Wilcox Street separating the district from the Project Site. New construction will remain outside of the district boundaries. The Project does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of any contributing or non-contributing building to the De Longpre Park Residential Historic District. All of the existing buildings and sites that comprise the district will remain unchanged and in their original location after implementation of the Project.

As noted above, the Project will construct a 15-story building and a 2-story building in the vicinity of the De Longpre Park Residential Historic District on an area currently developed with three one- and two-story commercial buildings and associated surface parking areas, therefore a portion of the surroundings of the district to the north and east will be altered. The Project will be separated from the De Longpre Park Residential Historic District by Wilcox Avenue, which borders the western edge of the Project Site, and multiple parcels.

At 275 feet in total height, the Project will be taller than any contributing building located within the De Longpre Park Residential Historic District boundaries. The upper floors of the Project will be visible when looking north or east from within the De Longpre Park Residential Historic District. Despite introducing a taller building to the skyline looking north or east, the proposed new building will not result in a significant adverse effect to the De Longpre Park Residential Historic District. Features important to the significance of the De Longpre Park Residential Historic District are largely contained within the district boundaries and are best experienced from within the district itself. The new construction associated with the Project will not interrupt the configuration of buildings and sites, their spatial relationships to each other, and their relationship to the street that characterize the district as it is experienced from the public right-of-way.

As noted in Section 4 of this report, integrity is the ability of a historical resource to convey its historic significance. Ultimately, the Project would not affect the integrity of *location, design, materials, or workmanship* for the De Longpre Park Residential Historic District or any of its component elements. These resources would remain intact in their current locations and would not be materially altered by new construction associated with the Project. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the district and contributing buildings would remain and continue to convey their historic significance. Because all the important physical characteristics of the district will remain, they would continue to reflect their important associations with early 20<sup>th</sup> century residential development in proximity to streetcar lines, therefore integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could possibly be affected by the Project is *setting*.

Setting features important to the De Longpre Park Residential Historic District, however, are largely contained within the district boundaries and experienced by the public from the adjoining streets and from inside the district. These include the configuration of streets and sidewalks fronting district contributors. Adding a new building north and east of the district will not adversely alter its setting such that its eligibility for listing in the California Register or as a Historic Preservation Overlay Zone would be threatened.

Despite new construction to be located in the district vicinity, all of the relevant aspects of integrity will be unaffected by the Project, so that the integrity of the De Longpre Park Residential Historic District and all its contributing elements will be retained. While the Project will alter the general surroundings of the district, this alteration will not materially impair the district such that it can no longer convey its historic significance. After construction of the Project, the De Longpre Park Residential Historic District will remain intact and continue to convey its historic significance. For these reasons, the significance and integrity of the De Longpre Park



Residential Historic District will not be materially impaired by alterations to its surroundings caused by the Project.

The Project will not result in significant adverse direct or indirect impacts to the De Longpre Park Residential Historic District.

### **9.7 Impacts Analysis Using Los Angeles CEQA Thresholds**

The following analysis uses the guidance provided in the City's CEQA Thresholds Guide.

#### 1. Would the Project involve the demolition of a significant resource?

The Project does not propose the demolition of any significant resources on the Project Site or in the immediately adjacent area.

#### 2. Would the Project involve relocation that does not maintain the integrity of a significant resource?

The Project does not involve the relocation of any significant resources on the Project Site or in the immediate adjacent area.

#### 3. Would the Project involve conversion, rehabilitation or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings?

The Project does not involve the conversion, rehabilitation or alteration of any significant resources.

#### 4. Would the Project involve construction that reduces the integrity or significance of important resources on the site or in the vicinity?

The Project will construct a 15-story building and a two-story building on a site currently occupied by three one- and two-story commercial buildings and associated surface parking areas, which will alter the surroundings of historical resources in the near vicinity. As demonstrated above, this change will not reduce the integrity or significance of historical resources in the vicinity.

### **9.8 Summary of Potential Impacts**

The Project at 6450 Sunset Boulevard in Los Angeles was evaluated for potential impacts to designated and identified historical resources in the near vicinity of the Project Site. This analysis has found that the Project would not result in a substantial adverse change in the significance of a historical resource, and therefore would not have a significant effect on the environment as defined by CEQA.

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HISTORICAL RESOURCES TECHNICAL REPORT

**6450 Sunset Boulevard**

HISTORIC RESOURCES GROUP

**APPENDIX A – EXISTING CONDITIONS PHOTOGRAPHS (HISTORIC RESOURCES GROUP, NOVEMBER 2019)**



Context view southeast along W. Sunset Boulevard, Project Site at right.



Context view northeast along N. Wilcox Avenue, Project Site at right.



Context view northeast along W. De Longpre Avenue, Project Site at left.



Context view north along N. Cole Place, Project Site at left.



6450 W. Sunset Boulevard, view facing south.



Surface parking lot south of 6450 W. Sunset Boulevard, view facing northeast.



1432-1438 N. Wilcox Avenue, view facing east.



1424-1430 N. Wilcox Avenue, view facing southeast.



Surface parking lot at 1420 N. Wilcox Avenue, view facing east.



1413 N. Cole Avenue, view facing northwest.





Fire Station No. 27, view facing southwest.



Fire Station No. 27, view facing southeast.



6464 W. Sunset Boulevard, view facing southwest.



1501 N. Cahuenga Boulevard, view facing northwest.



Contextual view along De Longpre Avenue in De Longpre Residential Historic District, view facing northwest.



Contextual view along De Longpre Avenue in De Longpre Residential Historic District, view facing northeast.

**APPENDIX B – BUILDING PERMIT CHRONOLOGY**

DATE	PERMIT NO.	DESCRIPTION OF WORK	OWNER/OCCUPANT	ARCHITECT/CONTRACTOR	SIZE	USE
<b>6450 W. Sunset Boulevard</b>						
10/17/1918	5227	Move residence from 1730 N. Boylston to 6452 Sunset Blvd and build on bathroom and screen porch	Mrs. B.N. Lindsey (Isabel H.)	Mr. N.E. Woodward	1 story, 20' x 24'	Residence
11/5/1919	10239	New residence (plan #2)	Isabel H. Lindsey	O.P. Dennis/Days work	1 story, 26' x 34'	Residence
11/5/1919	10240	New residence (plan #1)	Isabel H. Lindsey	O.P. Dennis/Days work	1 story, 34' x 38'	Residence
4/13/1921	7944	New private garage	Mrs. Isabel H. Lindsey	Woodhead Lumber Co.	1 story, 18' x 20'	Private garage
3/8/1928	6842	New office	Rickerhauser & Miller		1 story, 10' x 12'	Office
3/31/1930	7036	Move duplex bldg over 13 ft to distance 8' 0 from next bldg. to allow of new street continuation of Wilcox Ave.	Hollywood Corp.	Star House Movers Inc.	2 stories, 52' x 26'	2-family residence
3/11/1932	4425	Move office from 6454 Sunset Blvd. to 3301 S. Figueroa St. and set building on foundation 100' back from Figueroa St.	Chas E. Rickerhauser	Lee Halt	1 story, 9' x 11'	Office
4/5/1932	6095	New steel frame wash rack	Chas. F. Feldman	Chas H. Feldman	1 story, 10' x 20'	Wash rack
2/16/1933	1916	New wash rack	Robert E. Allen	Same	1 story 15' x 18'	Wash rack
7/15/1935	12062	Building to be moved from 6460 Sunset Blvd to 1445 Cole Pl and set on new foundation	Jack + Joseph Realty Co.	None/C.U. Snyder	34' x 38'	Residence
8/29/1952	LA40962	To build a canopy behind exist. service station bldg. for protection of parked cars	W.J. Davis	California Steel & Const. Co.	1 story, 35' x 146'	Service station
7/6/1965	LA99107	New gas pump island canopy	Standard Oil Co.	E.H. Haaker/Pasco Steel Corp.	1 story, 30' x 37'6"	Service station canopy
7/6/1965	LA99108	Add 9 1/2' x 11'-6" [sic] sales office room to service station bldg.	Standard Oil Co.	E.H. Haaker/Pascoe Steel Corp.	1 story, 35' x 145'	Service station
9/10/1993	LA09829	Demolition – Dozer	Staples	Fieldhouse Designs/Crandall & Sons	1 story, 146' x 36'	Auto repair
9/22/1993	LA10257	New retail store with masonry exterior walls	Staples, Inc.	Fieldhouse Designs/Crandall & Sons	1 story, 106' x 145'	Retail store
<b>1424-1438 N. Wilcox Avenue</b>						
10/17/1913	13613	Add another room to present dwelling	Irene Thomas Eddy	E.G. Eddy	1 story, 11' x 11'	Dwelling
9/14/1917	4757	Residence to used for my house want to rebuild the attic want to				

		floor the attic may want to use it for sleeping rooms but peak of roof will not be much higher than at present. Want to put in foundation of brick or cement. Not to exceed 2 families [sic]				
1/1/1920	21611	Private 8-room garages	J.C. Backus	C.D. Breedlove	1 story, 16' x 80'	Private garages
8/9/1920	12366	New 2-family residence	C.J. Backus	Mary Breedlove/C.D. Breedlove	1 story, 38' x 30'	Residence
8/9/1920	12367	New 2-family residence	J.C. Backus	Mary Breedlove/C.D. Breedlove	1 story, 38' x 30'	Residence
8/9/1920	12368	New 2-family residence	J.C. Backus	Mary Breedlove/C.D. Breedlove	1 story, 38' x 30'	Residence
9/7/1920	15959	New 2-family residence	C.J. Backus	Mary Breedlove/C.D. Breedlove	1 story, 30' x 37 1/2'	Residence
9/7/1920	15060	New 2-family residence	C.J. Backus	Mary Breedlove/C.D. Breedlove	1 story, 30' x 37 1/2'	Residence
9/7/1920	15061	New 2-family residence	C.J. Backus	Mary Breedlove/C.D. Breedlove	1 story, 30' x 37 1/2'	Residence
8/13/1923	36621	New private garage	Mrs. Irene T. Eddy	Pacific Ready Cut Homes, Inc.	1 story, 18' x 18'	Private garage
5/8/1925	16606	New 18-room hotel	E.K. Ashina	J.W. McKee/M. Nakayama	2 stories, 28' x 64'	Hotel
1/20/1941	1870	5 store rooms with plaster exterior walls	Vernon Farquhar	None/J.D. Farquhar	1 story, 71'6" x 30'	Store
11/23/1945	18702	New store with stucco exterior walls	Vernon Farquhar	None/A.D. Chisholm	1 story, 30' x 71'6"	Store
5/17/1951	LA10047	Cut and install door way between 2 stores and cut large archway between 2 south stores for one occupancy of 3 stores. Install new plumbing and temp partitions.	Vernon Farquhar	Geo. B. Cope	1 story, 30' x 70'	Stores
11/3/1958	LA15288	Repair fire damage 1/2 of 1& by Scheele	Vernon Farquhar	Prout & Kittenhofen		Store (camera)
3/2/1999	SP29706	Replace 5 rear doors & fill in old louver windows (16)	Edward t. Van Sloten Trust	Owner-builder		Office
<b>1413 N. Cole Place</b>						
2/17/1913	2172	New dwelling	Frank Edison		1 story, 48' x 150'	Dwelling

7/16/1937	23607	Enlarging private garage to 18' x 18'	J. McCormick	Glenn A. LeVitt	1 story, 18' x 18'	Private garage
3/7/1946	6298	Install exterior doors on dwelling, one window. Interior type heater and vent, built in complete bath and office in front thereof.	Lucy Elizabeth MacCarter		28'4" x 28'	Dwelling – rented rooms
5/14/1985	LA12068	Demolition, clear lot hand wreck	World Opportunities International	Hanrich, Inc. (engineer)/Lane Co.	1 story, 28' x 28'	Two dwellings
7/3/1985		New office, thrift shop, and storage building with CMU exterior walls	World Opportunities, Inc.	H.M. Hansen (engineer)/Lane Co.	2 stories, 48' x 14'	Office, thrift shop, storage

APPENDIX C – HISTORIC AERIAL PHOTOGRAPHS



1927 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys California Office, Frame 189, 1:18,000, C-113. University of California Santa Barbara Aerial Photography Collection.



1928 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys California Office, Frame K-88, 1:18,000, C-300. University of California Santa Barbara Aerial Photography Collection.

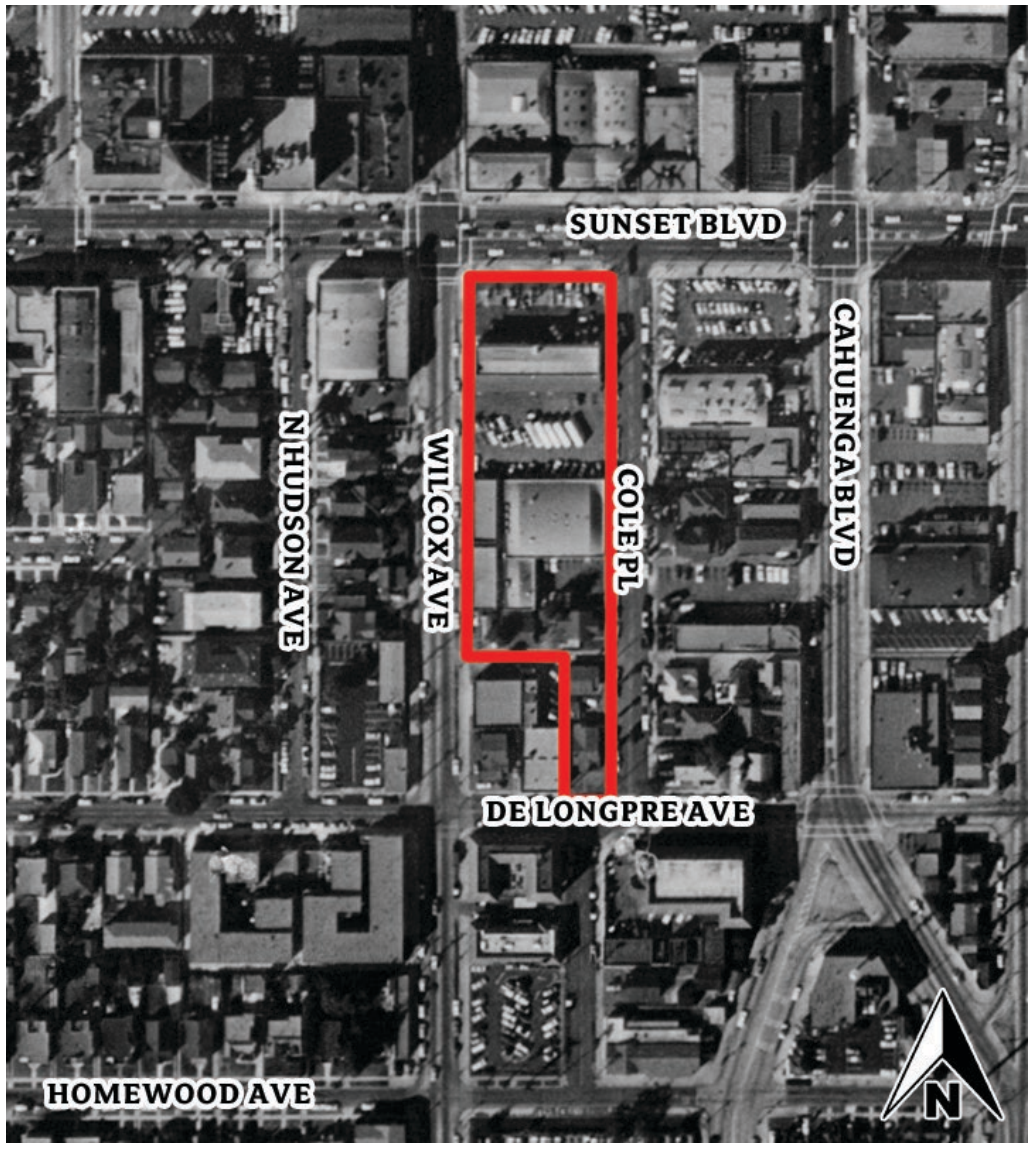




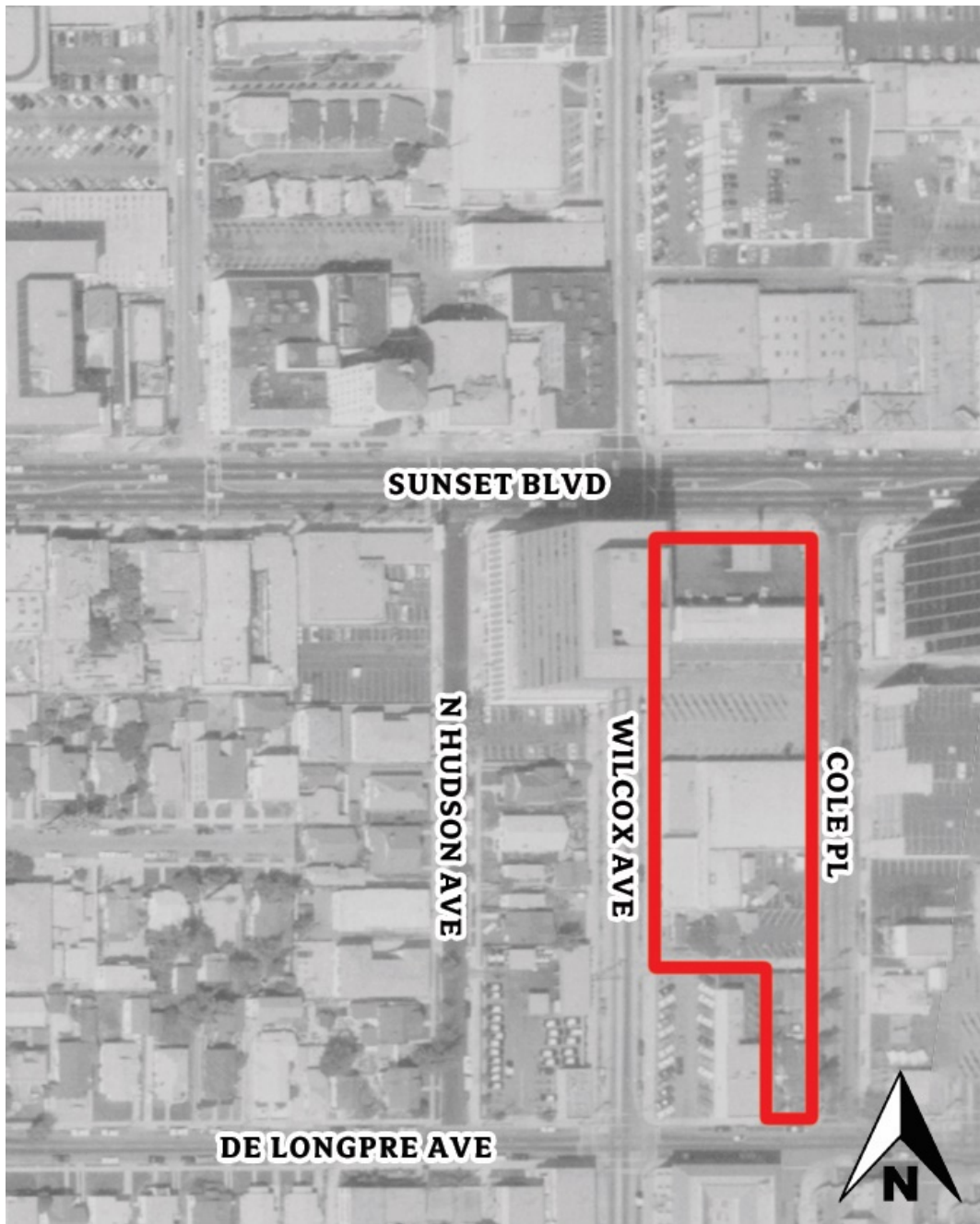
1938 aerial photograph. Project Site outlined in red. Source: USDA, Agricultural Adjustment Administration, flown by Laval Company Inc., Frame 25-93, 1:20,000, AXJ-1938. University of California Santa Barbara Aerial Photography Collection.



1941 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys California Office, Frame 26, 1:24,000, C-7595. University of California Santa Barbara Aerial Photography Collection.



1962 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys California Office, Frame 10-174, 1:12,000, C-24400. University of California Santa Barbara Aerial Photography Collection.



1971 aerial photograph. Project Site outlined in red. Source: Teledyne Geotronics, Frame 21-27, 1:10,440, TG-2755. University of California Santa Barbara Aerial Photography Collection.



1989 aerial photograph. Project Site outlined in red. Source: Aerial Map Industries, Frame 12490, 1:36,000, AMI-LA-89. University of California Santa Barbara Aerial Photography

APPENDIX D – TRACT MAPS

LANDER TRACT

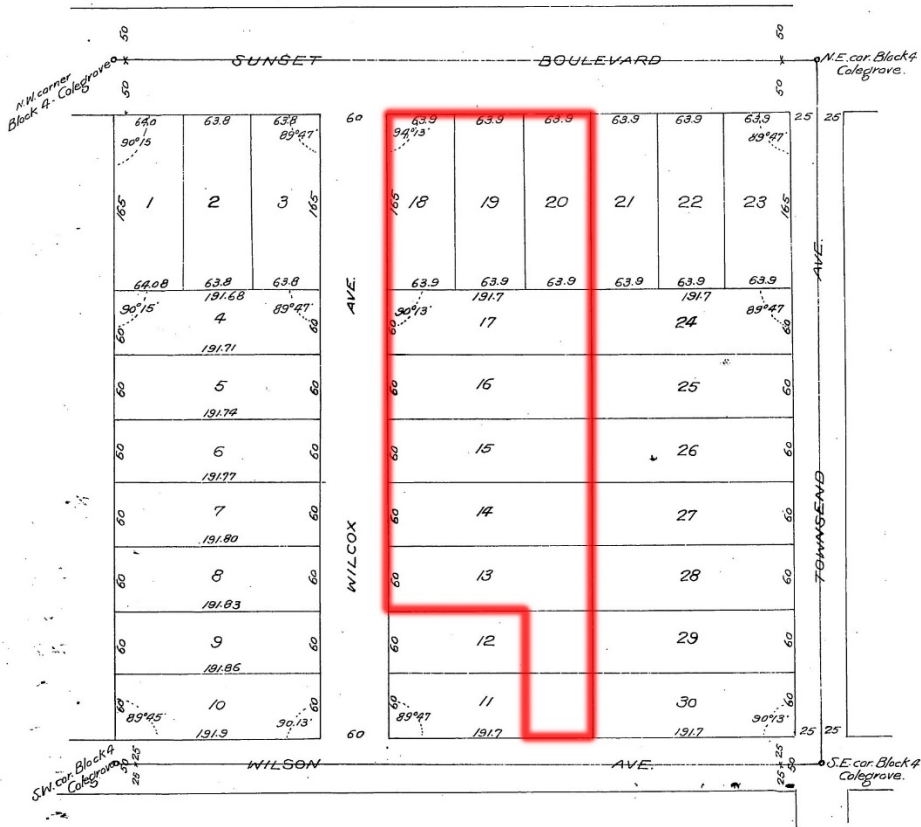
being a subdivision of  
BLOCK 4, COLEGROVE.

