

HISTORIC RESOURCES GROUP

HISTORIC RESOURCES TECHNICAL REPORT 1200 NORTH CAHUENGA BOULEVARD, LOS ANGELES

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1.0 EXECUTIVE SUMMARY

The purpose of this technical report is to fulfill the requirements of the California Environmental Quality Act (CEQA)¹ as they relate to assessing the proposed Project's potential impacts on historical resources. CEQA states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment."² In turn, a "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."³ An evaluation of potential impacts under CEQA includes both a determination of whether, and the extent to which, historical resources as defined by CEQA are present on and/or in the vicinity of the Project Site and, if so, the identification of potential impacts to historical resources caused by the Project. The CEQA statute provides that a historical 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; or
- Included in a local register of historic resources.

As proposed, the Project would demolish an existing two-story building, a recreational field, a below-grade parking garage and its access ramp, and surrounding sitework including walls, landscaping, and hardscape; construct two new office buildings, and preserve and reuse a portion of one existing building for office use.

This investigation includes a review of primary and secondary literature regarding the history of development in Hollywood and the associated development of the subject property over time, a field investigation of the Project Site, and analysis and evaluation of the Project Site in consideration of criteria for listing in the National Register of Historic Places (NRHP) and/or California Register of Historical Resources (CRHR), and for designation as a City of Los Angeles Historic-Cultural Monument.

Based on visual observation of the subject property, a review of primary and secondary sources, and an analysis of the eligibility criteria for listing in the National Register of Historic Places and the California Register of Historical Resources as well the criteria for local designation as a Los Angeles Historic-Cultural Monument, HRG has evaluated the subject property and made the following determinations:

¹ Public Resources Code Section 21084.1.

² Public Resources Code Section 21084.1.

³ California Code of Regulations, Title 14, Chapter 3, Section 15064.5(b)(1).

- Due to its comparatively recent construction, the subject property at 1200 North Cahuenga Boulevard does not appear eligible for listing as an individual historic resource in the National Register of Historic Places or the California Register of Historical Resources, or for local designation as a Los Angeles Historic-Cultural Monument. Therefore, the property does not meet the requirements for consideration as an individually eligible historical resource for the purposes of CEQA.
- A review of previous evaluations indicates that there are no historical resources present within the immediate vicinity of the Project Site.
- As no historical resources exist within the boundaries of the Project Site or in the vicinity of the Project Site, the proposed Project does not have the potential to result in significant impacts to historical resources for the purposes of CEQA.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this technical report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)⁴ are present on and/or in the vicinity of the Project Site and, if so, to identify potential impacts to historical resources that may be caused by the proposed Project.

Under CEQA the potential impacts of a project on historical resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have a significant adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

The impacts of a project on a historical resource may be considered an environmental impact. CEQA states that:

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.⁵

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether the project site contains or is adjacent to a historically significant resource or resources and if so, (2) a determination of whether the proposed project will result in a “substantial adverse change” in the significance of the resource or resources. A substantial adverse change is defined in the CEQA Guidelines as the “physical demolition, destruction, relocation, or alteration of [a historical] resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”⁶ This report investigates the Project Site to determine if historic resources exist within its boundaries and analyzes project impacts for any adverse change in the significance of such resources.

This report contains:

- A review of the existing properties comprising the Project Site and Project Site vicinity;
- A review of previous evaluations of the existing properties comprising the Project Site and Project Site vicinity through historic survey, environmental review, or other official actions;
- Evaluation of any potential historic resources; and

⁴ Public Resources Code Section 21084.1.

⁵ Public Resources Code Section 21084.1.

⁶ California Code of Regulations, Title 14, Chapter 3, Section 15064.5(b)(1).

- Analysis of impacts to historical resources under the California Environmental Quality Act (CEQA).

2.2 Project Team

Research, field inspection, and analysis were performed by Paul Travis, AICP, Principal, and Heather Goers, Senior Architectural Historian. Both are qualified professionals who meet or exceed the Secretary of the Interior's Professional Qualifications Standards.

2.3 Project Site and Vicinity

PROJECT SITE

As part of this analysis, Historic Resources Group (HRG) examined the subject properties that comprise the Project Site and would be directly impacted by the proposed Project. The Project Site is composed of thirteen adjoining lots situated to the northeast of the intersection of North Cahuenga Boulevard and West Lexington Avenue (APN #5533-006-035). These lots occupy the western portion of the block bounded by West La Mirada Avenue to the north, North Vine Street to the east, West Lexington Avenue to the south, and North Cahuenga Boulevard to the west. The lots comprising the Project Site are detailed in the following Table 1.