As recorded in Misc. Records, Book 53, Page 10

Los Angeles Co., Cal.

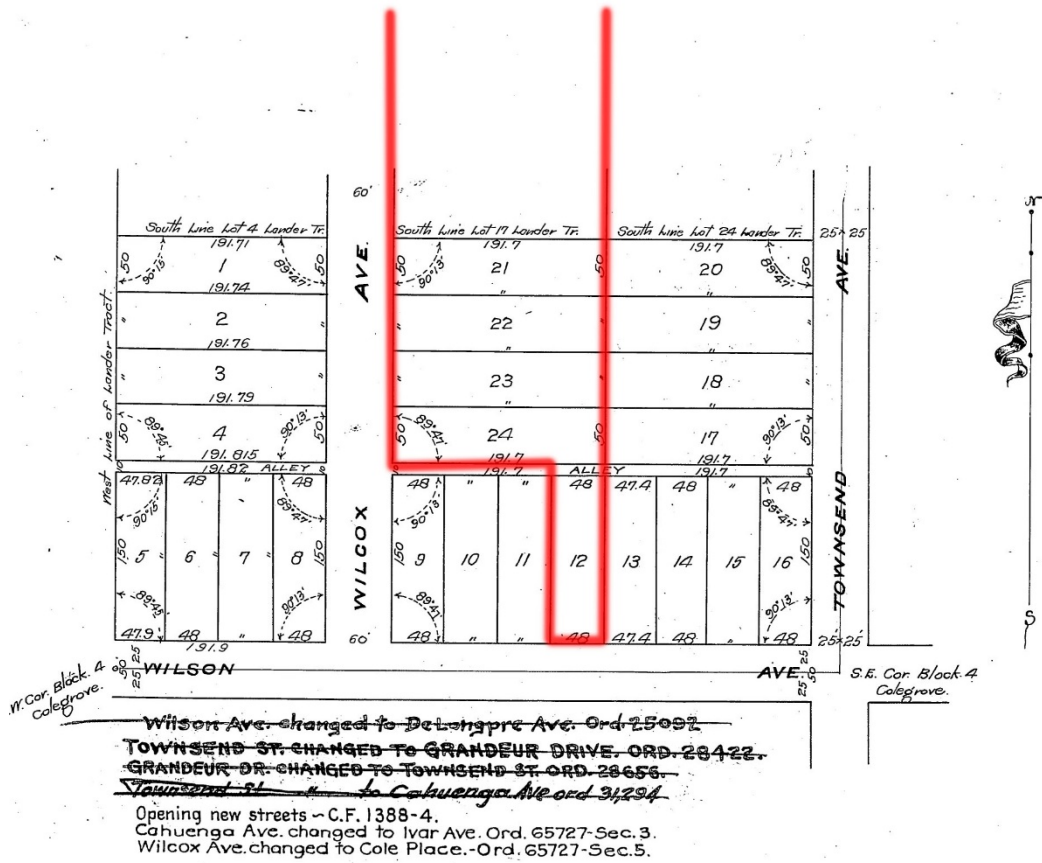
Surveyed by Skinner & Miller - Nov. 1901.

Scale 60 ft. = 1 in.

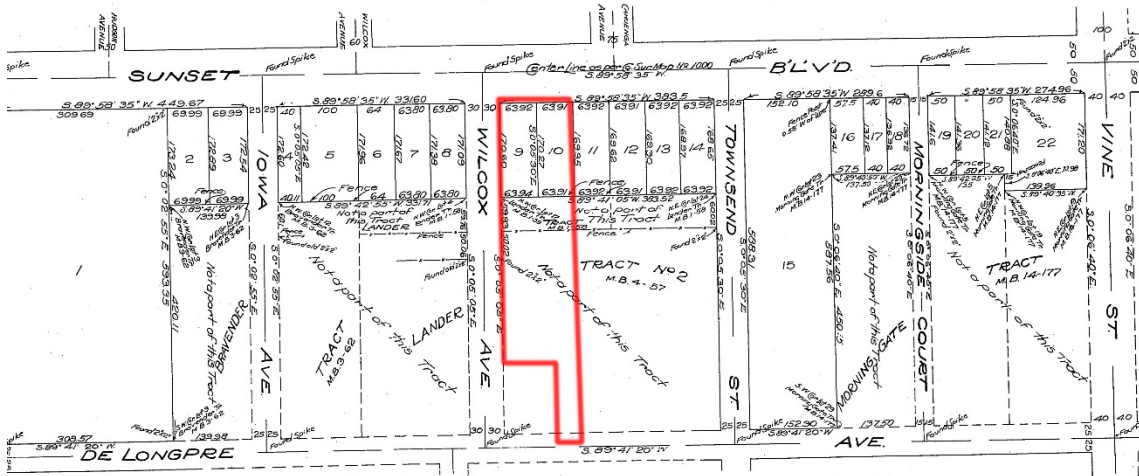


Project Site outlined in red.

LANDER TRACT No. 2  
 Being a Subdivision of  
 Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 25, 26, 27, 28, 29 & 30  
 of Lander Tract as recorded  
 in Map Record Book 1 Page 58  
 Los Angeles Co, Cal.  
 Surveyed by R. G. Miller. Oct 1903  
 Scale 60ft = 1 in.  
 In the City of Los Angeles



Project Site outlined in red.



# TRACT No. 1998

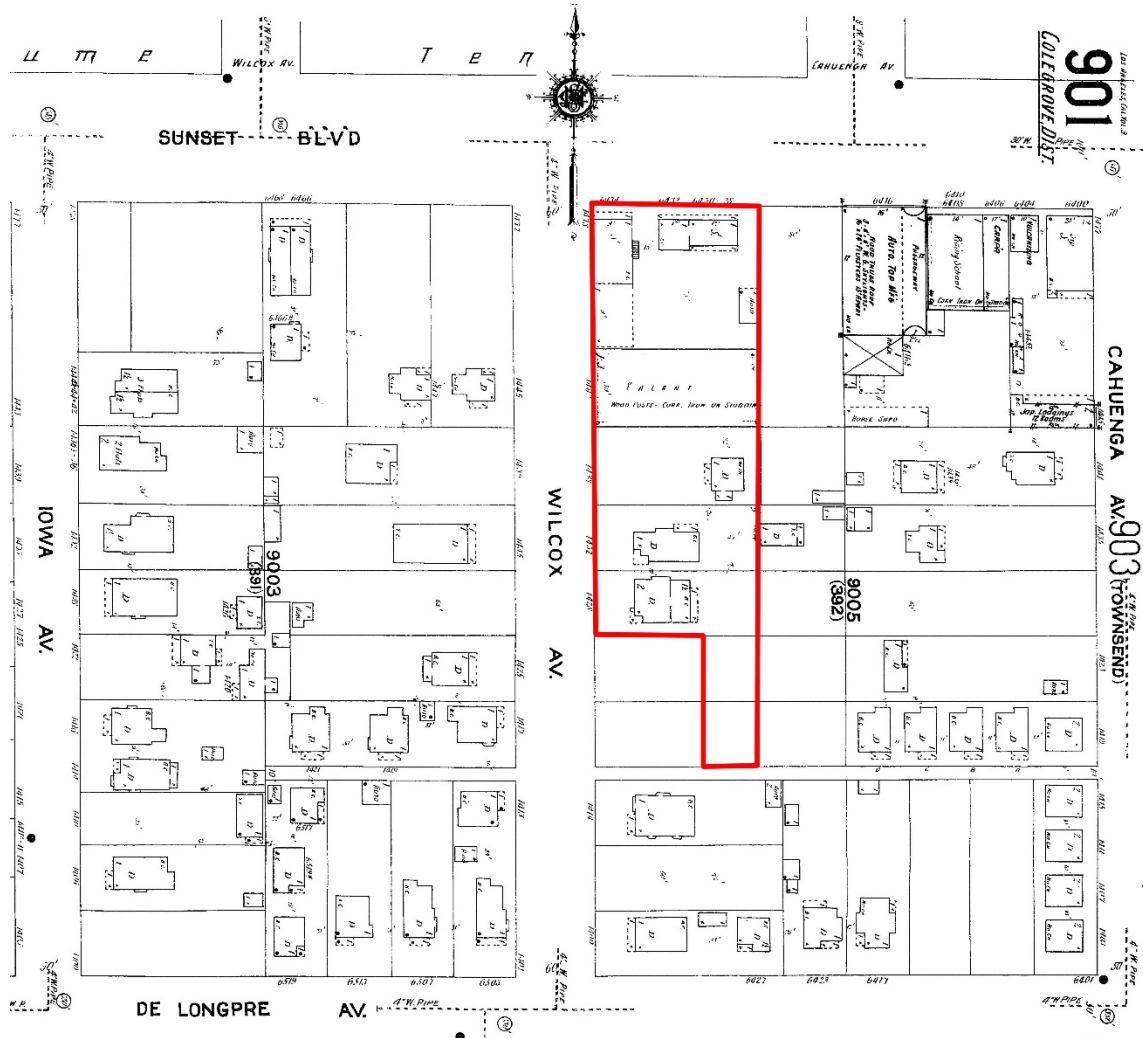
Being a subdivision of portions of @legrove as per map recorded in Book 53 page 10 of Miscellaneous Records  
 Bravender Tract as per map recorded in Book 3 page 62 of Maps  
 Lander Tract as per map recorded in Book 1 page 58 of Maps  
 and Morning Gate Tract as per map recorded in Book 14 page 177 of Maps  
 Records of Los Angeles @nty, State of @lifornia, and all of that portion  
 of Sunset Boulevard vacated by Ordinance No 27518 (New Series)  
 of the City of Los Angeles, State of @lifornia  
 Surveyed by George Nelson October 1912  
 Scale 1" = 100'

TOWNSEND ST CHANGED TO GRANDEUR DRIVE, ORD. 28422.  
 GRANDEUR DR. CHANGED TO TOWNSEND ST. ORD. 28456.  
 Townsend St. To Challenge Ave. Ord. 31,234  
 Iowa Ave changed to Hickson Ave. Ord. 47701.

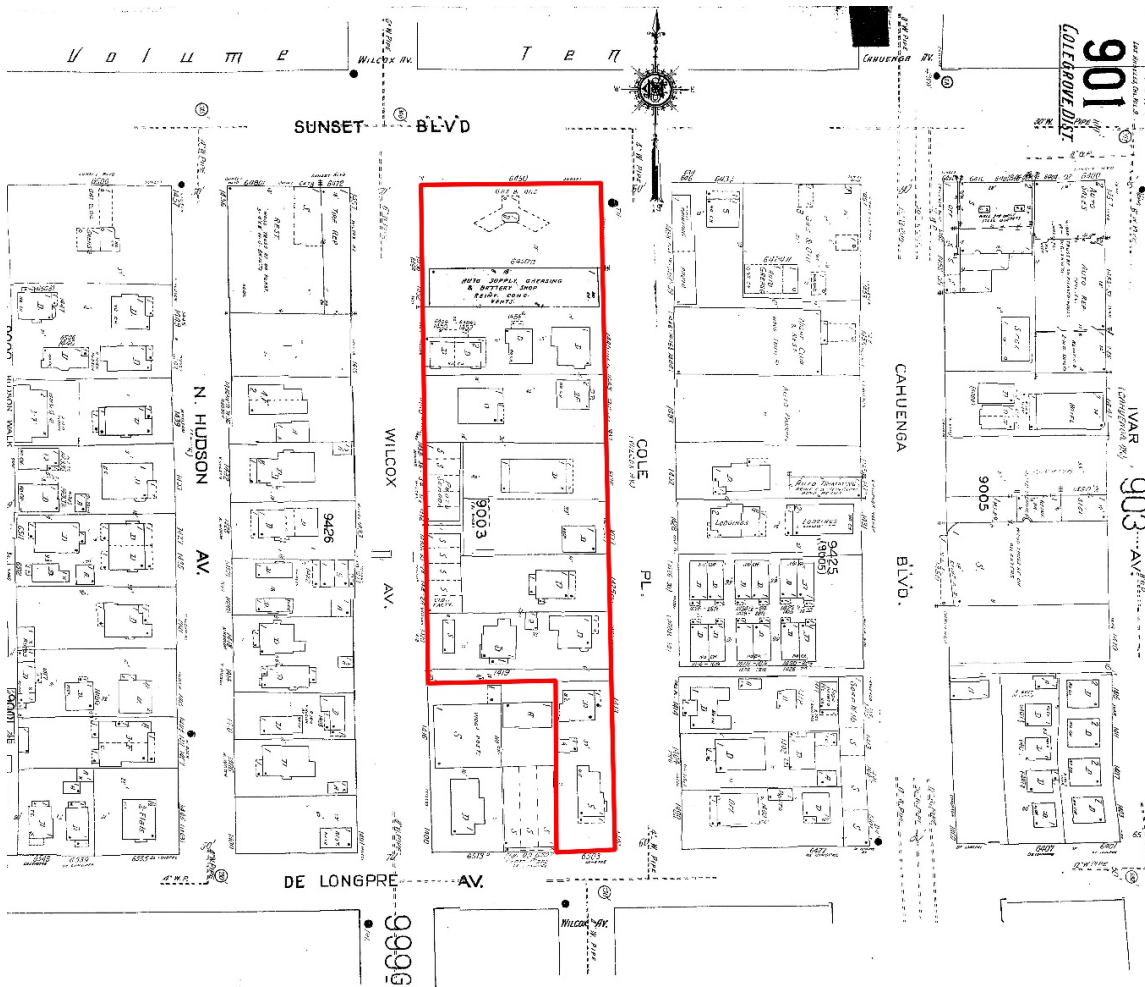
Project Site outlined in red.



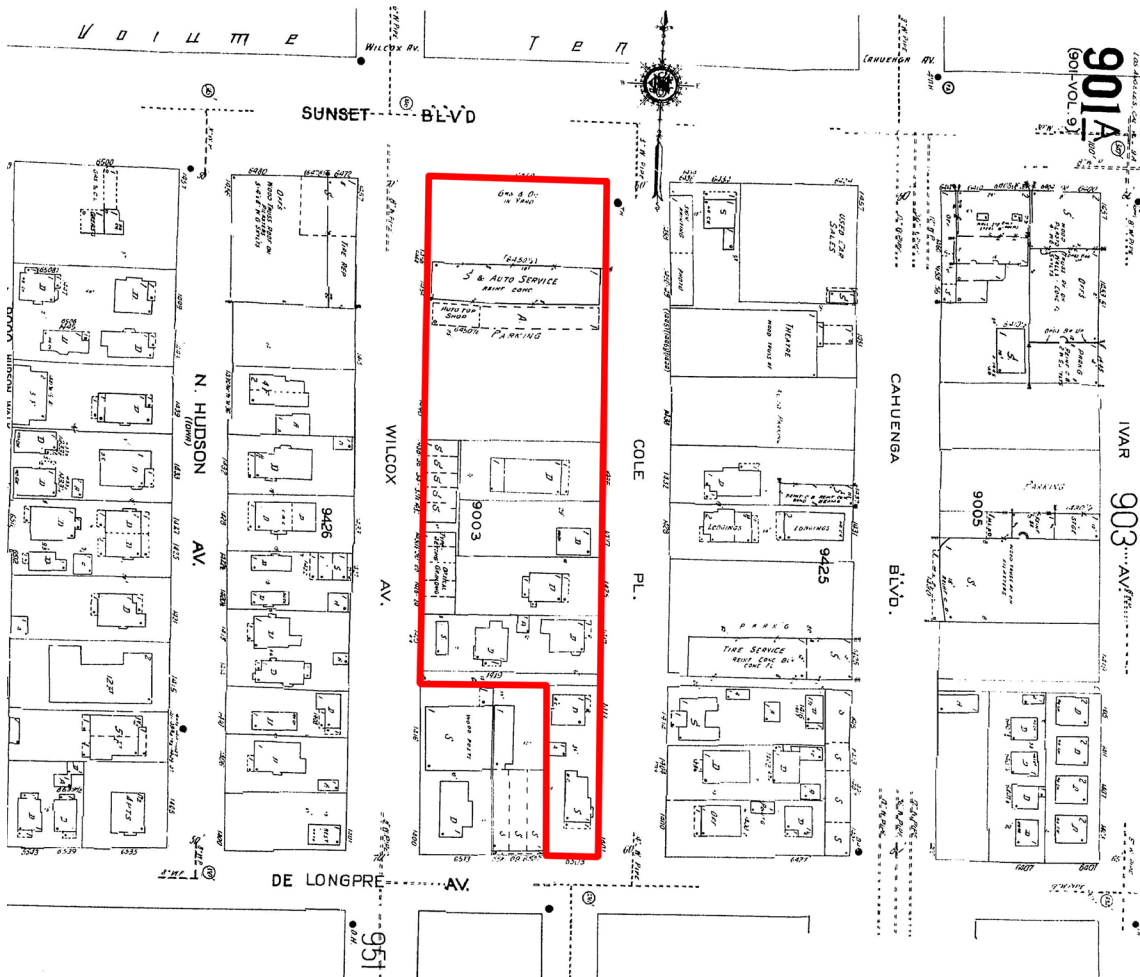
APPENDIX E – SANBORN FIRE INSURANCE MAPS



1919 Sanborn Fire Insurance map. Project Site outlined in red.



1950 Sanborn Fire Insurance map. Project Site outlined in red.



1955 Sanborn Fire Insurance map. Project Site outlined in red.

**APPENDIX F – PREVIOUS EVALUATIONS: HISTORIC RESOURCES IN THE PROJECT VICINITY**

RECEIVED  
FEB 24 1985

United States Department of the Interior  
National Park Service

OHP.

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUL 31 1985

date entered SEP 24 1985

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Engine Co. No. 27

and/or common same

2. Location

street & number 1355 North Cahuenga Boulevard N/A not for publication

city, town Los Angeles N/A vicinity of

state California code 06 county Los Angeles code 037

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name City of Los Angeles Fire Department

street & number 200 North Main Street

city, town Los Angeles N/A vicinity of state California 90012

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Archives, Hall of Records

street & number 227 North Broadway

city, town Los Angeles state California 90012

6. Representation in Existing Surveys

title Historic Resources Inventory has this property been determined eligible?  yes  no

date March 1980  federal  state  county  local

depository for survey records Hollywood Heritage, Inc.

P. O. Box 2586

city, town Hollywood state California, 90028

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			n/a

### Describe the present and original (if known) physical appearance

Displaying the design features of the Italian Renaissance Revival, Firestation #27 is a two story, L-shaped structure of hard-fired brick, located on the southwest corner of Cahuenga Boulevard and De Longpre Avenue. Its massive bulk has provided a reassuring landmark to the citizens of Hollywood for more than fifty years.

Standing on a plain granite base, the rusticated first story is composed of three segmented arches, flanked by ornate wrought iron and glass lamps, which form an arcade stretching across the southern three-quarters of the eastern (Cahuenga) facade. The northern portion of the facade is pierced by a slightly recessed office entry with a wood door topped by a two-light transom. Three pairs of wood and glass transportation doors provide access to the main interior of the structure at the back of the shallow arcade. The north (De Longpre) facade, also of rusticated brick, is filled with transomed casement windows, set in three groups of four windows, five windows, and a single window at the northwestern corner. Separating the first and second stories is a terra cotta frieze, bearing the inscription "Engine Co. No. 27 Truck Co. No. 9" over the arcade, and a single ornamented medallion over the office door.

Constructed of brick in the Flemish bond, the second story carries pairs of casement windows across the east facade, with a single casement set directly over the office door. The north facade continues the window treatment of the first floor, this time in a grouping of five-five-one. The west (rear) elevation is interrupted by a two story ell, topped by a hipped tile roof, accessible only through a metal roll-up door in the rear of the ell, and ventilated by a horizontally-slatted vent on each side. This ell, used for the drying and storage of fire hoses, is part of the original design. A second terra cotta frieze, punctuated by iron vents, terminates the second story, and supports Classical brackets under the hipped, tile roof.

The main interior space is a large, rectangular room occupying three-quarters of the first floor, with offices, kitchens, and dining areas arranged along the north side of the structure. A pressed tin, coffered ceiling is supported by two rows of pillars, capped with pressed tin. Brass firepoles provide easy access from the second story to the main room. The second story serves as living quarters for personnel, with bedrooms, dormitories, showers and locker rooms of a utilitarian design; floors, cabinets, and lockers are built of wood.

Associated features include a lawn and trees around the building, with a flagpole near the northeastern corner of the building. A wall of rusticated brick, capped with terra cotta coping, extends from the back of the building, and around the back of the property. A dedicatory plaque is attached to the east facade, near the office door. A modern carport stands at the rear of the building. A police station of similar design once occupied an adjacent lot to the east; it was demolished in the 1970's and replaced by a new building.

Having survived 55 years without any discernable alterations, and in excellent condition, the fire station acts as an important focal point for the local community.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1930 **Builder/Architect** P. K. Schabarum

**Statement of Significance (in one paragraph)**

Proclaimed the "largest firestation west of the Mississippi" at the time of its construction in 1930, Firestation #27, designed by P. K. Schabarum, has provided a permanent home for Los Angeles' oldest motorized hose company, Engine Co. #27. An example of Italian Renaissance Revival architecture adapted for public service usage, the firestation, located at the corner of Cahuenga Boulevard and De Longpre Avenue, acts as a local landmark, and as an anchor for the small civic center near Hollywood's historic commercial core.