PROJECT SITE VICINITY

HRG also examined historical resources in the vicinity of the Project Site. Historical resources in the vicinity of the Project Site may be subject to adverse impacts as a result of work associated with the proposed Project, such as potential damage arising from adjacent underground excavation and general construction procedures that could undermine the stability of a historical resource.

The analysis in this report focuses on those properties reasonably foreseen to be potentially impacted by the proposed Project due to their proximity to the Project Site. In order to identify historical resources present in the vicinity that may be impacted by the proposed Project, HRG conducted a review of parcels immediately adjacent to the Project Site, as well as those parcels immediately across the street from the Project Site, and noted existing historical resources present in this vicinity. These resources are detailed in the following Table 1; they are also noted throughout the report and potential impacts associated with these resources are discussed as part of the analysis. The vicinity area is also noted in the following Figure 2.

TABLE 1: LOTS AND PARCELS COMPRISING THE PROJECT SITE AND VICINITY

MAP KEY NO. & LOCATION	ASSESSOR PARCEL NUMBER (APN)	TRACT	LOT	ZIMAS ADDRESS(ES)	CURRENT DEVELOPMENT STATUS
1 – Project Site	5533-006-035	Tract No. 4622	Lot 19	6356 W. La Mirada Ave.	Playground & Underground Parking Garage
			Lot 20	6352 W. La Mirada Ave.	Playground & Underground Parking Garage
			Lot 21	6348 W. La Mirada Ave.	Athletic Fields
			Lot 22	6344 W. La Mirada Ave.	Athletic Fields
			Lot 23	6340 W. La Mirada Ave.	Athletic Fields
			Lot 24	6336 W. La Mirada Ave.	Athletic Fields
			Lot 25	6332 W. La Mirada Ave.	Athletic Fields
		Tract No. 774	Lot 6	6337 W. Lexington Ave.	Institutional Building
			Lot 5	6341-6343-6343½ W. Lexington Ave.	Institutional Building
			FR Lot 4	6347 W. Lexington Ave.	Institutional Building
			FR Lot 1	6351 W. Lexington Ave.; 1200 N. Cahuenga Blvd.	Institutional Building
			FR Lot 2	1206 N. Cahuenga Blvd.	Institutional Building
			FR Lot 3	1210 N. Cahuenga Blvd.	Institutional Building
2 – Vicinity	5533-005-015	Tract No. 4622	Lot 18	6357 W. La Mirada Ave.	Single-Family Residence
3 – Vicinity	5533-005-014	Tract No. 4622	Lot 17	6353 W. La Mirada Ave.	Single-Family Residence
4 – Vicinity	5533-005-013	Tract No. 4622	Lot 16	6349 W. La Mirada Ave.	Single-Family Residence
5 – Vicinity	5533-005-012	Tract No. 4622	Lot 15	6345 W. La Mirada Ave.	Single-Family Residence

MAP KEY NO. & LOCATION	ASSESSOR PARCEL NUMBER (APN)	TRACT	LOT	ZIMAS ADDRESS(ES)	CURRENT DEVELOPMENT STATUS
6 – Vicinity	5533-005-011	Tract No. 4622	Lot 14	6341 W. La Mirada Ave.	Single-Family Residence
7 – Vicinity	5533-005-010	Tract No. 4622	Lot 13	6337 W. La Mirada Ave.	Single-Family Residence
8 – Vicinity	5533-005-009	Tract No. 4622	Lot 12	6333 W. La Mirada Ave.	Single-Family Residence
9 – Vicinity	5533-005-008	Tract No. 4622	Lot 11	6327 W. La Mirada Ave.	Single-Family Residence
10 – Vicinity	5533-006-021	Tract No. 4622	Lot 26	6328 W. La Mirada Ave.	Surface Parking Lot
11 – Vicinity	5533-006-030	Colegrove	FR Lot 4	6327-6327½-6329-6329½ W. Lexington Ave.	Multi-Family Residential Building
		Tract No. 774	Lot 7	6331 W. Lexington Ave.	
12 – Vicinity	5533-008-021	Colegrove	FR Lot 3	6330-6332 W. Lexington Ave.	Multi-Family Residence
13 – Vicinity	5533-008-020	Colegrove	FR Lot 3	6340-6342 W. Lexington Ave.	Single-Family Residence
14 – Vicinity	5533-008-019	Colegrove	FR Lot 3	6344 W. Lexington Ave.	Single-Family Residence
15 – Vicinity	5533-008-001	Watts Tract	Lot 1	6352 W. Lexington Ave.; 1156 N. Cahuenga Blvd.	Multi-Family Residential Building
16 – Vicinity	5533-009-901	Colegrove	PT Lot 1	1122-1160 N. Cole Ave.	Municipal Recreation Center
17 – Vicinity	5533-004-012	Tract No. 3541	FR Lot 31 Lot 32	6401 W. Lexington Ave.; 1201-1205 N. Cahuenga Blvd.	Multi-Family Residential Building
18 – Vicinity	5533-004-011	Tract No. 3541	FR Lot 30	1225 N. Cahuenga Blvd.	Multi-Family Residential Building