When annexed to the city of Los Angeles in 1910, Hollywood became eligible for city services, including fire and police. Hose Co. #7, whose name was changed to Engine Co. #27 in 1913, was located in Hollywood's main business district, with the city's most advanced, motorized apparatus, to protect the small town. As Hollywood grew, so did Engine Co. #27, until by 1927, City Chief Engineer R. J. Scott recommended that a large, new, firestation be constructed as a permanent home for Engine Co. #27 (until this time, the firestation was leased by the city). Strong lobbying efforts on the part of Hollywood's community leaders convinced the Fire Department to build the new firestation on four lots at the southwest corner of Cahuenga and De Longpre, rather than on Vine Street, a major commercial thoroughfare. In 1930, the Fire Commission requested city architect P. K. Schabarum to design a firestation which would be the flagship firestation for the entire city of Los Angeles.

Engine Co. #27 moved into the uncompleted new firestation June 30, 1930, as the lease ran out on the old firestation. The firemen assigned to the station helped to complete the structure, including some temporary paving for driveways, establishing a tradition of care and maintenance which has continued until the present time. The following March 16, 1931, the firestation was officially dedicated by Mayor Edwin Porter of Los Angeles, amid three days of celebration. At that time, the plaque on the east facade was installed, commemorating the event.

Today Firestation #27 is still a very active member of both the Los Angeles Fire Department and the Hollywood community, protecting the central Hollywood area, including several film studios and the historic Hollywood commercial district, and providing many of the local schools with educational fire prevention programs. Backed up to the Hollywood Division station of the Los Angeles Police Department,<sup>1</sup> and located just north of the city councilperson's field office, the firestation helps to form a small center of city government in Hollywood. The firestation's importance to the community, both past and present, was recognized in 1976, when it was designated Historic-Cultural Landmark #165 by the Los Angeles Cultural Heritage Board.

<sup>1</sup>This is a new building on the site of the earlier police station.

## 9. Major Bibliographical References

Anon., "Resume of Annual Report" The Grape Vine. August 30, 1930  
 Anon., "New Firehouse Dedicated" The Grape Vine. Vol. 6, #2, March 30, 1931  
 Martin, Willis., "History of #27" Firemen's Grapevine, May, 1981  
Southwest Builder and Contractor, 8-22-30

## 10. Geographical Data

Acreeage of nominated property 0.62 acre

Quadrangle name Hollywood

Quadrangle scale 1:24,000

### UTM References

A 

1	1	1
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3	7	7	4	1	0
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3	7	7	3	3	9	0
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**Verbal boundary description and justification** Dimensions are shown on attached map.  
 Southwest corner of Cahuenga Boulevard and De Longpre Avenue. Frontage on Cole. MB 38, Pg 59, Parcel 1, Tract 3540. District map 4716. Boundaries encompass the historic building on its original lot.

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

name/title Dawn T. Jacobson

organization Hollywood Heritage, Inc. date January 28, 1985

street & number P. O. Box 2586 telephone (213) 874-4005

city or town Hollywood state CA 90028

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Gualtieri, Kathryn Gualtieri

title State Historic Preservation Officer date July 10, 1985

**For NPS use only**  
 I hereby certify that this property is included in the National Register  
 Entered in the National Register date 9/24/85  
 Keeper of the National Register  
 Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

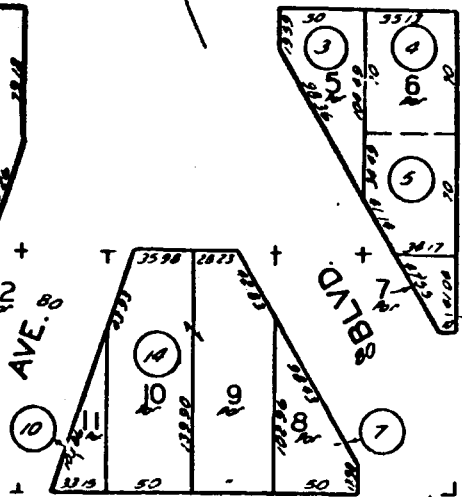
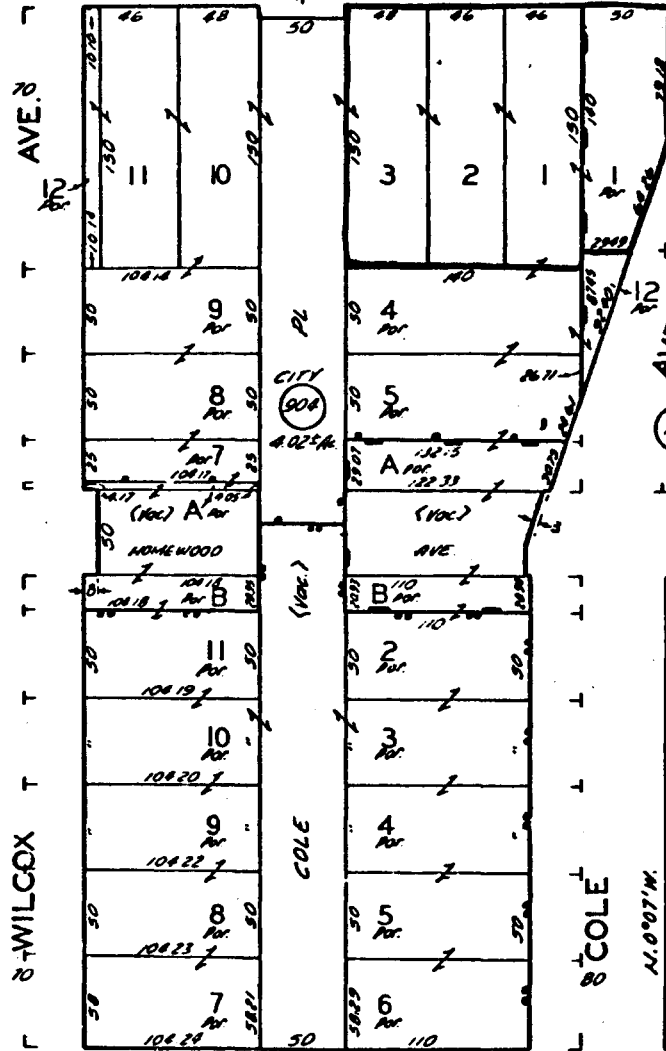


8 DE LONGPRE

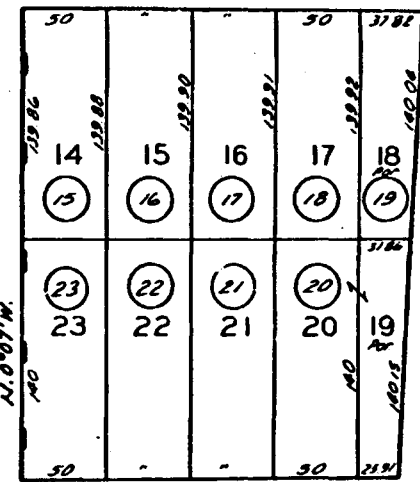
AVE. 50

BK. 5547

HOMEWOOD AVE.



HOMEWOOD AVE.



AVE. 8

8 FOUNTAIN

COLE PL.

BK. 5533

ENGINE COMPANY NO. 27  
 1355 North Cahuenga Boulevard  
 Los Angeles, Los Angeles County, CA

FREMONT TRACT. . . . . M.B. 6-181  
 FREMONT TRACT. NO. 2. . . . . M.B. 9-32  
 TRACT NO. 3538 . . . . . M.B. 38-23  
 TRACT NO. 3540 . . . . . M.B. 38-59

5546-17



BK.  
5547

HOMEWOOD  
AVE.

AVE. R

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CODE  
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FREMONT TR  
FREMONT TR  
TRACT NO. 35  
TRACT NO. 35

FOR PREV ASSMT SFF



# Fire Station No. 27 Historic Resource

 Resource Report  Map

(Overview)

## Historic Resource Summary

### Names

**Fire Station No. 27 (Primary)**

### Important Dates

**No dates recorded**

### Images

**No image available**

### Resource Types

**No types recorded**

### Architect

**No architect information available**

### Builder

**No builder information available**

### Owner

**No owner information available**

## Location Information

### Addresses

**See below under Related Resources**

### Location Description

**1355 North Cahuenga Boulevard and 1333 Cole Place**

### Administrative Areas

**Hollywood Community Plan Area (Community Plan Area)**

**Los Angeles City Council District 4 (Council District)**

**CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL (Neighborhood Council)**

**HOLLYWOOD NEIGHBORHOOD (Neighborhood)**

## Resource Description



Classification

**No classifications recorded**

Features

**No components recorded**

Narrative Description

**No description available**

Alterations

**No alterations listed**




## Designations

(evaluation)

### Designation and Protection Status

Type: Los Angeles Historic-Cultural Monument Date: 1976-10-20 -



 Fire Station No. 27 Historic Resource

 Resource Report  Map



## External References

(evaluation)

### External System References

Processing ID: HCM-165

Los Angeles Historic Cultural Monument Number: 165



## Related Resources

(evaluation)

### Related Historic Resources

None

### Related Historic Districts

None

### Related Activities

None



---

## Related Historic Events

**None**

---

## Related People/Organizations

**None**

---

## Related Information Resources

Images

**None**

Documents

**None**



Historic Resources Survey, Hollywood Redevelopment Project Area  
 Individual Resources – 01/28/20



Primary Address: 6464 W SUNSET BLVD  
 Other Address: 1442 N HUDSON AVE  
 6476 W SUNSET BLVD  
 6478 W SUNSET BLVD  
 6480 W SUNSET BLVD  
 1451 N WILCOX AVE  
 Name:  
 Year built: 1968  
 Architectural style: Corporate International

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Corporate International, 1946-1976
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Corporate International commercial architecture in Hollywood.



Primary Address: 6520 W SUNSET BLVD  
 Other Address: 6522 W SUNSET BLVD  
 6526 W SUNSET BLVD  
 Name: Hollywood Chamber of Commerce  
 Year built: 1926  
 Architectural style: Mediterranean Revival

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Mediterranean Revival, 1887-1942
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Mediterranean Revival commercial architecture in Hollywood; work of noted Los Angeles architects Morgan, Walls and Clements.

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Primary Address: 1501 N CAHUENGA BLVD  
 Other Address: 1503 N CAHUENGA BLVD  
 1505 N CAHUENGA BLVD  
 1507 N CAHUENGA BLVD  
 1509 N CAHUENGA BLVD  
 1511 N CAHUENGA BLVD  
 6427 W SUNSET BLVD

Name:  
 Year built: 1914  
 Architectural style: Commercial, Vernacular

**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Mixed-Use Residential and Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Rare, remnant example of early commercial development located along a former streetcar line in Hollywood. Due to alterations, including door replacement and window replacement, the building may not retain sufficient integrity for listing in the National Register.



## Districts

### Name: De Longpre Park Residential Historic District



#### Description:

The De Longpre Park Residential Historic District is a concentration of pre-World War II residences in central Hollywood. The district is flat and moderate in size. It encompasses an irregularly shaped area that is generally bounded by Leland Way on the north, Fountain Avenue and Homewood Avenue on the south, Hudson and Wilcox avenues on the east, and Cherokee Avenue on the west.

The district is primarily composed of small, modest, single-family residences that were built between the very early 20th century and the 1920s. These houses are sited on deep, narrow lots, and are one (and occasionally two) stories in height. They are designed in a variety of architectural styles that were popular at the time; the American Colonial Revival, Craftsman, and Spanish Colonial Revival styles are the most common, though some of the earlier houses exhibit characteristics of Late Victorian era styles. Common architectural features include flat or moderately pitched roofs with projecting eaves, exposed rafters, and eave returns; clay tile trim and coping (on Spanish Colonial Revival houses); front porches with articulated supports; wood clapboard and stucco wall cladding; and multi-light wood windows. Many houses feature a detached garage or ancillary building at the rear of the lot. Common alterations include the replacement of original doors, windows, and wall cladding, and the addition of security bars and perimeter fences.

Interspersed between these houses are a handful of multi-family dwellings that generally complement the neighborhood's scale and character, as well as a few examples of larger-scale multi-family properties – mostly apartment houses – that were built after World War II and do not contribute to the district. Near the center of the district is De Longpre Park, a 1.5-acre pocket park that is focal point of the neighborhood. It is from this park that the district derives its name. The park is heavily shaded, and is surrounded by a metal fence that restricts access after-hours.

Streets in the district are narrow and generally adhere to the rectilinear grid along which most of Hollywood is oriented. Streetscape features are limited to concrete sidewalks and narrow parkways; parkways are planted with various trees and shrubs that do not appear to conform to a uniform planting scheme.

#### Significance:

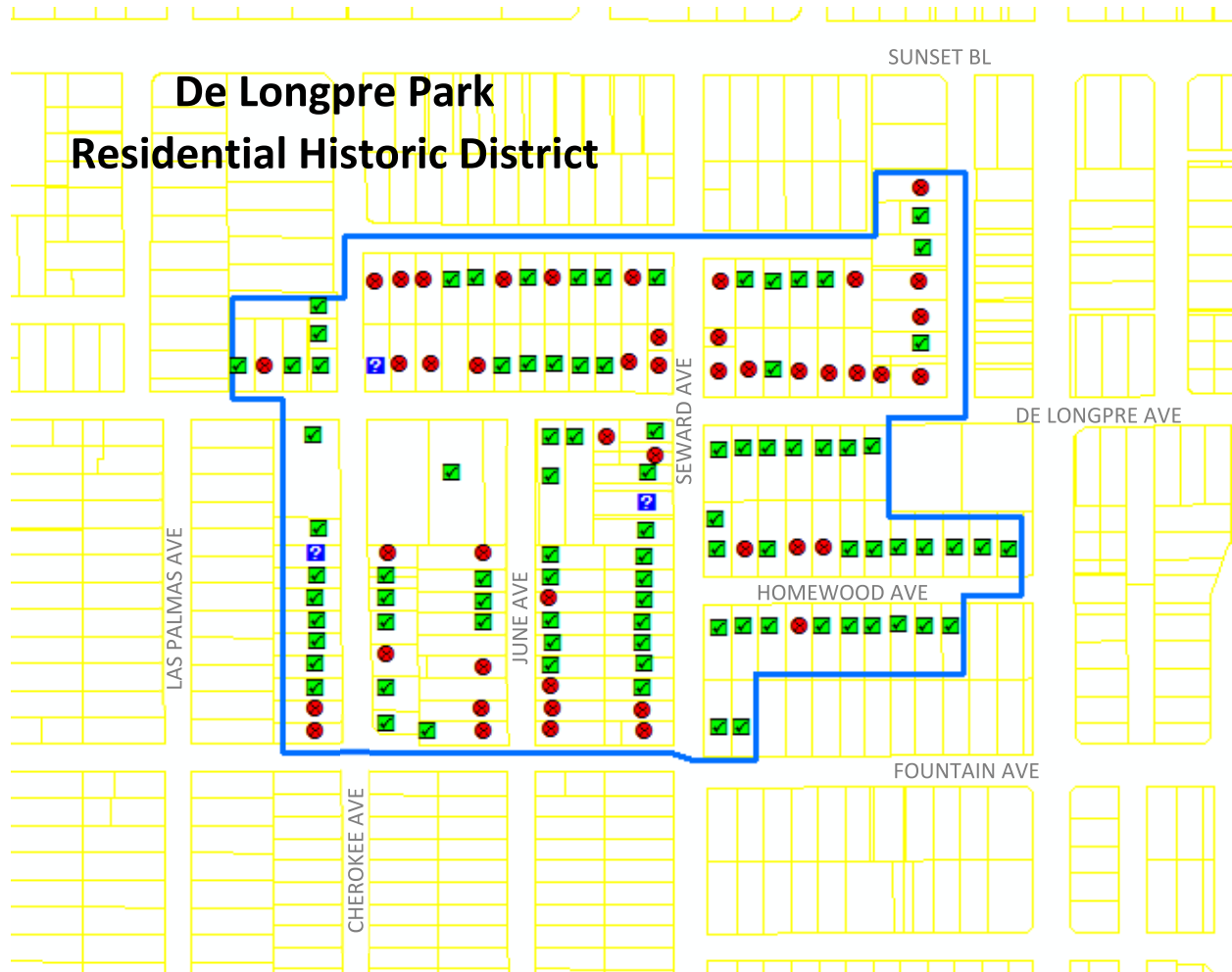
The De Longpre Park Residential Historic District is significant for conveying patterns of streetcar suburbanization in Hollywood. Its scale and character are indicative of the type of residential development that arose alongside Los Angeles's expansive network of streetcar lines in the early 20th century. The period of significance has been identified as 1906-1950, which accounts for the district's primary period of development, and also captures some compatible examples of multi-family residential development from the very early postwar period. Within the district are 137 properties, of which 88 (64%) contribute to its significance. Due to alterations to some individual buildings and some infill development, the district may not retain sufficient integrity for listing in the National Register.

The district comprises portions of several contiguous residential tracts that were subdivided in the 1900s and 1910s, amid a period of remarkable growth and development in this area of Hollywood. These tracts were strategically located near a number of major streetcar routes, which provided residents with convenient access to central Hollywood and the Downtown central business district. Their subdivision is associated with patterns of suburbanization that played a heavy hand in shaping the built environment of Hollywood during the early 20th century.

Lots within these tracts appear to have been sold on an individual basis. Most were developed between the late 1910s and early 1920s with modest Craftsman and Period Revival style bungalows; however, several featured small-scale multi-family buildings that were compatible with the adjacent stock of single-family houses. Near the center of the neighborhood is De

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Longpre Park, which opened in 1925 on the site of a bungalow court that had been condemned. The Los Angeles Times noted that “the park, like the avenue, will perpetuate the memory of [painter] Paul De Longpre’s long association with Hollywood development.” The neighborhood was built out by the 1920s. Some infill development has occurred; generally, multi-family properties that were constructed in the early postwar period are compatible with the prevailing character of the neighborhood, while later additions are not because they are considerably larger and denser.



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**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Significant example of an early 20th century residential neighborhood that was developed in proximity to streetcar lines. Due to alterations to some individual buildings and some infill development, may not retain sufficient integrity for listing in the National Register.

**Contributors/Non-Contributors:**



Primary Address: 1301 N CHEROKEE AVE  
 Other Address: 6679 W FOUNTAIN AVE  
 Type: Non-Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1302 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1307 N CHEROKEE AVE  
 Other Address: 1307 1/2 N CHEROKEE AVE  
 Type: Non-Contributor  
 Year built: 1915  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1310 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

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Primary Address: 1311 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1915  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1315 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1915  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1316 N CHEROKEE AVE  
 Type: Non-Contributor  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1319 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1322 N CHEROKEE AVE  
 Other Address: 1320 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1323 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1915  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

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Primary Address: 1327 N CHEROKEE AVE  
Type: Contributor  
Year built: 1917  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 1328 N CHEROKEE AVE  
Type: Contributor  
Year built: 1920  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Colonial Revival



Primary Address: 1330 N CHEROKEE AVE  
Type: Contributor  
Year built: 1921  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 1331 N CHEROKEE AVE  
Type: Contributor  
Year built: 1916  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 1334 N CHEROKEE AVE  
Type: Non-Contributor  
Year built: 1991  
Property type/sub type: Residential-Single Family; House  
Architectural style: Other



Primary Address: 1335 N CHEROKEE AVE  
Type: Not sure  
Year built: 1916  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman

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Primary Address: 1339 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1922  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1349 N CHEROKEE AVE  
 Other Address: 1343 N CHEROKEE AVE  
 1343 1/4 N CHEROKEE AVE  
 1343 1/2 N CHEROKEE AVE  
 1345 N CHEROKEE AVE  
 1345 1/4 N CHEROKEE AVE  
 1345 1/2 N CHEROKEE AVE  
 1347 N CHEROKEE AVE  
 1347 1/2 N CHEROKEE AVE  
 1349 1/2 N CHEROKEE AVE  
 1351 N CHEROKEE AVE  
 1351 1/4 N CHEROKEE AVE  
 1351 1/2 N CHEROKEE AVE  
 1353 N CHEROKEE AVE  
 1353 1/4 N CHEROKEE AVE  
 1353 1/2 N CHEROKEE AVE  
 1355 N CHEROKEE AVE  
 1355 1/4 N CHEROKEE AVE  
 1355 1/2 N CHEROKEE AVE  
 1357 N CHEROKEE AVE  
 1357 1/4 N CHEROKEE AVE  
 1357 1/2 N CHEROKEE AVE  
 1359 N CHEROKEE AVE  
 1359 1/4 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1947  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Minimal Traditional; Modern, Mid-Century



Primary Address: 1350 N CHEROKEE AVE  
 Other Address: 6642 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Institutional-Recreation; Public Park  
 Architectural style: Not Applicable

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Primary Address: 1411 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1415 N CHEROKEE AVE  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Minimal Traditional



Primary Address: 6543 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: No style



Primary Address: 6544 W DE LONGPRE AVE  
 Other Address: 6546 W DE LONGPRE AVE  
 6548 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6547 W DE LONGPRE AVE  
 Other Address: 6547 1/2 W DE LONGPRE AVE  
 6549 W DE LONGPRE AVE  
 6549 1/2 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1919  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

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Primary Address: 6548 W DE LONGPRE AVE  
 Other Address: 6544 W DE LONGPRE AVE  
 6546 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6552 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6553 W DE LONGPRE AVE  
 Other Address: 6551 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1914  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6559 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1913  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6560 W DE LONGPRE AVE  
 Other Address: 6562 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1922  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival



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Primary Address: 6565 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6566 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1922  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival



Primary Address: 6569 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1914  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6570 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1922  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6575 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: No style



Primary Address: 6576 W DE LONGPRE AVE  
 Other Address: 1348 N SEWARD ST  
 Type: Contributor  
 Year built: 1923  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival

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Primary Address: 6600 W DE LONGPRE AVE  
Type: Contributor  
Year built: 1920  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 6601 W DE LONGPRE AVE  
Other Address: 6603 W DE LONGPRE AVE  
Type: Non-Contributor  
Year built: 1917  
Property type/sub type: Residential-Single Family; House  
Architectural style: No style



Primary Address: 6607 W DE LONGPRE AVE  
Type: Non-Contributor  
Year built: 1919  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 6608 W DE LONGPRE AVE  
Type: Non-Contributor  
Year built: 1958  
Property type/sub type: Residential-Multi Family; Apartment House  
Architectural style: Modern, Mid-Century



Primary Address: 6615 W DE LONGPRE AVE  
Type: Contributor  
Year built: 1919  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 6617 W DE LONGPRE AVE  
Type: Contributor  
Year built: 1918  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Colonial Revival

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Primary Address: 6618 W DE LONGPRE AVE  
 Other Address: 6614 W DE LONGPRE AVE  
 6616 W DE LONGPRE AVE  
 6622 W DE LONGPRE AVE  
 1340 N JUNE ST  
 1342 N JUNE ST  
 1348 N JUNE ST  
 1350 N JUNE ST  
 1352 N JUNE ST  
 1354 N JUNE ST  
 1356 N JUNE ST

Type: Contributor  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6621 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1918  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6622 W DE LONGPRE AVE  
 Other Address: 6614 W DE LONGPRE AVE  
 6616 W DE LONGPRE AVE  
 6618 W DE LONGPRE AVE  
 1340 N JUNE ST  
 1342 N JUNE ST  
 1348 N JUNE ST  
 1350 N JUNE ST  
 1352 N JUNE ST  
 1354 N JUNE ST  
 1356 N JUNE ST

Type: Contributor  
 Year built: 1906  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 6625 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1918  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival

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Primary Address: 6631 W DE LONGPRE AVE  
 Other Address: 6629 W DE LONGPRE AVE  
 6629 1/2 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1919  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6635 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1965  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Modern, Mid-Century



Primary Address: 6643 W DE LONGPRE AVE  
 Other Address: 6645 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1961  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: Modern, Mid-Century



Primary Address: 6651 W DE LONGPRE AVE  
 Other Address: 6649 W DE LONGPRE AVE  
 6651 1/2 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1919  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6655 W DE LONGPRE AVE  
 Other Address: 1408 N CHEROKEE AVE  
 Type: Not sure  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Unknown/not visible

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Primary Address: 6661 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6669 W DE LONGPRE AVE  
 Other Address: 6671 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1926  
 Property type/sub type: Residential-Multi Family; Duplex  
 Architectural style: Spanish Colonial Revival



Primary Address: 6673 W DE LONGPRE AVE  
 Type: Non-Contributor  
 Year built: 1988  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: No style



Primary Address: 6677 W DE LONGPRE AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Multi Family; Duplex  
 Architectural style: American Colonial Revival



Primary Address: 6565 W FOUNTAIN AVE  
 Other Address: 6555 W FOUNTAIN AVE  
 6561 W FOUNTAIN AVE  
 6560 W HOMEWOOD AVE  
 Type: Non-Contributor  
 Year built: 1962  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Modern, Mid-Century

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Primary Address: 6571 W FOUNTAIN AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6575 W FOUNTAIN AVE  
 Other Address: 1302 N SEWARD ST  
 1304 N SEWARD ST  
 1314 N SEWARD ST  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6635 W FOUNTAIN AVE  
 Other Address: 6631 W FOUNTAIN AVE  
 6633 W FOUNTAIN AVE  
 6637 W FOUNTAIN AVE  
 1301 N JUNE ST  
 1303 N JUNE ST  
 Type: Contributor  
 Year built: 1930  
 Property type/sub type: Residential-Ancillary Feature; Garage  
 Architectural style: Spanish Colonial Revival



Primary Address: 6521 W HOMEWOOD AVE  
 Other Address: 6519 W HOMEWOOD AVE  
 6519 1/2 W HOMEWOOD AVE  
 6523 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Tudor Revival



Primary Address: 6527 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival

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Primary Address: 6530 W HOMEWOOD AVE  
Type: Contributor  
Year built: 1921  
Property type/sub type: Residential-Single Family; House  
Architectural style: Spanish Colonial Revival



Primary Address: 6531 W HOMEWOOD AVE  
Type: Contributor  
Year built: 1922  
Property type/sub type: Residential-Single Family; House  
Architectural style: Spanish Colonial Revival



Primary Address: 6536 W HOMEWOOD AVE  
Type: Contributor  
Year built: 1921  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Colonial Revival



Primary Address: 6537 W HOMEWOOD AVE  
Type: Contributor  
Year built: 1922  
Property type/sub type: Residential-Single Family; House  
Architectural style: Spanish Colonial Revival



Primary Address: 6540 W HOMEWOOD AVE  
Type: Contributor  
Year built: 1920  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Colonial Revival



Primary Address: 6541 W HOMEWOOD AVE  
Type: Contributor  
Year built: 1920  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman

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Primary Address: 6546 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6547 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6550 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6551 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1922  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival



Primary Address: 6554 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival



Primary Address: 6555 W HOMEWOOD AVE  
 Type: Non-Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Other



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Primary Address: 6561 W HOMEWOOD AVE  
 Type: Non-Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival



Primary Address: 6564 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6565 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6570 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival



Primary Address: 6573 W HOMEWOOD AVE  
 Other Address: 6571 W HOMEWOOD AVE  
 6573 1/2 W HOMEWOOD AVE  
 6573 3/4 W HOMEWOOD AVE  
 Type: Non-Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: No style

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Primary Address: 6574 W HOMEWOOD AVE  
 Other Address: 1320 N SEWARD ST  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6575 W HOMEWOOD AVE  
 Other Address: 1344 N SEWARD ST  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1405 N HUDSON AVE  
 Other Address: 6539 W DE LONGPRE AVE  
 1407 N HUDSON AVE  
 1409 N HUDSON AVE  
 1411 N HUDSON AVE  
 1411 1/2 N HUDSON AVE  
 Type: Non-Contributor  
 Year built: 0  
 Property type/sub type: Other; Vacant Lot  
 Architectural style: Not Applicable



Primary Address: 1409 N HUDSON AVE  
 Other Address: 6539 W DE LONGPRE AVE  
 1405 N HUDSON AVE  
 1407 N HUDSON AVE  
 1411 N HUDSON AVE  
 1411 1/2 N HUDSON AVE  
 Type: Contributor  
 Year built: 1909  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

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Primary Address: 1415 N HUDSON AVE  
 Other Address: 1417 N HUDSON AVE  
 Type: Non-Contributor  
 Year built: 1953  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Minimal Traditional



Primary Address: 1421 N HUDSON AVE  
 Type: Non-Contributor  
 Year built: 1957  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Modern, Mid-Century



Primary Address: 1425 N HUDSON AVE  
 Type: Contributor  
 Year built: 1906  
 Property type/sub type: Residential-Multi Family; Duplex  
 Architectural style: Craftsman



Primary Address: 1433 N HUDSON AVE  
 Other Address: 1433 1/4 N HUDSON AVE  
 1433 1/2 N HUDSON AVE  
 Type: Contributor  
 Year built: 1905  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1439 N HUDSON AVE  
 Other Address: 1441 N HUDSON AVE  
 1441 1/2 N HUDSON AVE  
 1441 3/4 N HUDSON AVE  
 Type: Non-Contributor  
 Year built: 1959  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Modern, Mid-Century

Historic Resources Survey, Hollywood Redevelopment Project Area  
 Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

---



Primary Address: 1300 N JUNE ST  
 Other Address: 6615 W FOUNTAIN AVE  
 Type: Non-Contributor  
 Year built: 1921  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1301 N JUNE ST  
 Other Address: 6631 W FOUNTAIN AVE  
 6633 W FOUNTAIN AVE  
 6635 W FOUNTAIN AVE  
 6637 W FOUNTAIN AVE  
 1303 N JUNE ST  
 Type: Non-Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: No style



Primary Address: 1306 N JUNE ST  
 Type: Non-Contributor  
 Year built: 1923  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1307 N JUNE ST  
 Other Address: 1305 N JUNE ST  
 Type: Non-Contributor  
 Year built: 1921  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: No style



Primary Address: 1310 N JUNE ST  
 Type: Non-Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival

Historic Resources Survey, Hollywood Redevelopment Project Area  
Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

---



Primary Address: 1314 N JUNE ST  
Type: Contributor  
Year built: 1921  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 1315 N JUNE ST  
Other Address: 1311 N JUNE ST  
1317 N JUNE ST  
1319 N JUNE ST  
Type: Non-Contributor  
Year built: 1968  
Property type/sub type: Residential-Multi Family; Courtyard Apartment  
Architectural style: Modern, Mid-Century



Primary Address: 1318 N JUNE ST  
Type: Contributor  
Year built: 1917  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Colonial Revival



Primary Address: 1322 N JUNE ST  
Type: Contributor  
Year built: 1917  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 1323 N JUNE ST  
Type: Contributor  
Year built: 1921  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Colonial Revival

Historic Resources Survey, Hollywood Redevelopment Project Area  
 Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

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Primary Address: 1324 N JUNE ST  
 Other Address: 1326 N JUNE ST  
 Type: Non-Contributor  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1325 N JUNE ST  
 Other Address: 1327 N JUNE ST  
 Type: Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1330 N JUNE ST  
 Other Address: 1330 1/2 N JUNE ST  
 Type: Contributor  
 Year built: 1921  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1331 N JUNE ST  
 Other Address: 1333 N JUNE ST  
 Type: Contributor  
 Year built: 1921  
 Property type/sub type: Residential-Multi Family; Duplex  
 Architectural style: Craftsman



Primary Address: 1335 N JUNE ST  
 Other Address: 1335 1/2 N JUNE ST  
 Type: Non-Contributor  
 Year built: 1906  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

Historic Resources Survey, Hollywood Redevelopment Project Area  
 Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

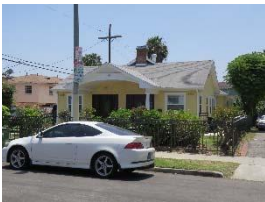
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Primary Address: 1336 N JUNE ST  
 Other Address: 1334 N JUNE ST  
 1334 1/2 N JUNE ST  
 1336 1/2 N JUNE ST  
 Type: Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Multi Family; Fourplex  
 Architectural style: Spanish Colonial Revival



Primary Address: 1340 N JUNE ST  
 Other Address: 6614 W DE LONGPRE AVE  
 6616 W DE LONGPRE AVE  
 6618 W DE LONGPRE AVE  
 6622 W DE LONGPRE AVE  
 1342 N JUNE ST  
 1348 N JUNE ST  
 1350 N JUNE ST  
 1352 N JUNE ST  
 1354 N JUNE ST  
 1356 N JUNE ST  
 Type: Contributor  
 Year built: 1948  
 Property type/sub type: Residential-Multi Family; Courtyard Apartment  
 Architectural style: American Colonial Revival



Primary Address: 6514 W LELAND WAY  
 Other Address: 6516 W LELAND WAY  
 Type: Non-Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6518 W LELAND WAY  
 Other Address: 6520 W LELAND WAY  
 Type: Contributor  
 Year built: 1914  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

Historic Resources Survey, Hollywood Redevelopment Project Area  
 Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

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Primary Address: 6526 W LELAND WAY  
 Type: Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6530 W LELAND WAY  
 Other Address: 6532 W LELAND WAY  
 6532 1/4 W LELAND WAY  
 6532 1/2 W LELAND WAY  
 6534 W LELAND WAY  
 Type: Contributor  
 Year built: 1923  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6536 W LELAND WAY  
 Other Address: 6538 W LELAND WAY  
 6538 1/2 W LELAND WAY  
 Type: Contributor  
 Year built: 1913  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6600 W LELAND WAY  
 Other Address: 1415 N SEWARD ST  
 1421 N SEWARD ST  
 Type: Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

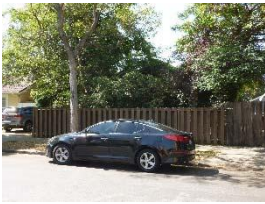


Primary Address: 6608 W LELAND WAY  
 Other Address: 6606 W LELAND WAY  
 6606 1/2 W LELAND WAY  
 Type: Non-Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Historic Resources Survey, Hollywood Redevelopment Project Area  
 Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

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Primary Address: 6610 W LELAND WAY  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6616 W LELAND WAY  
 Type: Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6620 W LELAND WAY  
 Type: Non-Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6624 W LELAND WAY  
 Other Address: 6626 W LELAND WAY  
 Type: Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6630 W LELAND WAY  
 Other Address: 6628 W LELAND WAY  
 6632 W LELAND WAY  
 Type: Non-Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 6634 W LELAND WAY  
 Type: Contributor  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

Historic Resources Survey, Hollywood Redevelopment Project Area  
 Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

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Primary Address: 6638 W LELAND WAY  
 Other Address: 6638 1/2 W LELAND WAY  
 6640 W LELAND WAY  
 6640 1/2 W LELAND WAY  
 6642 W LELAND WAY  
 Type: Contributor  
 Year built: 1936  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: American Colonial Revival



Primary Address: 6644 W LELAND WAY  
 Other Address: 6646 W LELAND WAY  
 Type: Non-Contributor  
 Year built: 1916  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 6650 W LELAND WAY  
 Type: Non-Contributor  
 Year built: 2017  
 Property type/sub type: Residential-Multi Family; Duplex  
 Architectural style: Other



Primary Address: 6654 W LELAND WAY  
 Other Address: 1416 N CHEROKEE AVE  
 Type: Non-Contributor  
 Year built: 1991  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Other



Primary Address: 1301 N SEWARD ST  
 Other Address: 6607 W FOUNTAIN AVE  
 Type: Non-Contributor  
 Year built: 1921  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Spanish Colonial Revival

Historic Resources Survey, Hollywood Redevelopment Project Area  
 Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

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Primary Address: 1307 N SEWARD ST  
 Type: Non-Contributor  
 Year built: 1921  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: No style



Primary Address: 1311 N SEWARD ST  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1315 N SEWARD ST  
 Type: Contributor  
 Year built: 1921  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1317 N SEWARD ST  
 Other Address: 1319 N SEWARD ST  
 Type: Contributor  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1323 N SEWARD ST  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1327 N SEWARD ST  
 Type: Contributor  
 Year built: 1921  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman

Historic Resources Survey, Hollywood Redevelopment Project Area  
 Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

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Primary Address: 1331 N SEWARD ST  
 Type: Contributor  
 Year built: 1905  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1335 N SEWARD ST  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1341 N SEWARD ST  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 1344 N SEWARD ST  
 Other Address: 6575 W HOMEWOOD AVE  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 1345 N SEWARD ST  
 Type: Not sure  
 Year built: 1917  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Unknown/not visible

Historic Resources Survey, Hollywood Redevelopment Project Area  
Historic Districts, Planning Districts, and Multi-Property Resources – 01/28/20

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Primary Address: 1351 N SEWARD ST  
Other Address: 1347 N SEWARD ST  
Type: Contributor  
Year built: 1920  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Colonial Revival



Primary Address: 1357 N SEWARD ST  
Other Address: 1353 N SEWARD ST  
Type: Non-Contributor  
Year built: 2017  
Property type/sub type: Residential-Multi Family; Apartment House  
Architectural style: Other



Primary Address: 1403 N SEWARD ST  
Type: Non-Contributor  
Year built: 1941  
Property type/sub type: Residential-Ancillary Feature; Garage  
Architectural style: No style



Primary Address: 1410 N SEWARD ST  
Type: Non-Contributor  
Year built: 1914  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 1420 N SEWARD ST  
Other Address: 6542 W LELAND WAY  
Type: Non-Contributor  
Year built: 1956  
Property type/sub type: Residential-Multi Family; Apartment House  
Architectural style: Modern, Mid-Century

**APPENDIX G – PROJECT DRAWINGS**



# SUNSET + WILCOX

## ENTITLEMENT SUBMISSION PACKAGE

MARCH 18, 2020

**Gensler** SALT

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# SITE PLOT PLAN

## Project Address

6460 West Sunset Boulevard, Los Angeles, CA 90028

## Legal Description

1450, 1452, 1454 N. Wilcox Avenue  
Tract TR 1998; Block None; Lot FR 6; Arb None

6460, 6462 W. Sunset Boulevard  
Tract TR 1998; Block None; Lot 7; Arb None

6450 W. Sunset Boulevard and 1445, 1447 N. Cole Place  
Tract TR 1998; Block None; Lot FR 8; Arb None

1439, 1441, 1443 N. Cole Place and 1440 N. Wilcox Avenue  
Tract Lander Tract; Block None; Lot FR 4; Arb None

1434, 1436, 1438 N. Wilcox Avenue and 1433, 1435 N. Cole Place  
Tract Lander Tract No. 2; Block None; Lot FR 1; Arb None

1427 N. Cole Place and 1432, 1432½ N. Wilcox Avenue  
Tract Lander Tract No. 2; Block None; Lot FR 2; Arb 1

No Address; Tract Lander Tract No. 2; Block None; Lot FR 2; Arb 2

1424, 1426, 1428 N. Wilcox Avenue and 1425 N. Cole Place  
Tract Lander Tract No. 2; Block None; Lot FR 3; Arb None

1420 N. Wilcox Avenue and 1417, 1419 N. Cole Place  
Tract Lander Tract No. 2; Block None; Lot FR 4; Arb None

1413 N. Cole Place and 6503 De Longpre Avenue  
Tract Lander Tract No. 2; Block None; Lot 8; Arb None

## Site Information

### Project

Existing Zone: C4-2D-SN; C4-2D; C2-1XL  
Proposed Zone: C4-2-SN; C4-2; C2-2

General Plan Designation: Regional Center Commercial  
Community Plan Area: Hollywood

Building Type: Type IV-A over Type I Construction  
Fire Protection: Fully Sprinklered

Height:  
**Top of Building** 275 ft  
**Top of Parapet** 271 ft  
**Top of Habitable Floor** 251 ft

Primary Structure: Reinforced cast-in-place concrete  
Primary Exterior: Curtain wall, precast concrete and metal

Lot Area: SUNSET LOT 64,719 sf  
DELONGPRE LOT 7,199 sf  
Merger Area 2,275 sf

**Total Site Area = 74,193 sf**  
**Total Floor Area = 445,158 sf**  
**FAR = 6:1**

## Parking Calculations

### Parking Required

(Code minimum as required per LAMC SEC. 12.21,  
State Enterprise Zone 12.21-A.4(x)(3))

Proposed Restaurant 12,141 sf (1/500sf) = 24 Stalls  
Proposed Office 433,175 sf (1/500sf) = 866 Stalls

Bike Parking Required & Provided  
Short Term = 49 Bikes  
Long Term = 93 Bikes

Parking Stall Reduction (1:4) = 35 Stalls  
**Total Stalls Required = 856 Stalls**

Standard Stalls Required (60%) = 513 Stalls

### Parking Provided:

Proposed Commercial (B3 Level) = 170 Stalls  
Proposed Commercial (B2 Level) = 170 Stalls  
Proposed Restaurant/Commercial (B1 Level) = 166 Stalls  
Proposed Commercial (Ground Level) = 31 Stalls  
Proposed Commercial (Mezzanine Level) = 24 Stalls  
Proposed Commercial (Level 03) = 356 Stalls  
Proposed Commercial (Level 04) = 356 Stalls  
**Total Parking Stalls Provided = 1,273 Stalls**

Compact Parking Stalls = 753 Stalls  
Standard Parking Stalls = 520 Stalls

## Landscaping

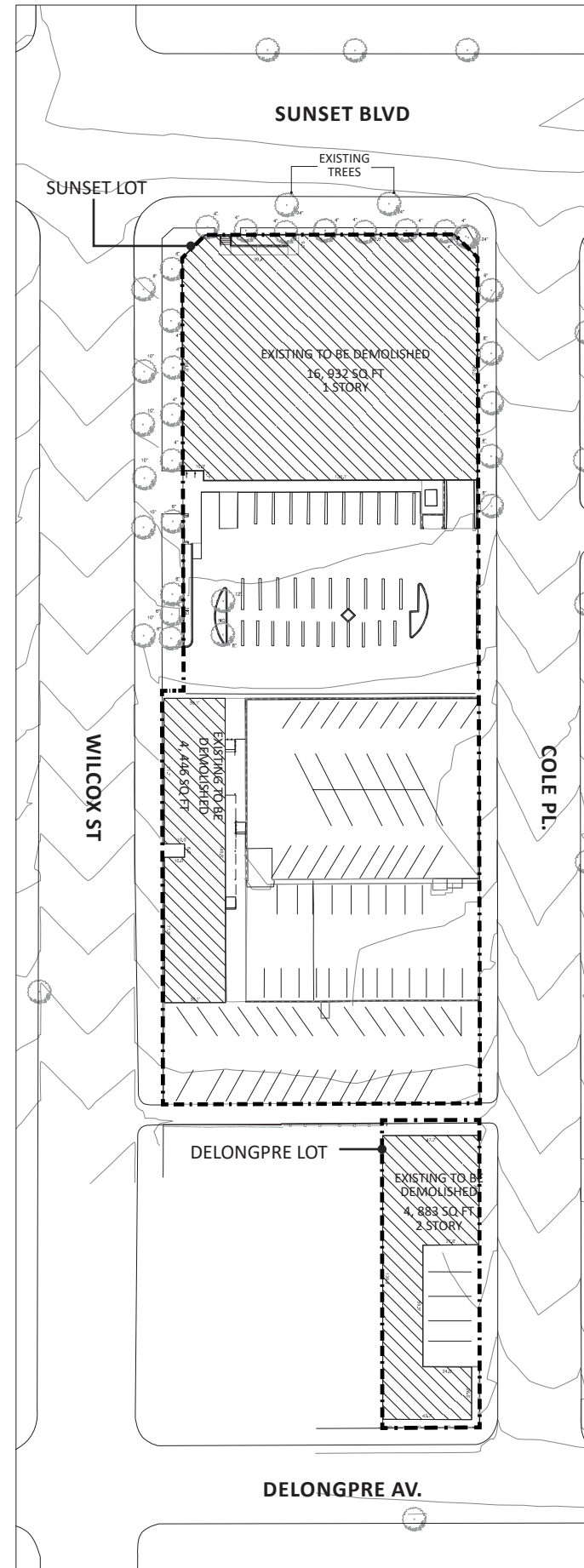
Per LAMC SEC. 12.40  
Planting Area – 12,290 sf (445, 158) = 2.8 %  
Hardscaping – 49,159 sf (445, 158) = 11 %