FIGURE 1: PROJECT SITE LOCATION

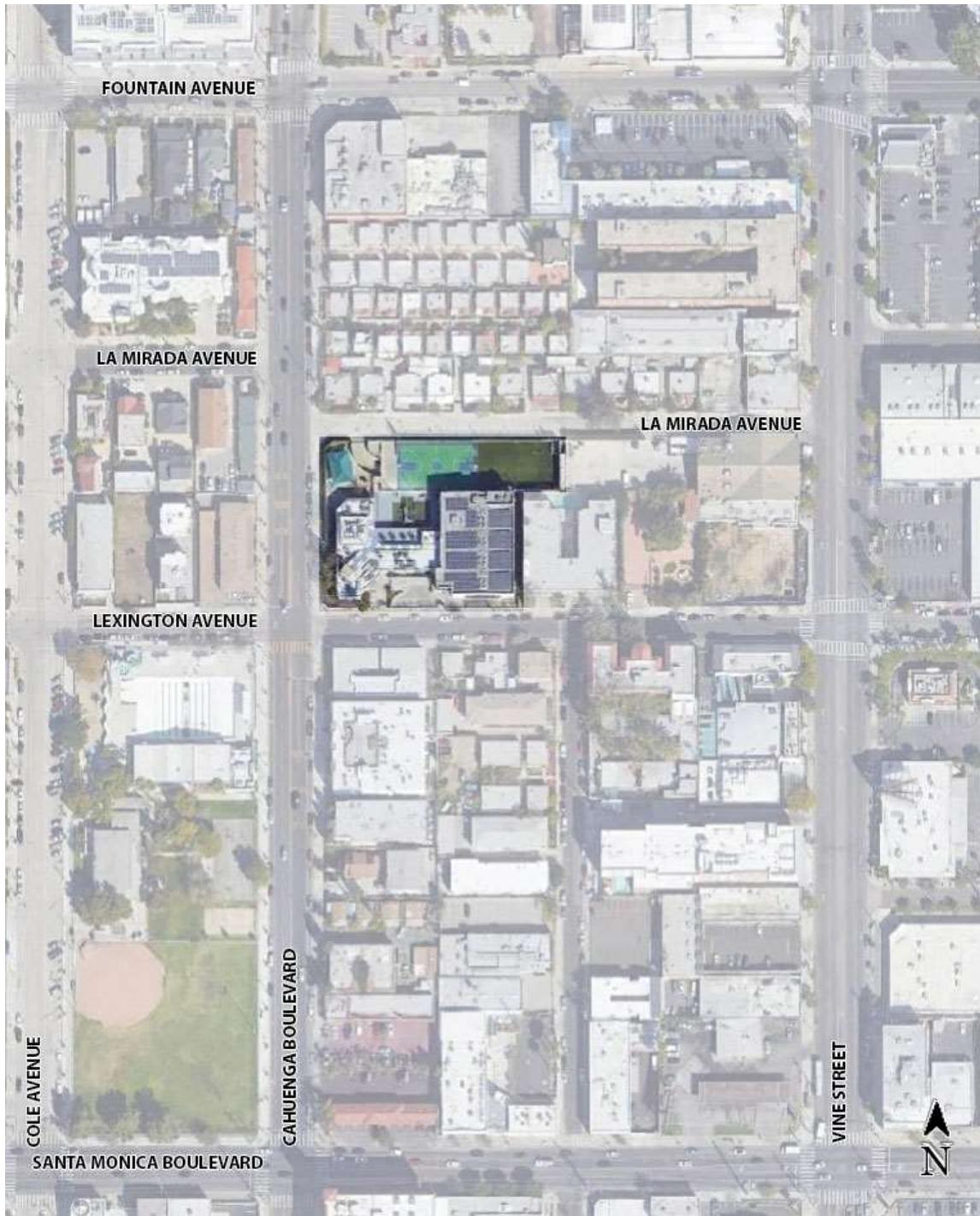


FIGURE 2: PROJECT SITE VICINITY



3.0 PROJECT DESCRIPTION

The Project would demolish 8,941 square feet of an existing approximately 23,389 square-foot private school building, a recreational field, a below-grade parking garage and its access ramp, and surrounding sitework including walls, landscaping, and hardscape; construct two new office buildings (Buildings A and C), and preserve and reuse the remaining portion of the former school building (Building B) for office use.⁷