### Open Space Calculation

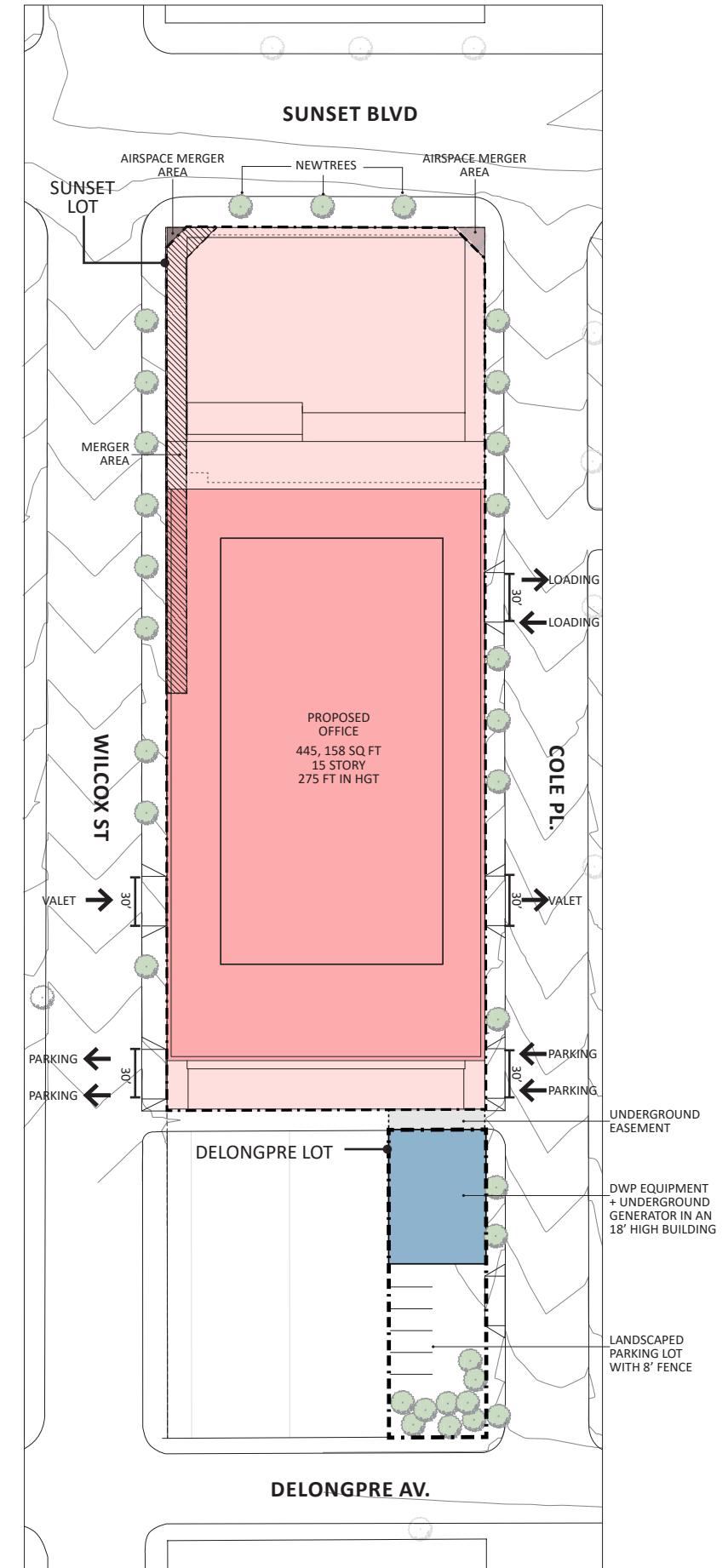
Open Space Required: None Required Per Code  
Open Space Provided: 61,449 sf

Existing to be removed = 32 Trees (15 at 8" diameter or greater)  
Required Trees (2 new : 1 removed) = 30 Trees  
Provided Trees = 35 Trees

- Extents of Lower Office Levels & Podium Parking
- Extents of Upper Office Levels
- Existing Buildings To Be Demolished
- Property Line
- Existing Trees
- New Trees



EXISTING SITE

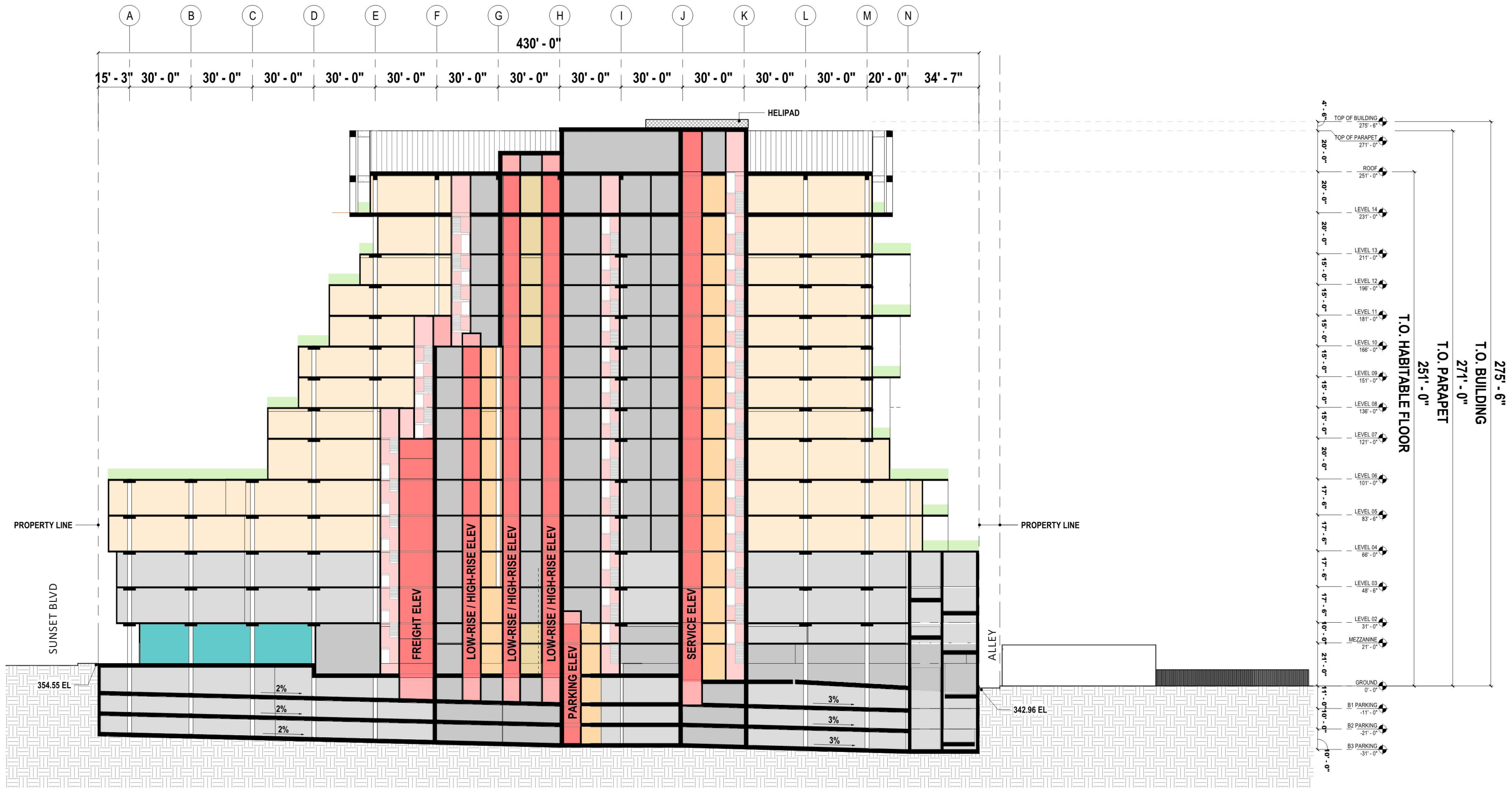


PROPOSED SITE

SCALE: 1" = 80'-0"



# BUILDING SECTION DIAGRAM NORTH - SOUTH



<span style="color: teal;">■</span> RESTAURANT	<span style="color: lightcoral;">■</span> STAIRS	<span style="color: lightgrey;">■</span> PARKING
<span style="color: orange;">■</span> OFFICE	<span style="color: red;">■</span> ELEVATOR	<span style="color: grey;">■</span> MEP
<span style="color: lightgreen;">■</span> LANDSCAPE		

# FLOOR PLAN DIAGRAM PARKING LEVEL B3



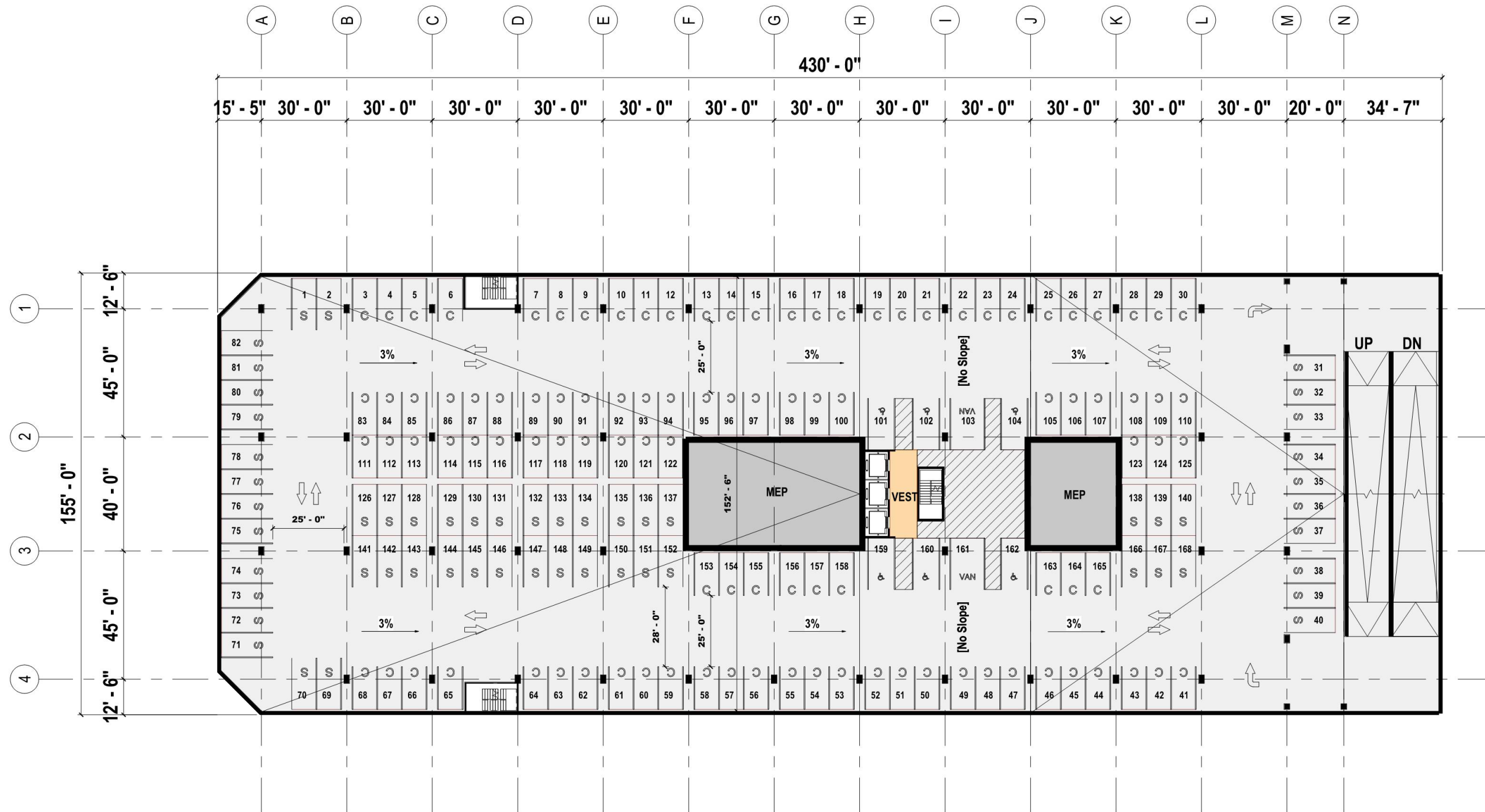
LEVEL B3  
PARKING STALLS

STANDARD	56
COMPACT	104
ADA	8
<b>TOTAL</b>	<b>168</b>

SCALE: 1" = 40'-0"



# FLOOR PLAN DIAGRAM PARKING LEVEL B2



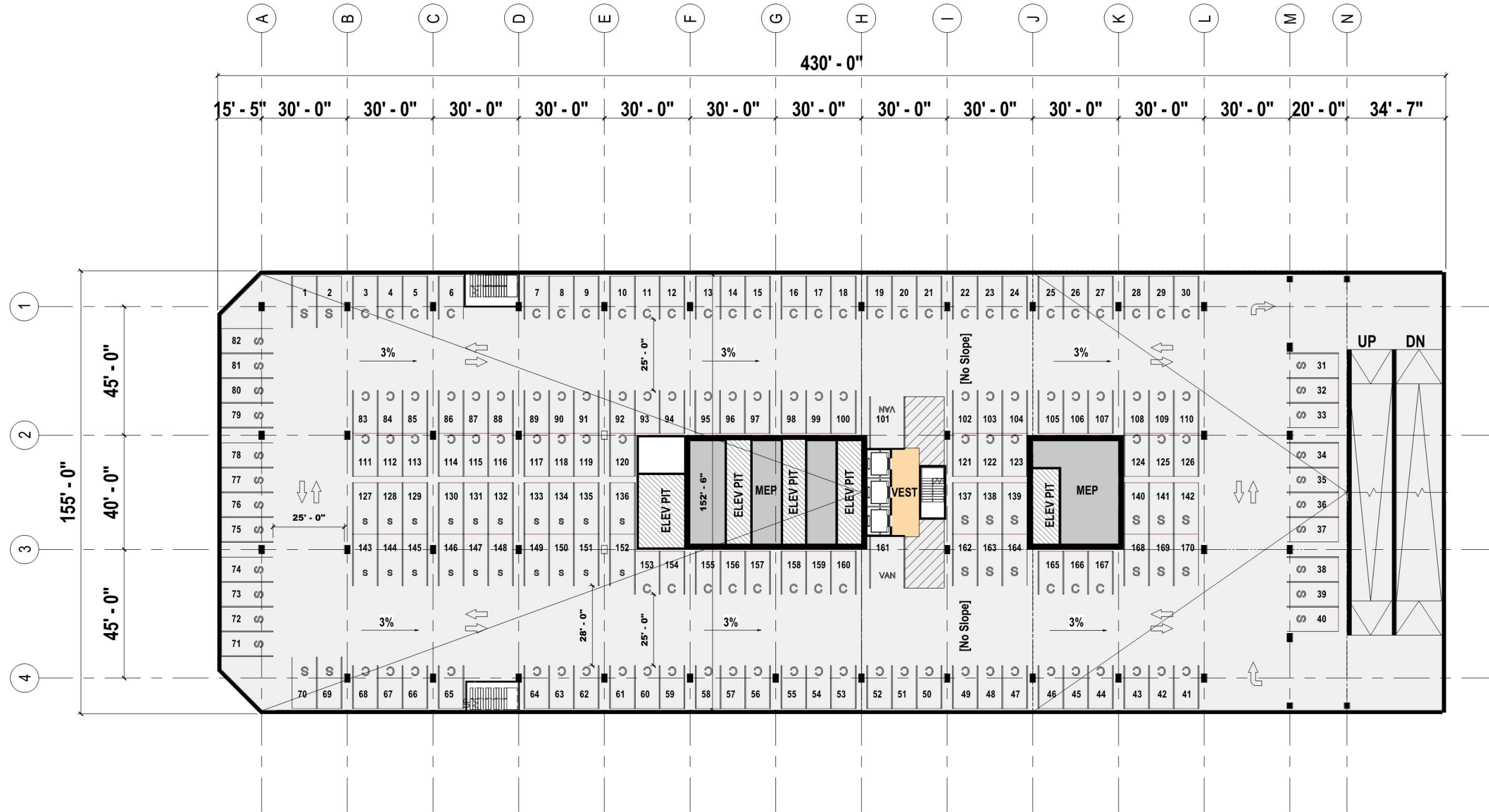
LEVEL B2  
PARKING STALLS

STANDARD	56
COMPACT	104
ADA	8
<b>TOTAL</b>	<b>168</b>

SCALE: 1" = 40'-0"



# FLOOR PLAN DIAGRAM PARKING LEVEL B1



LEVEL B1  
PARKING STALLS

STANDARD	58
COMPACT	110
ADA	2
<b>TOTAL</b>	<b>170</b>

SCALE: 1" = 40'-0"

# FLOOR PLAN DIAGRAM GROUND LEVEL 01



LEVEL GF  
PARKING STALLS

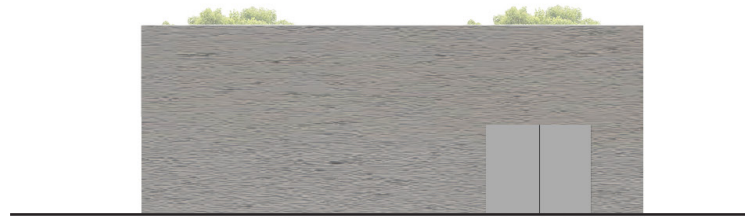
STANDARD	29
ADA	2
<b>TOTAL</b>	<b>31</b>

SCALE: 1" = 40'-0"

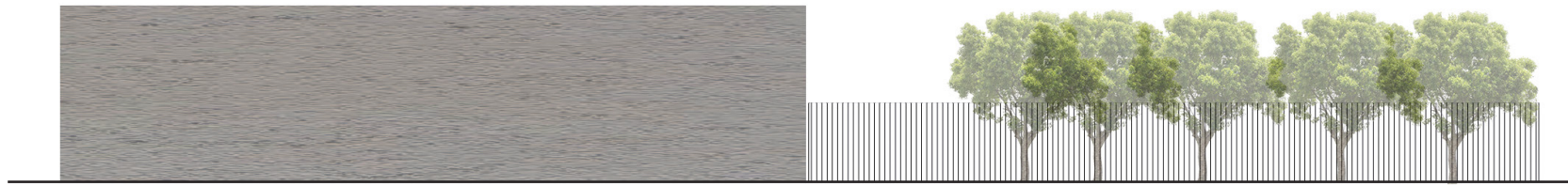


# FLOOR PLAN DIAGRAM GROUND LEVEL 01 - DE LONGPRE PARCEL

NORTH ELEVATION



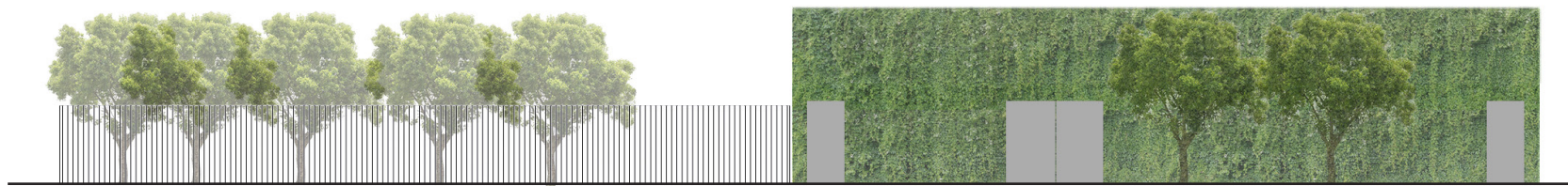
WEST ELEVATION



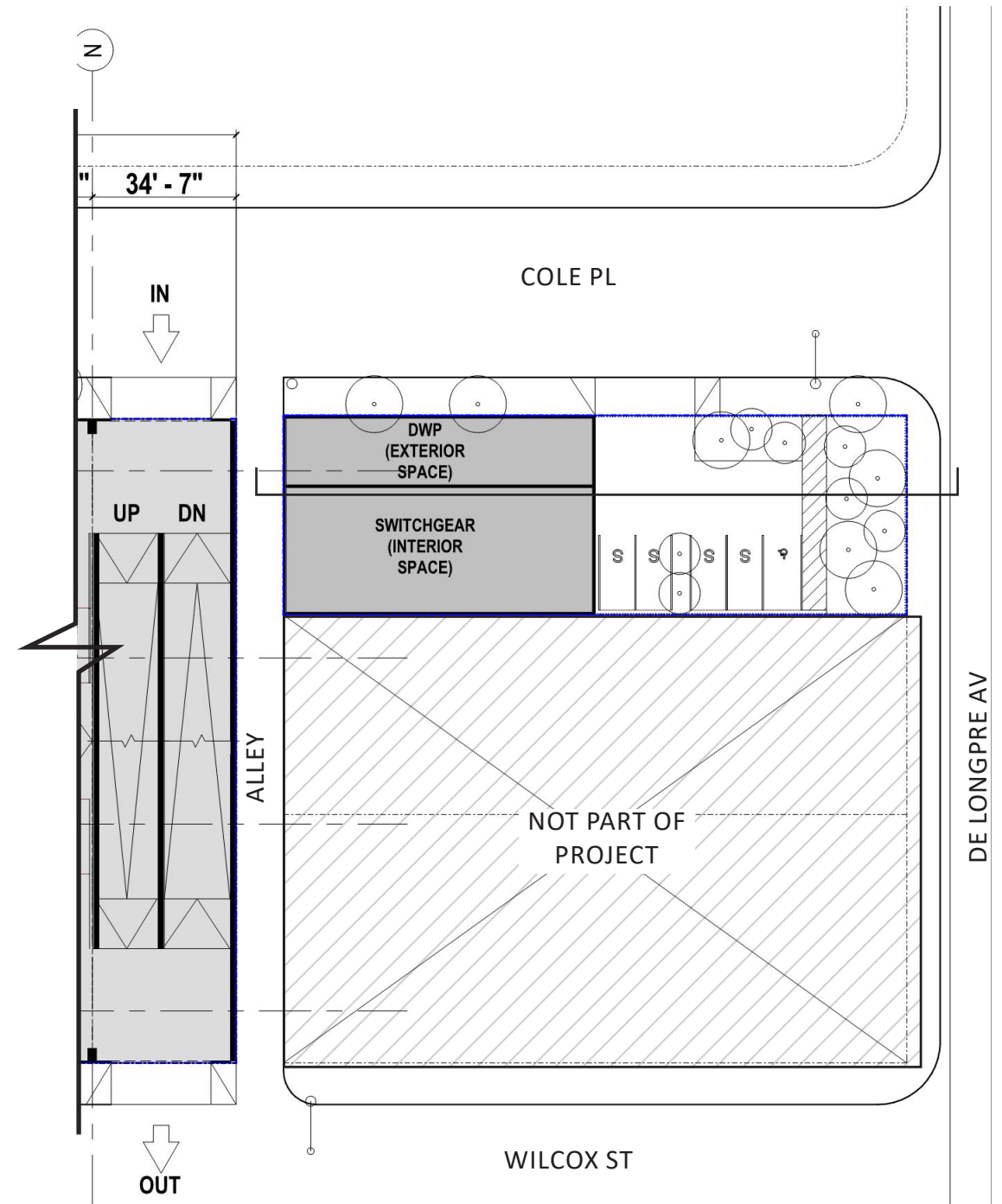
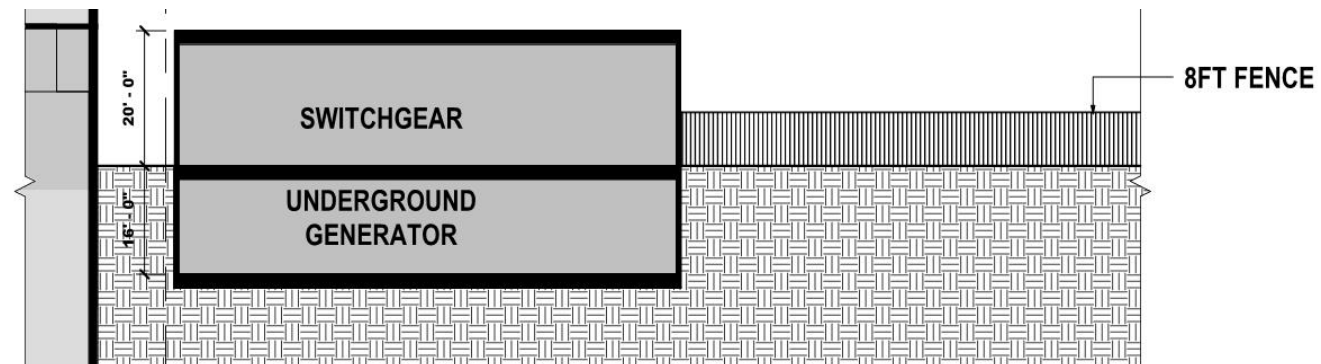
SOUTH ELEVATION



EAST ELEVATION



SECTION DIAGRAM THROUGH DE LONGPRE PARCEL



LEVEL GF PARKING STALLS	
STANDARD	29
ADA	2
<b>TOTAL</b>	<b>31</b>

SCALE: 1" = 40'-0"



# FLOOR PLAN DIAGRAM PARKING MEZZANINE LEVEL



LEVEL M  
PARKING STALLS

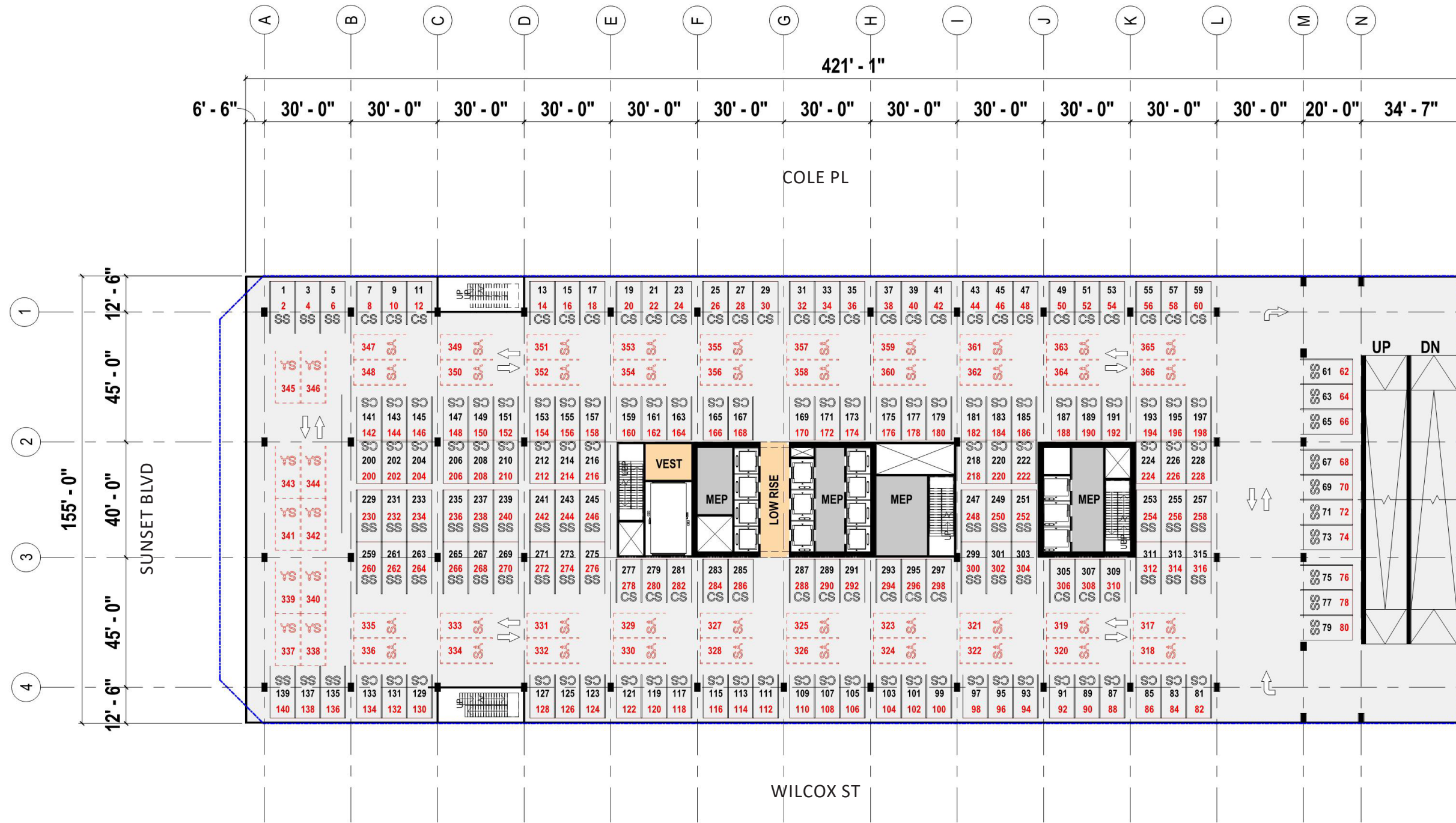
STANDARD	19
ADA	4
<b>TOTAL</b>	<b>23</b>

SCALE: 1" = 40'-0"





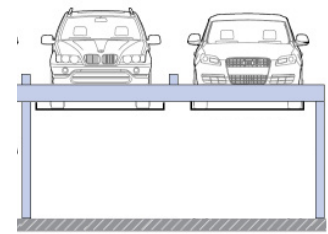
# FLOOR PLAN DIAGRAM PARKING LEVEL 02



CS COMPACT STALL  
 SS STANDARD STALL  
 SA AISLE STACKER\*

\*STALLS & PARKING COUNTS IN RED INDICATE PARKING STACKERS ABOVE

DIAGRAM OF AISLE STACKERS



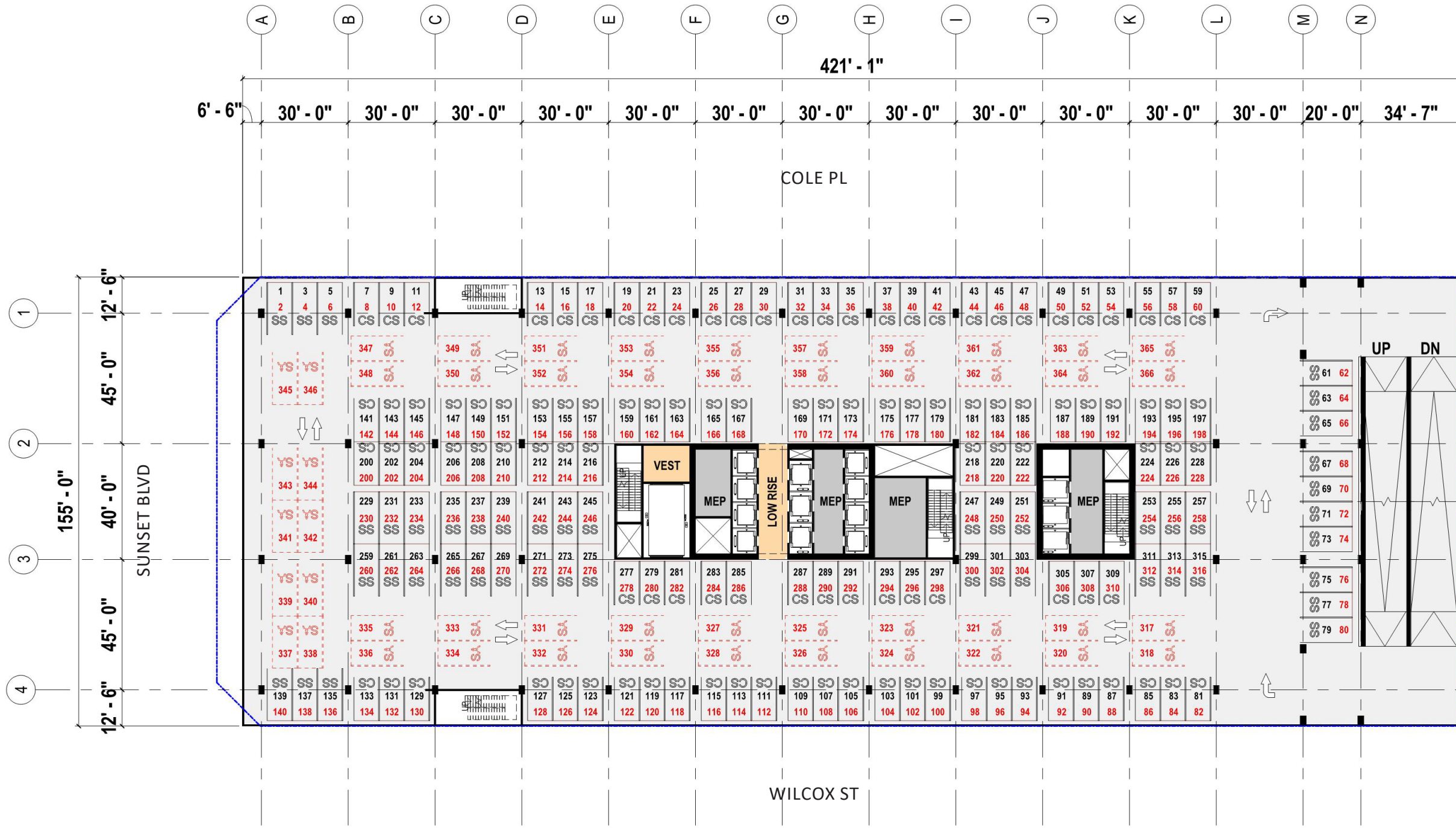
LEVEL 02  
 PARKING STALLS

STANDARD	94
COMPACT	212
<b>TOTAL</b>	<b>366</b>

SCALE: 1" = 40'-0"



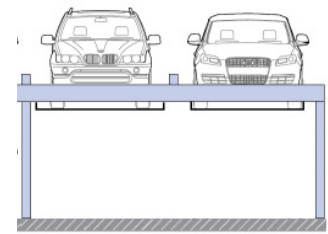
# FLOOR PLAN DIAGRAM PARKING LEVEL 03



CS COMPACT STALL  
 SS STANDARD STALL  
 SA AISLE STACKER\*

\*STALLS & PARKING COUNTS IN RED INDICATE PARKING STACKERS ABOVE

DIAGRAM OF AISLE STACKERS



LEVEL 03  
 PARKING STALLS

STANDARD	94
COMPACT	212
<b>TOTAL</b>	<b>366</b>

SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 04



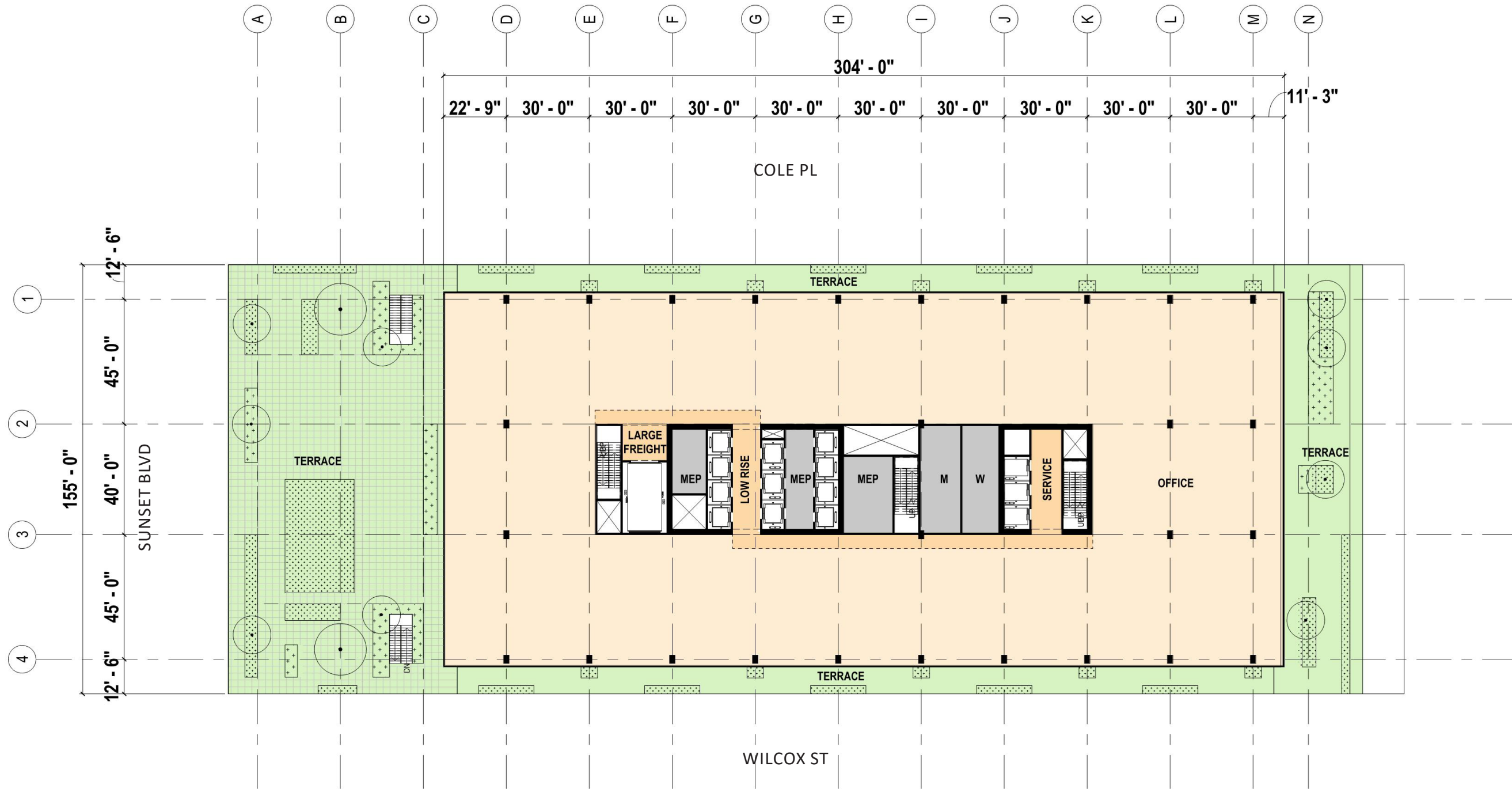
SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 05



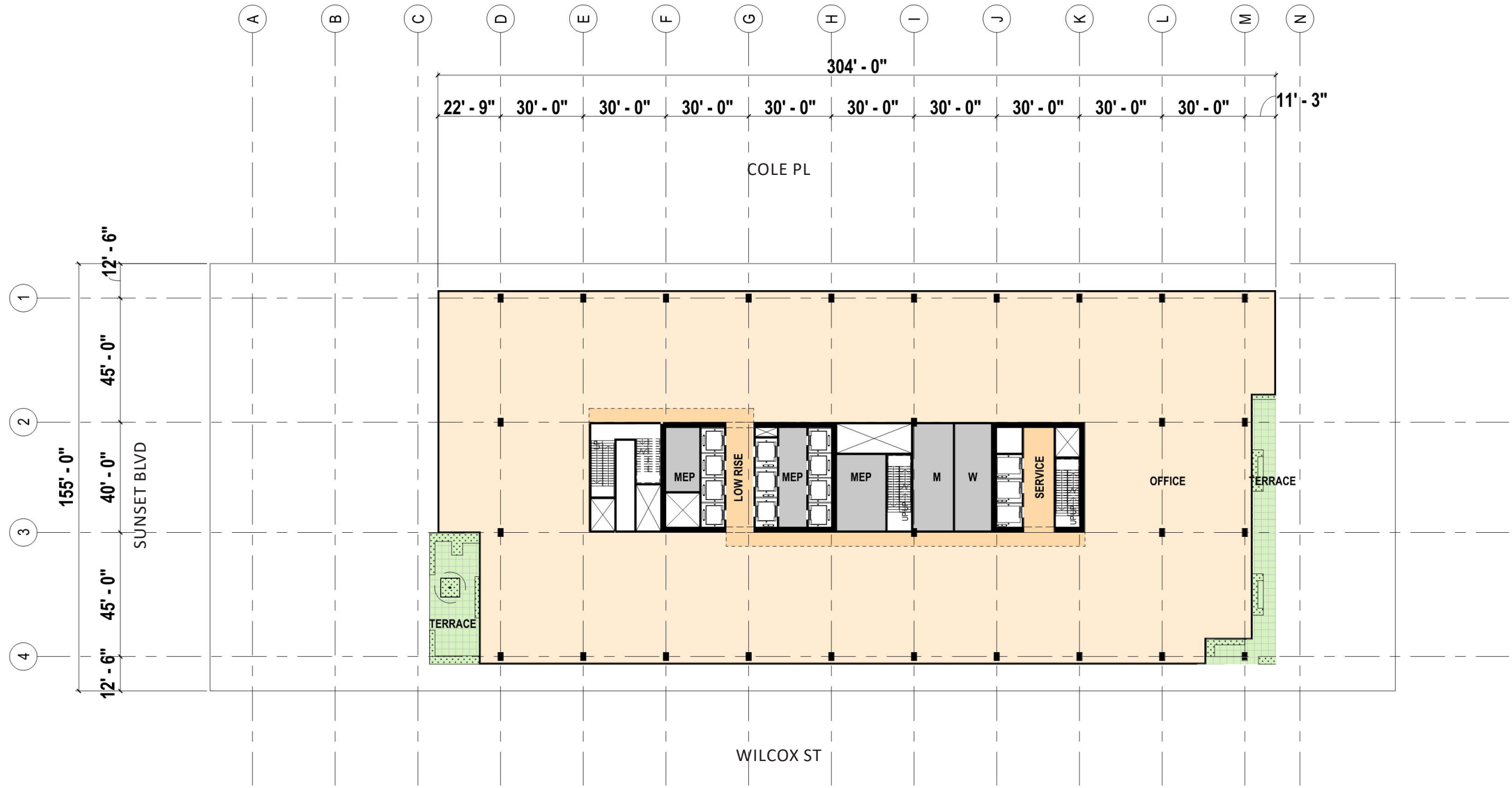
FLOOR PLAN DIAGRAM CAMPUS COMMONS LEVEL 06



SCALE: 1" = 40'-0"



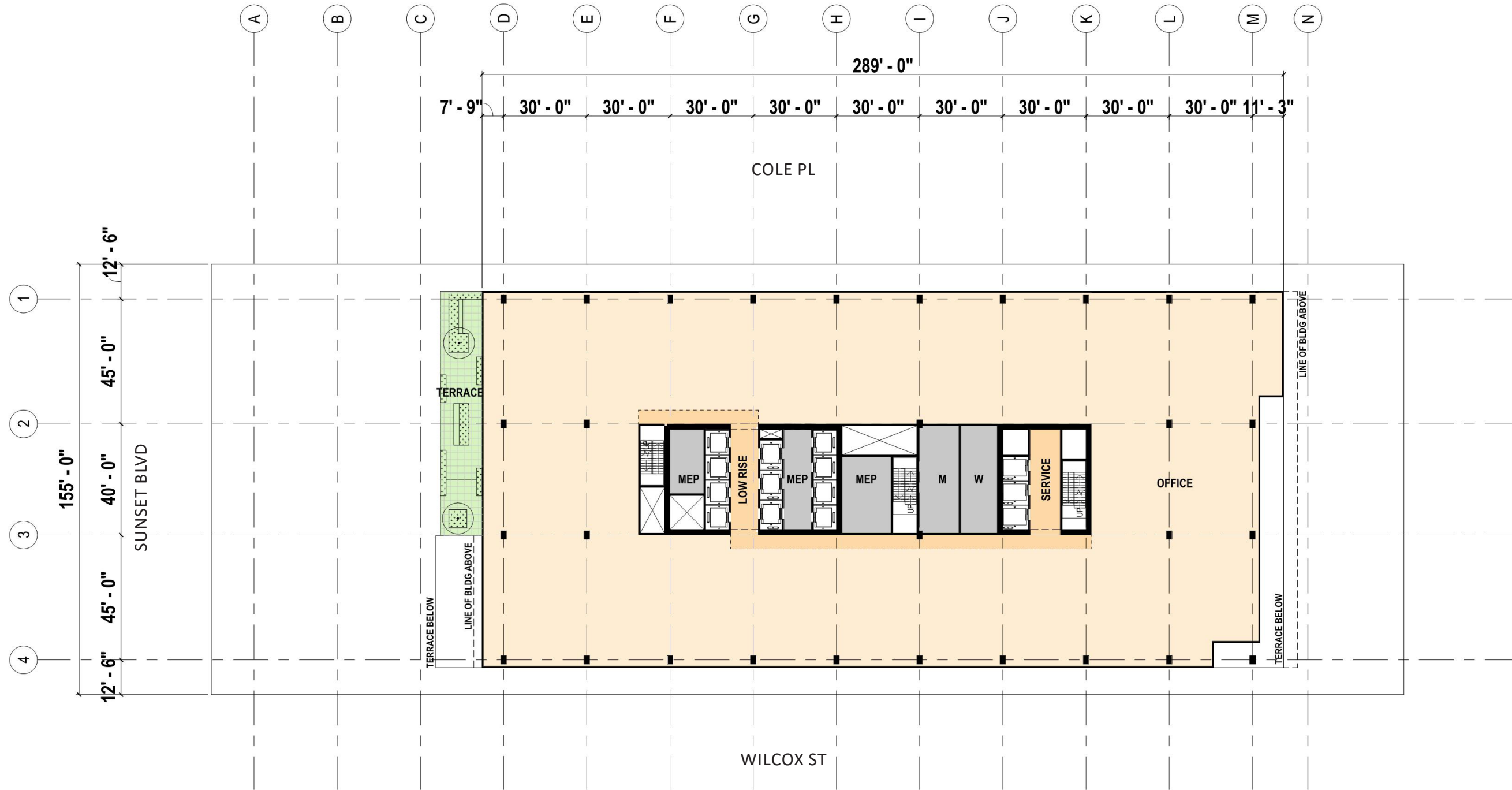
FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 07