Building A: A new four story, 35,000sf Type III-B building with one level of surface parking and one level of below grade parking with automated parking stacker system. The building includes covered and open outdoor terraces, a detached elevator core, and exterior egress stairs, a partial level fourth floor with adjacent roof deck and shade canopy.

Building B: Approximately 19,448 square feet of the Type V building and its existing one level of subterranean parking will remain intact, with a number of exceptions as follows: new exterior paint, new exterior façade over existing building façade (south elevation only), modifications and replacement to select exterior windows and doors, new two story exterior egress stair.

Building C: A new four story, 20,500sf Type V building with an accessory retail space and one level of surface parking. Building C contains three individual, multi-story “suites” connected by outdoor terraces, decks, stairs, and an elevator. Two of the three suites are on a concrete podium over surface parking.

⁷ Project description has been provided by the applicant.

4.0 CURRENT SETTING

4.1 Site Location

The Project Site is situated in the center of the southern portion of the Hollywood Community Plan Area (CPA). The Project Site is composed of multiple lots that span the western portion of the block bounded by West La Mirada Avenue to the north, North Vine Street to the east, West Lexington Avenue to the south, and North Cahuenga Boulevard to the west. A map of the Project Site location is included in the preceding Figure 1.

4.2 Setting

The Hollywood CPA is highly urbanized and generally built out. The area surrounding the Project Site is characterized by a mix of uses within a range of building types of varying densities, including commercial and retail operations, civic and institutional properties, and single- and multi-family residences.

The Project Site occupies a corner lot northeast of the intersection of West Lexington Avenue and North Cahuenga Boulevard, one of the major north-south commercial corridors of the CPA. The Project Site occupies the western portion of the block bounded by West La Mirada Avenue to the north, North Vine Street to the east, West Lexington Avenue to the south, and North Cahuenga Boulevard to the west; it shares the block with a multi-family residential building, a surface parking lot, and the Taglyan Cultural Complex.

Those properties immediately adjacent to the Project Site are characterized by single-family residences to the north across West La Mirada Avenue and to the west across North Cahuenga Boulevard, multi-family residences directly to the east, and single-family and multi-family residences to the south across West Lexington Avenue. Adjacent development along the North Cahuenga Boulevard corridor is characterized largely by multi-family residential complexes. The Hollywood Recreation Center is also situated to the southwest of the Project Site, across the intersection of West Lexington Avenue and North Cahuenga Boulevard.

5.0 METHODOLOGY

Sources consulted as part of this investigation included primary and secondary literature regarding the history of development in Hollywood and the associated development of the subject property over time. Archival sources consulted included but were not limited to historical building permits, historical newspapers, historical aerial photographs, and historical maps including tract, assessor, topographical, and Sanborn Insurance Co. fire insurance maps. A site visit was also conducted by HRG staff on August 15, 2022.

Contemporary planning documents were also consulted, which included but were not limited to previous environmental and survey evaluations related to the subject property as well as contemporary survey efforts, including the 2015 SurveyLA survey of the Hollywood Community Plan Area.

Topographical maps available at HistoricAerials.com were reviewed for the subject properties from the following years: 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1915, 1921, 1924, 1926, 1932, 1955, 1963, 1968, 1975, 1982, 1995, 2012, 2015, and 2018.

Tract maps associated with the subject property, available online through the Los Angeles Department of Public Works, were reviewed and included the following: Colegrove (MR 053-010, 1893); Tract No. 774 (MB 016-096A, 1910); and Tract No. 4622 (MB 045-047, 1921).

Digital Sanborn Insurance Company fire insurance maps, available through the Los Angeles Public Library, were also reviewed for the subject properties from the following years: 1926 and 1950. Additional hard copies of maps not available online were reviewed from the year 1934.

Historical aerial photographs available at HistoricAerials.com were reviewed for the subject properties from the following years: 1948, 1952, 1954, 1964, 1972, 1977, 1980, 1985, 1989, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Additional aerials from the University of California, Santa Barbara Air Photo Archive were also consulted and appear in the appendices of this report.