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 08



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 09



SCALE: 1" = 40'-0"





FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 10



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 11



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 12



SCALE: 1" = 40'-0"



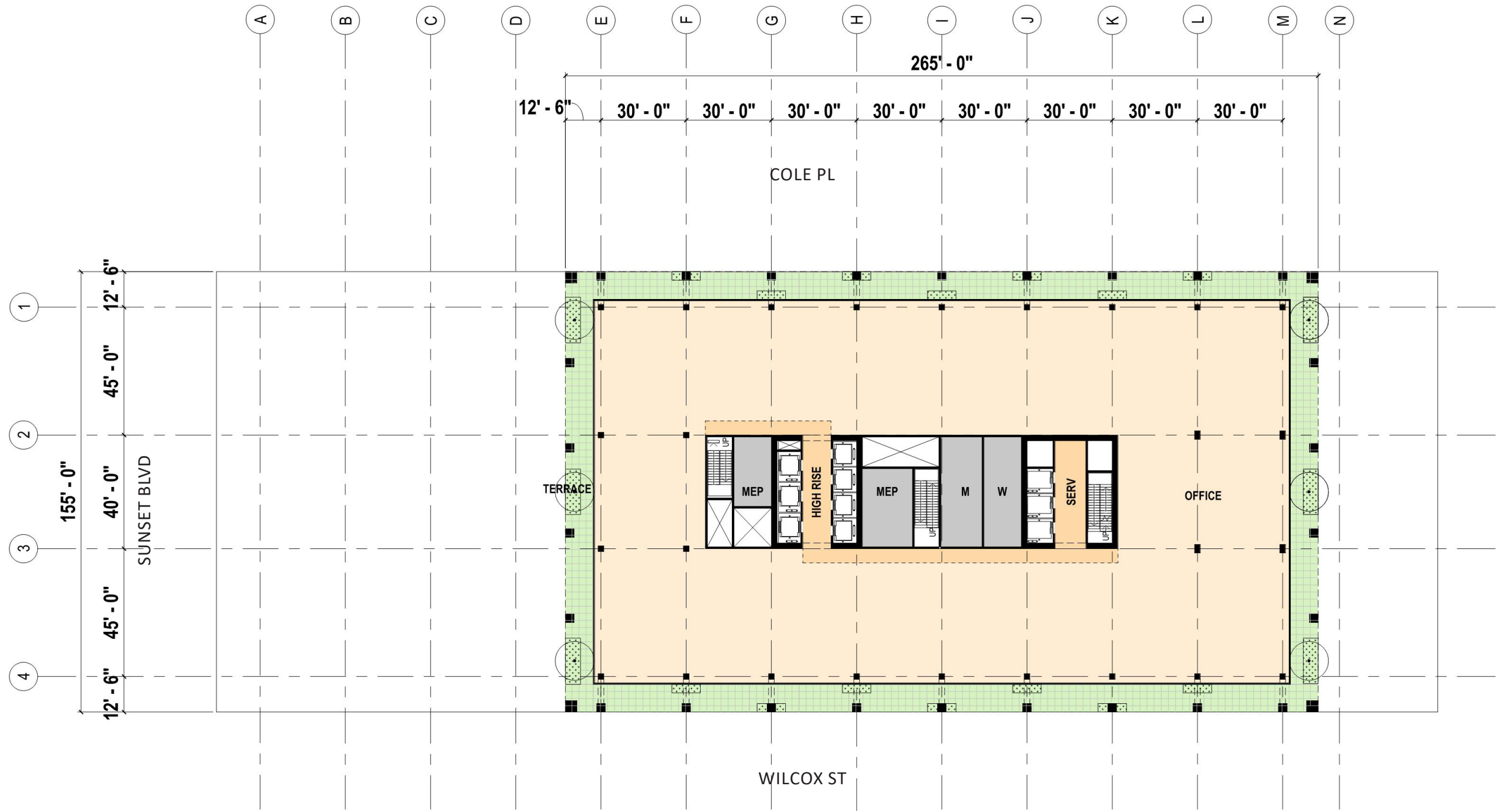
FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 13



SCALE: 1" = 40'-0"



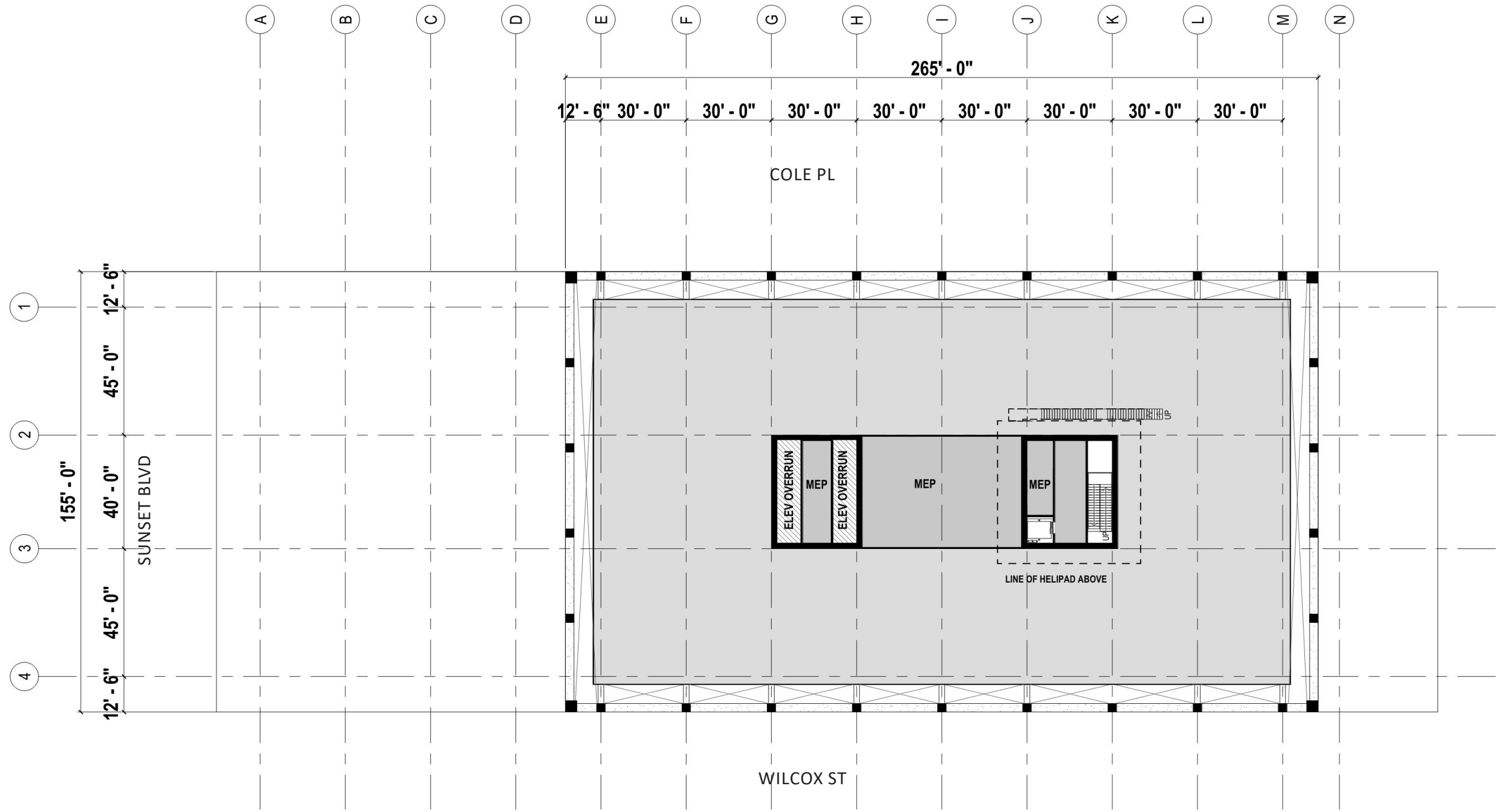
FLOOR PLAN DIAGRAM PENTHOUSE OFFICE LEVEL 14



SCALE: 1" = 40'-0"



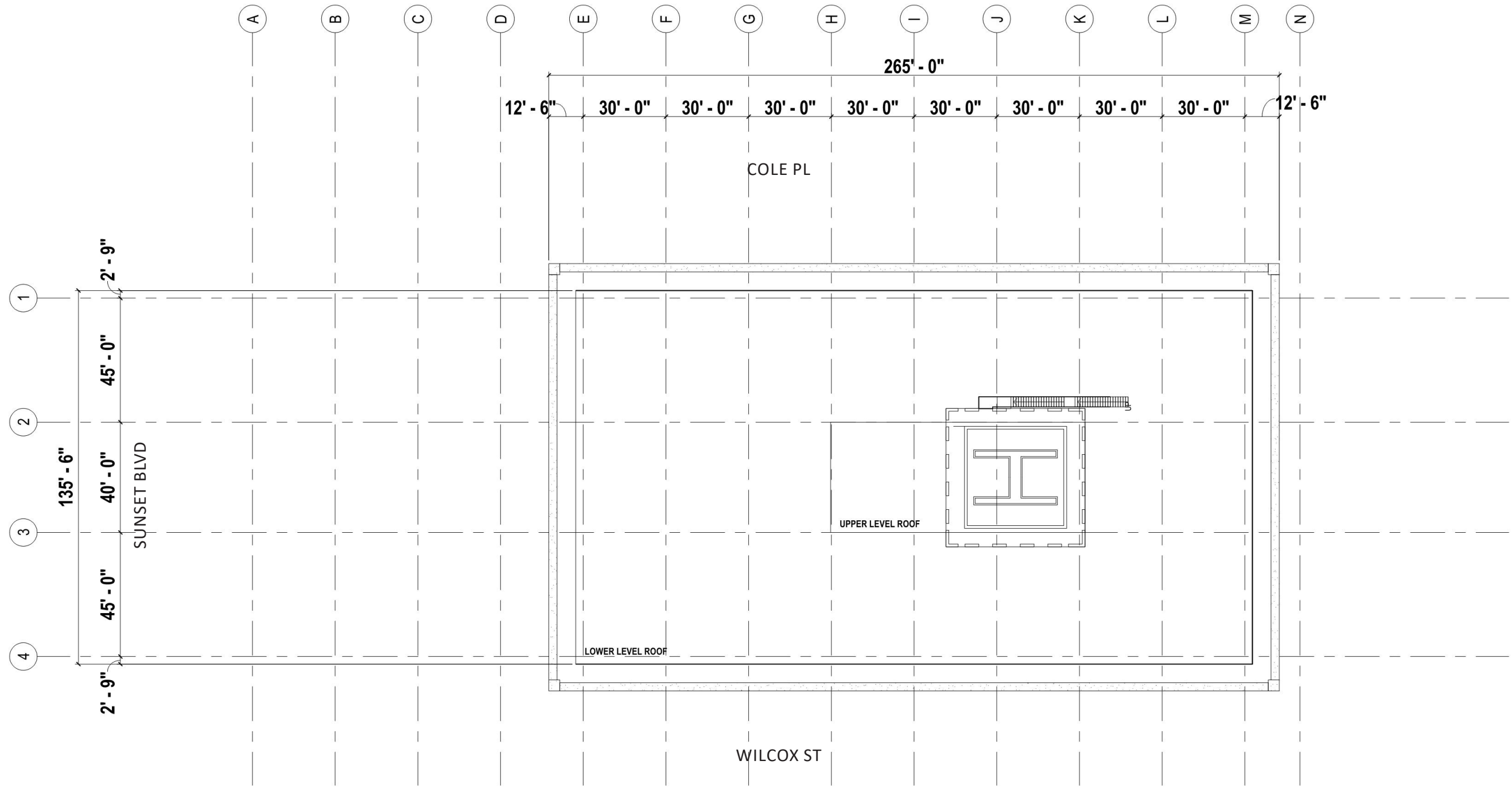
FLOOR PLAN DIAGRAM MECHANICAL ROOF



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM ROOF PLAN

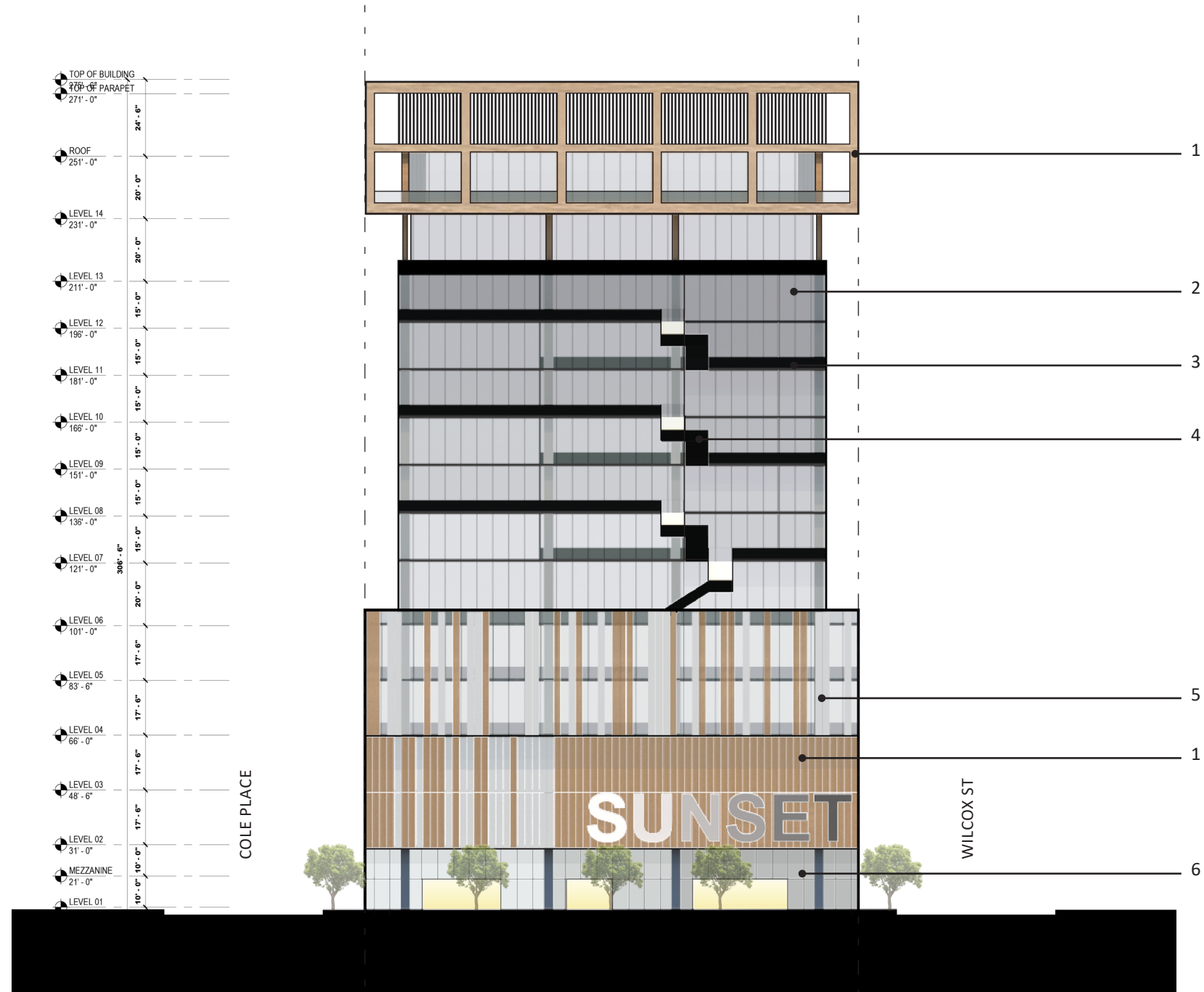


# CALCULATIONS

Level	Level Name	PARKING											PROGRAM					
		PROVIDED								REQUIRED			RETAIL FA (RESTAURANT)	OFFICE FA	TERRACES		TOTAL FA INTERIOR + COVERED TERRACES	
		SINGLE			TANDEM		STACKER			TOTAL	CODE							
		STANDARD	ADA	COMPACT	STANDARD TANDEM	COMPACT TANDEM	STANDARD	COMPACT	CARS		BIKES SHORT-TERM	BIKES LONG-TERM			COVERED (FA)	OPEN (NOT FA)		
16	Top									0 stalls								
15	Mechanical/Roof									0 stalls								
14	Office									0 stalls	60 stalls	3 stalls	6 bikes	29,905 sf		8,684 sf	29,905 sf	
13	Office									0 stalls	62 stalls	3 stalls	6 bikes	27,675 sf	3,507 sf	542 sf	31,182 sf	
12	Office									0 stalls	62 stalls	3 stalls	6 bikes	31,079 sf		1,189 sf	31,079 sf	
11	Office									0 stalls	65 stalls	3 stalls	6 bikes	32,384 sf		3,061 sf	32,384 sf	
10	Office									0 stalls	65 stalls	3 stalls	6 bikes	32,379 sf		1,189 sf	32,379 sf	
9	Office									0 stalls	68 stalls	3 stalls	7 bikes	33,839 sf		2,086 sf	33,839 sf	
8	Office									0 stalls	69 stalls	3 stalls	7 bikes	34,360 sf		1,189 sf	34,360 sf	
7	Office									0 stalls	71 stalls	4 stalls	7 bikes	35,414 sf		2,086 sf	35,414 sf	
6	Office									0 stalls	74 stalls	4 stalls	7 bikes	36,897 sf		22,813 sf	36,897 sf	
5	Office									0 stalls	116 stalls	6 stalls	12 bikes	56,347 sf	1,887 sf		58,234 sf	
4	Office									0 stalls	116 stalls	6 stalls	12 bikes	56,347 sf	1,887 sf	2,938 sf	58,234 sf	
3	Parking - Stackers	19 stalls		78 stalls	28 stalls	28 stalls	47 stalls	106 stalls	356 stalls	0 stalls	0 stalls	0 bikes					0 sf	
2	Parking - Stackers	19 stalls		78 stalls	28 stalls	28 stalls	47 stalls	106 stalls	356 stalls	0 stalls	0 stalls	0 bikes					0 sf	
1M	Parking	20 stalls	4 stalls						24 stalls	5 stalls	0 stalls	1 bikes	2,708 sf				2,708 sf	
Ground	Lobby/Parking/Loading	1 stalls	2 stalls		28 stalls				31 stalls	57 stalls	8 stalls	9 bikes	12,141 sf	14,156 sf	2,256 sf		28,553 sf	
B1	Parking	29 stalls	2 stalls	79 stalls	26 stalls	30 stalls			166 stalls									
B2	Parking	22 stalls	8 stalls	76 stalls	30 stalls	34 stalls			170 stalls									
B3	Parking	22 stalls	8 stalls	76 stalls	30 stalls	34 stalls			170 stalls									
<b>Total</b>		<b>132 stalls</b>	<b>24 stalls</b>	<b>387 stalls</b>	<b>170 stalls</b>	<b>154 stalls</b>	<b>94 stalls</b>	<b>212 stalls</b>	<b>1,273 stalls</b>	<b>890 stalls</b>	<b>49 bikes</b>	<b>93 bikes</b>	<b>12,141 sf</b>	<b>423,490 sf</b>	<b>9,537 sf</b>	<b>45,777 sf</b>	<b>445,168 sf</b>	



# ELEVATIONS NORTH



NORTH ELEVATION



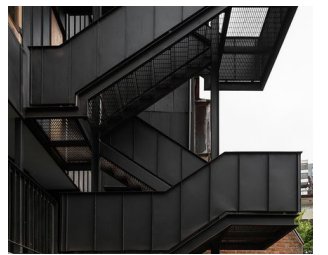
1. MASS TIMBER



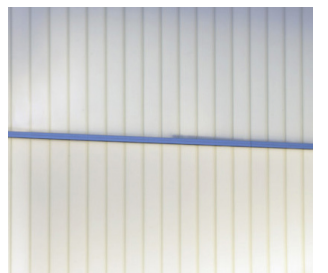
2. CURTAIN WALL



3. BLACK METAL PANELS



4. EXTERIOR STAIRS

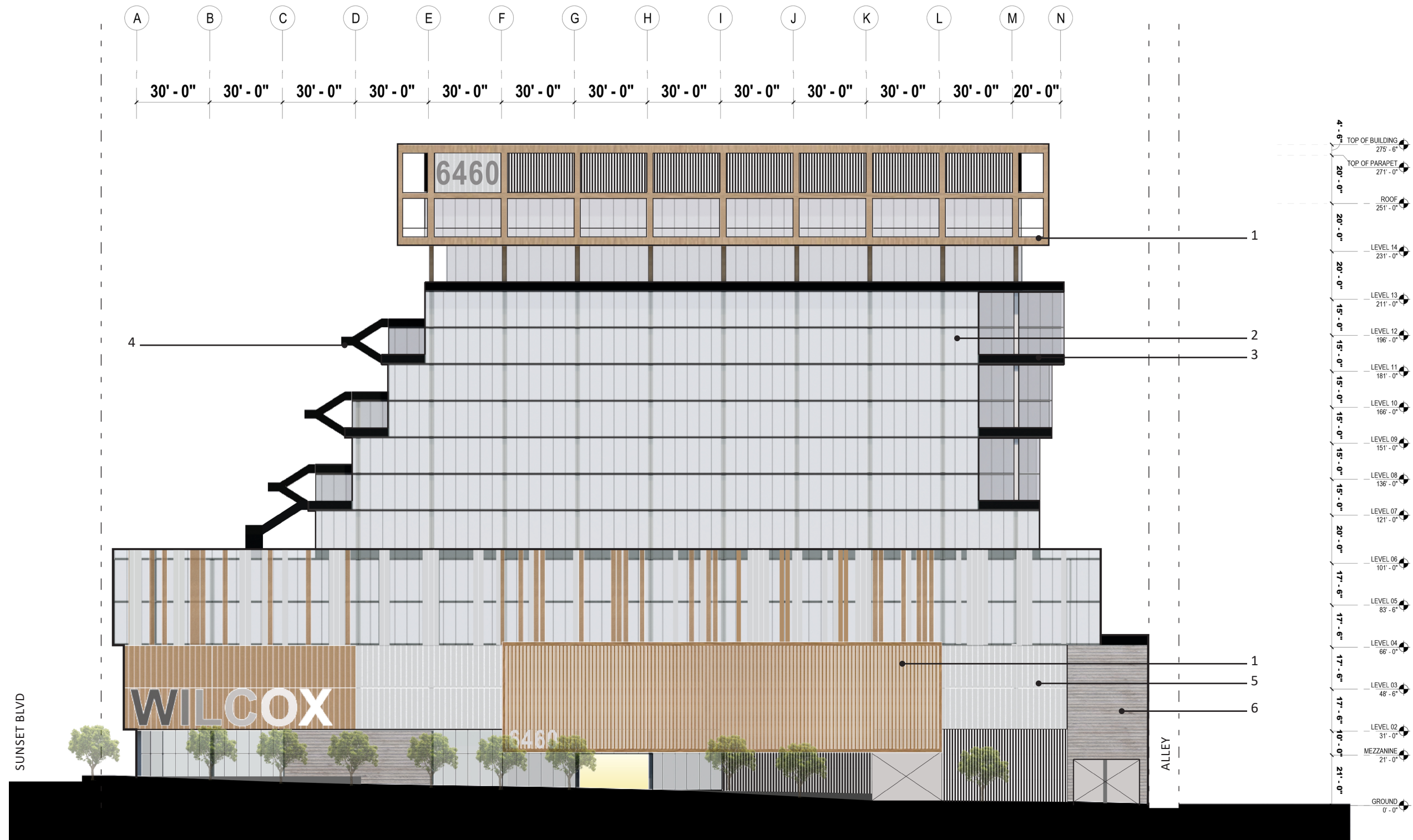


5. POLYCARBONATE



6. STOREFRONT SYSTEM

# ELEVATIONS WEST



## WEST ELEVATION



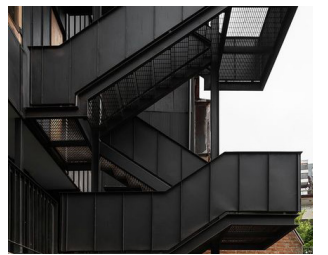
1. MASS TIMBER



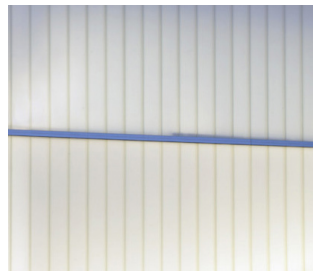
2. CURTAIN WALL



3. BLACK METAL PANELS



4. EXTERIOR STAIRS



5. POLYCARBONATE



6. BOARD FORMED CONCRETE

# ELEVATIONS SOUTH



## SOUTH ELEVATION



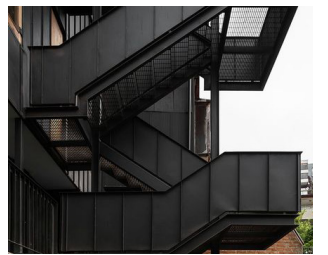
1. MASS TIMBER



2. CURTAIN WALL



3. BLACK METAL PANELS



4. EXTERIOR STAIRS

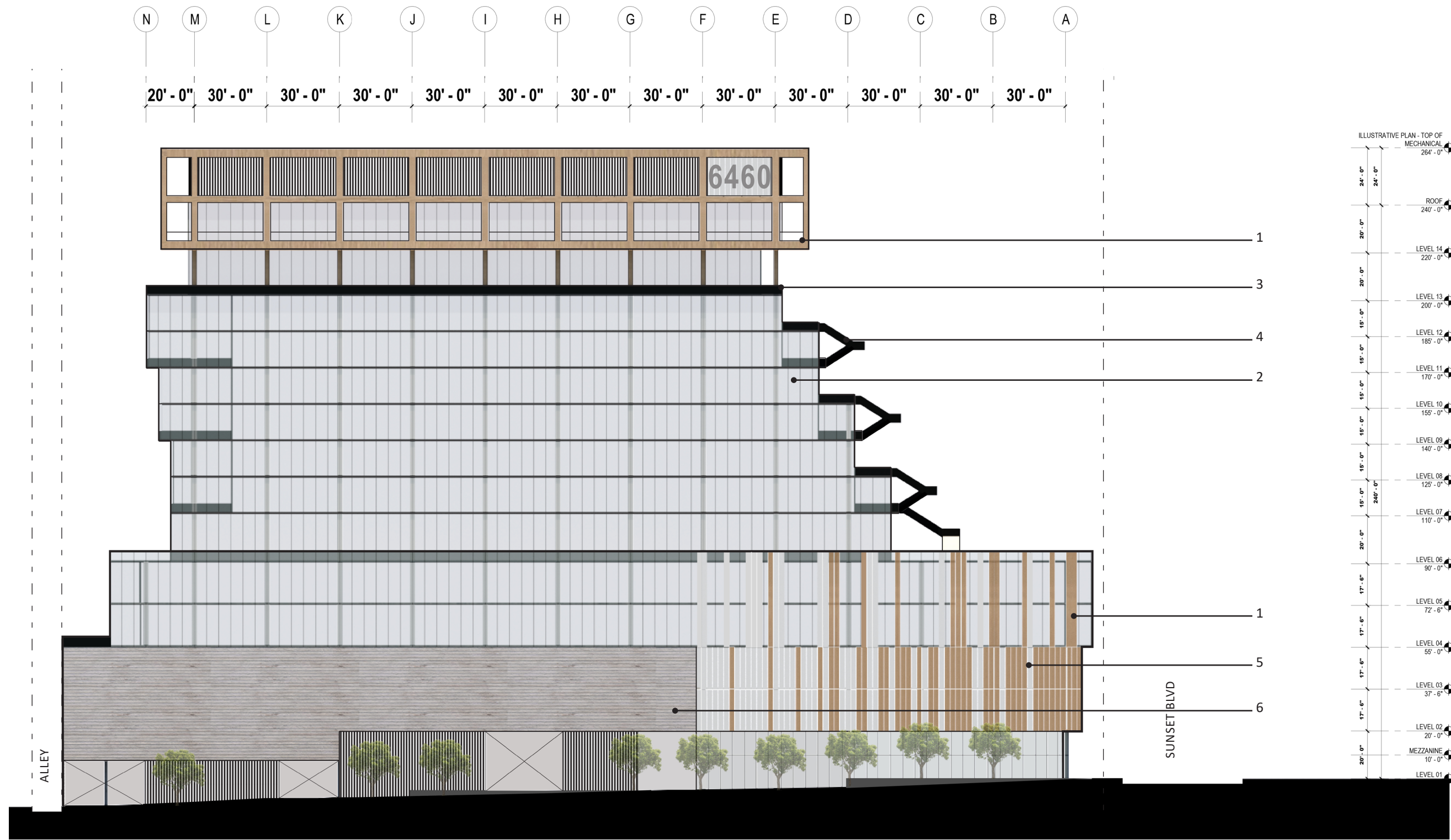


5. MASS TIMBER SCREEN



6. BOARD FORMED CONCRETE

# ELEVATIONS EAST



EAST ELEVATION



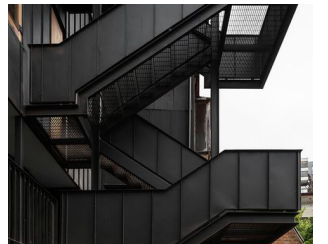
1. MASS TIMBER



2. CURTAIN WALL



3. BLACK METAL PANELS



4. EXTERIOR STAIRS



5. POLYCARBONATE



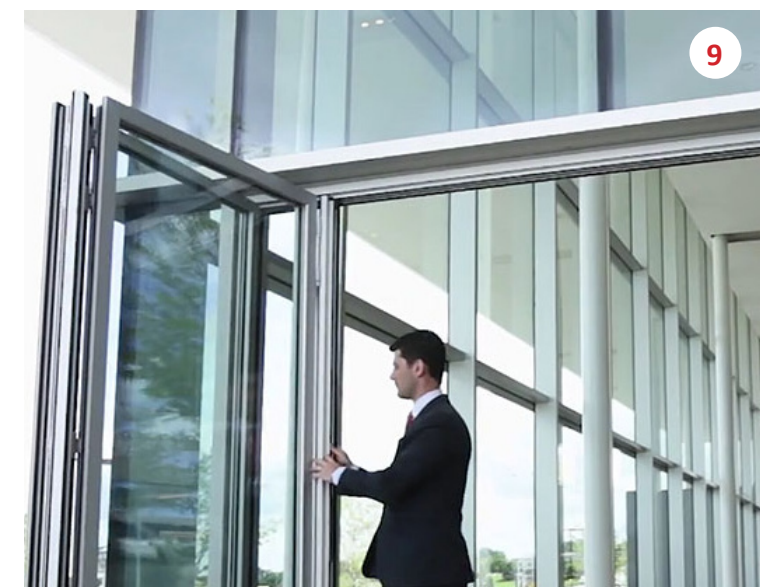
6. BOARD FORMED CONCRETE

RENDERING AERIAL VIEW LOOKING SOUTHEAST



# MATERIAL PALETTE

- 1 MASS TIMBER
- 2 CURTAIN WALL SYSTEM
- 3 METAL PANEL FINISH
- 4 TRESPA  
Phenolic Resin Panel
- 5 EXTERIOR STAIRS WITH BLACK GUARDRAILS
- 6 POLYCARBONATE FINISH
- 7 BOARD FORMED CONCRETE
- 8 MASS TIMBER SCREEN
- 9 STOREFRONT WINDOW WALL SYSTEM





*CERCIDIUM X 'DESERT MUSEUM'*  
Desert Museum Palo Verde



*ALOE PLICATILIS*  
Fan Aloe



*BULBINE FRUTESCENS*  
Stalked Bulbine



*LEUCADENDRON LINIFOLIUM*  
Lineleaf Conebush



*AGAVE STRIATA*  
Narrow Leaf Century Plant



*GRATOPETALUM PARAGUAYENSE*  
Ghost plant



*BAILEYA MULTIRADIATA*  
Desert Marigold



*ALOE STRIATA*  
Coral Aloe



*MUHLENBERGIA DUBIA*  
Pink Muhly



*PEDILANTHUS MACROCARPUS*  
Slipper Plant



*ENCELIA FARINOSA*  
Brittlebush



*COCCULUS LAURIFOLIUS*  
Platter-Leaf



*PITTOSPORUM TENUIFOLIUM*  
SILVER SHEEN



*SETSUGEKKA CAMELLIA*  
Camellia sasanqua 'Setsugekka'



*FATSIA JAPONICA*  
Japanese fatsia



*ASPENIUM NIDUS*  
Birds-nest Fern



*CYRTOMIUM FALCATUM*  
Holly Fern



*NEPHROLEPIS CORDIFOLIA 'DUFFI'*  
Lemon Button Fern



*HAKONECHLOA MACRA*  
Japanese Forest Grass



*MAHONIA 'SOFT CARESS'*  
soft caress mahonia



*AGAVE BLUE FLAME*  
Blue Flame Agave





DECKING  
*WOOD*



PAVING  
*INTEGRAL COLORED CONCRETE*



PLANTERS  
*POWDERCOATED METAL*

# MATERIALS PALETTE

**APPENDIX H – RESUMES OF AUTHORS/CONTRIBUTORS**

# HISTORIC RESOURCES GROUP

**Years of Experience: 16**

## Education

Master of Arts in Urban Planning,  
University of California, Los  
Angeles, 2006

Bachelor of Fine Arts,  
Printmaking,  
San Jose State University, San Jose,  
1985

## Speaking Engagements

California Preservation  
Foundation

- Historic Resources and the California Environmental Quality Act
- Historic Resources Surveys
- Preservation Planning

American Planning Association,  
California Chapter

- Preservation Planning

## Professional Affiliations

American Institute of Certified  
Planners, Member

American Planning Association,  
Urban Design & Preservation  
Division, Member

American Planning Association,  
Los Angeles Chapter, Member

California Preservation  
Foundation, Guest Speaker,  
Workshop Leader

National Trust for Historic  
Preservation, Member

## PAUL D. TRAVIS, AICP MANAGING PRINCIPAL



## Experience Profile

Paul Travis has been with HRG since 2006 and specializes in master planning, CEQA, NEPA and Section 106 environmental review, and historic resources assessment.

At HRG, Paul manages planning-related projects with a focus on large, multi-property sites including college campuses, historic downtowns, neighborhoods and districts, industrial sites, motion picture studios, and military bases.

Paul has drafted preservation plans for the University of Southern California; NBC Universal Studios, Hollywood; and Los Angeles International Airport. He has participated in the development of community plans or specific plans for Paso Robles, Fresno, and Whittier; and has been involved in the master planning process for Loyola Marymount University, Occidental College, Mount St. Mary's College, Fox Studios, the Alameda Naval Station, and the Downey NASA site. Recent survey experience includes historic resource surveys for the cities of Los Angeles, Ventura, Glendale, Paso Robles, San Diego, and Fresno.

Prior to working at HRG, Paul worked as a research assistant at the Lewis Center for Regional Policy Studies performing academic research for study of transit-oriented development along the Pasadena Gold Line light rail system. Responsibilities include gathering and analysis of ridership data and adjacent development activity, and field observation of conditions surrounding transit stops.

Paul Travis meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation Planning and History.

## Selected Projects

Fresno Fulton Corridor Specific Plan and CEQA, Fresno

Fox Studios Master Plan, Century City

Gamble House Cultural Landscape Report, Pasadena

LAX Historic Assessments, Environmental Review, Preservation Plan

NBC Universal Evolution Plan, Universal City

Sunset Bronson Studios Master Planning, Hollywood

Sunset Gower Studios Master Planning, Hollywood

SurveyLA Citywide Survey, Los Angeles

Thacher School Campus Survey, CEQA & Historic Designation, Ojai

# HISTORIC RESOURCES GROUP

**Years of Experience: 12**

## Education

Master's Degree, Historic Preservation, University of Southern California, Los Angeles

Bachelor of Arts, Humanities, University of Chicago

Attingham Summer School (2019), Attingham Trust, Great Britain

## Speaking Engagements

California Preservation Foundation

- Topics: Research Methodology, Cultural Landscapes

CalPoly Pomona

Hollywood Heritage

University of Southern California

## Professional Affiliations

California Garden and Landscape History Society, member

California Preservation Foundation, Guest Speaker & Workshop Leader

Hollywood Heritage, Board of Directors

Los Angeles Conservancy, Member and Volunteer



## HEATHER GOERS SENIOR ARCHITECTURAL HISTORIAN

### Experience Profile

Heather has been with Historic Resources Group since 2012. She holds a Bachelor of Arts in Humanities from the University of Chicago and a master's degree in Historic Preservation from the University of Southern California, where her master's thesis discussed the work of Buff & Hensman in relation to the cultural landscape of the Arroyo Seco.

After completing her master's degree, Heather managed her own historic preservation consulting practice, where she provided guidance and research to owners of historic properties and archival collections. She has also worked for organizations including the Ennis House Foundation, the Los Angeles County Museum of Art, and the Los Angeles Conservancy.

At HRG, Heather specializes in technical reports and cultural landscape reports as well as research analysis for commercial, industrial, and institutional properties containing multiple resources. She also drafts Los Angeles Historic-Cultural Monument nominations and prepared survey report contexts for SurveyLA. She has developed research for a wide variety of projects, including citywide historic context statements for Riverside, San Luis Obispo, Beverly Hills, and South Pasadena; neighborhood context statements for Hollywood, Westwood, Westwood Village, and Holmby Westwood; and individual properties including the Gamble House, the Freeman House, and the Hollyhock House. Her most recent projects include the Entertainment Industry Support Services Historic Context Statement and the SurveyLA Entertainment Context.

Heather meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

### Selected Projects

SurveyLA, Los Angeles

Entertainment Industry Support Services Historic Context Statement

Freeman House Historic Structures Report Update

Gamble House Cultural Landscape Report

Hollyhock House Supplemental Historic Structures Report

Holmby Westwood HPOZ Survey

Sunset Gower Studios Preservation Planning

Thacher School Survey & Assessment

# HISTORIC RESOURCES GROUP

**Years of Experience: 8**

## Education

Master of Arts, Historic Preservation,  
University of Delaware  
Bachelor of Arts, History  
Bachelor of Music, Instrumental Performance,  
Chapman University, Orange, CA  
Certificate, Photography,  
Glendale Community College

## Professional Affiliations

Los Angeles Conservancy  
National Trust for Historic Preservation  
Preserve Orange County  
Vernacular Architecture Forum  
U.S. Green Building Council  
California Preservation Foundation, Guest Speaker

## MOLLY IKER-JOHNSON ARCHITECTURAL HISTORIAN STAFF PHOTOGRAPHER



## Experience Profile

Molly Iker-Johnson joined Historic Resources Group in 2014. She holds a Master of Arts in Historic Preservation from the University of Delaware, a Bachelor of Arts in History and a Bachelor of Music in Instrumental Performance from Chapman University, and a Certificate in Photography from Glendale Community College.

At Historic Resources Group, Molly works on historic resources surveys, historic context statements, historic resource assessments, historic resources technical reports, National Register nominations, Historic American Building Survey documentation, and landmark photography.

Prior to joining HRG, Molly worked at the Center for Historic Architecture and Design, a historic preservation organization located at the University of Delaware, as a Graduate Research Assistant. Her responsibilities included assisting with large format re-photography of early 20<sup>th</sup> century glass plate photographs taken by Delaware seed analyst Roydon Hammond, aiding in the compilation of inventories of historically significant sites along Delaware's Byways, and creating photographic databases of historic sites along Delaware's Byways and Newark, Delaware's Main Street.

Molly Iker-Johnson meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

## Selected Projects

The Archer School for Girls National Register Nomination  
City of Goleta Historic Context Statement, Citywide Survey, & Ordinance  
City of Palm Springs Citywide Survey  
City of Santa Monica Citywide Survey Update  
City of South Pasadena Citywide Survey Update  
Chapman University VPOA Packing House Adaptive Reuse  
South Glendale Historic Context Statement & Historic Resources Survey  
Peter Drucker House National Register Nomination  
Lydia D. Killefer School National Register Nomination  
Frank Thomas House National Register Nomination  
Hulett C. Merritt Mansion Pasadena Landmark Nomination  
W. Parker Lyon House Pasadena Landmark Nomination  
Venice High School Comprehensive Modernization

# HISTORIC RESOURCES GROUP

**Years of Experience: 12**

## Education

Bachelor of Arts in  
Interdisciplinary Studies:  
Architecture, Urban Planning, and  
Business (Real Estate)  
University of Texas, Arlington

## Honors and Awards

California Preservation  
Foundation

- Preservation Design Award:  
*Wallis Annenberg Center for  
the Performing Arts, 2014*
- Preservation Design Award:  
*Lincoln Place Apartments,  
2015*

## Professional Affiliations

Los Angeles Conservancy  
Los Angeles GIS Data Portal  
California Preservation  
Foundation

## ROBBY ARANGUREN PLANNING ASSOCIATE GIS SPECIALIST



## Experience Profile

Robby Aranguren is a Planning Associate/GIS Specialist with 12 years of experience in historic preservation in Southern California. Robby joined Historic Resources Group in 2009 as an intern and became full staff in 2010.

At HRG, Robby provides mapping, database creation and management, photography, and research for historic assessments. He also provides assistance with character-defining features inventories and paint analysis studies. He is proficient with the Microsoft Access Database, FiGSS GIS Survey System, Photoshop, Google SketchUp, ESRI ArcMap and ArcCatalog. He has worked on numerous large-scale historic resources surveys, building and manipulating large databases.

Prior to joining HRG, Robby worked at the City of Los Angeles, Office of Historic Resources, Department of Planning, preparing staff reports for Historic-Cultural Monument applications, preparing E-newsletters, assisting in the development of the Mills Act 2010 Online Application and Guide. Robby also served as acting secretary at Cultural Heritage Commission meetings and conducted building permit research.

Robby Aranguren meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

## Selected Projects

SurveyLA, Los Angeles  
CBS Columbia Square Paint Sampling  
Chapman University VPOA Window Survey  
City of Riverside Modernism Survey  
City of Palm Springs Citywide Survey  
City of South Pasadena Citywide Survey Update  
Glendale Central Air Terminal Paint Sampling  
South Glendale Historic Context Statement & Historic Resources Survey  
Jordan House Rehabilitation & Construction Monitoring, Whittier  
Lincoln Place Apartments Historic Tax Credit, Los Angeles  
UC Riverside Citrus Experiment Station Character-defining  
Features Inventory  
Villa Elaine Character-defining Features Inventory  
Wallace Annenberg Center for the Performing Arts Adaptive  
Reuse and Historic Tax Credit, Beverly Hills