6.0 REGULATORY FRAMEWORK

6.1 Historic Resources Under CEQA

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 physical “demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.”⁸

Among its definitions of historical resources, CEQA includes resources listed in, or determined eligible for listing, in the California Register of Historical Resources.⁹ 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 a historical resource and therefore exempt from CEQA consideration.¹⁰ All resources determined eligible for the California Register are also to be considered under CEQA.¹¹

The courts have interpreted CEQA to create three categories of historical 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.¹²

To simplify the first three definitions provided in the CEQA statute, a historical 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; or

⁸ California Code of Regulations, Title 14, Chapter 3, Section 15064.5(b)(1).

⁹ Public Resources Code Section 21084.1.

¹⁰ Public Resources Code Section 21084.1.

¹¹ Public Resources Code Section 21084.1.

¹² *League for the Protection of Oakland's Architectural and Historic Resources v. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997).

- Included in a local register of historic resources; or
- Identified as significant in an historical survey.

Section 15064.5 of the California Code of Regulations, Title 14 (CEQA Guidelines) provides two additional definitions of historical resources, which may be simplified in the following manner. A historical resource is a resource that is:

- Identified as significant in a historical resource survey meeting the requirements of Public Resources Code 5024.1(g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

Thus, the fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be a “historical resource” for the purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historic resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

6.2 Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

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.¹³ 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

¹³ 36CFR60, Section 60.2.

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
- 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.¹⁴

In addition to meeting any or all of the criteria listed above, properties nominated must also possess sufficient historic integrity, which is discussed in the following Section 6.5.

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.¹⁵

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

¹⁴ 36CFR60, Section 60.3.

¹⁵ Public Resources Code Section 5023.1(a).

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.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.¹⁶

Other resources which may be nominated for listing in the California Register include:

- Individual historic resources.
- Historic resources contributing to the significance of a historic district.
- Historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.

¹⁶ Public Resources Code Section 5023.1(d).

- Local landmarks or historic properties designated under any municipal or county ordinance.¹⁷

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

The City of Los Angeles Cultural Heritage Ordinance, enacted in 1962, allows for the designation of buildings and sites as individual local landmarks in the City of Los Angeles. 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 recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities. Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for Historic-Cultural Monument status if they retain their historic design and materials. Those that are intact examples of past architectural styles or that have historical associations may meet the criteria listed in the Cultural Heritage Ordinance.

6.3 Hollywood Community Plan Area

The Project Site is located within the planning boundary of the Hollywood Community Plan Area (CPA). The Hollywood Community Plan was adopted in December 1988 and 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 Hollywood Community Plan does not specifically address historic resources; however, a stated objective of the plan is to “encourage the protection and

¹⁷ Public Resources Code Section 5023.1(e).

enhancement of the varied and distinctive residential character of the Community...” In addition, the Housing Policy in the Community 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.”¹⁸

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.”¹⁹

6.4 SurveyLA

The Project Site is located within the City of Los Angeles, 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 of Los Angeles. SurveyLA is intended to provide baseline information on historic resources to inform planning decisions and support City policy goals and processes.²⁰

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 of Los Angeles. 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.²¹ 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.²²

¹⁸ “Hollywood Community Plan,” December 13, 1988, https://planning.lacity.org/odocument/78322462-6303-410a-ae8d-8435483c3b41/Hollywood_Community_Plan.pdf (accessed August 2022).

¹⁹ “Hollywood Community Plan.”

²⁰ SurveyLA Los Angeles Historic Resources Survey, “Field Survey Results Master Report,” August 2016, https://planning.lacity.org/odocument/c118f301-cc39-4ede-af5a-3e5ec901e7be/SurveyLA_Master_Report.pdf (accessed August 2022). Resources identified through SurveyLA are not designated resources; designation is a separate process that requires public hearings and property owner notification.

²¹ SurveyLA Los Angeles Historic Resources Survey, “Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020,” https://planning.lacity.org/odocument/fbb3582b-b6b0-4fb7-b27a-dbabacd760aa/SurveyLA_HistoricContextStatementOutline_July2018.pdf (accessed August 2022).

²² SurveyLA Los Angeles Historic Resources Survey, “Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020.”

SurveyLA surveys of the City of Los Angeles were organized by Community Plan Area (CPA). The Project Site falls within the boundaries of the Hollywood CPA, which was surveyed most recently as part of SurveyLA in 2015.²³

6.5 Historic Significance and Integrity

HISTORIC SIGNIFICANCE AND PERIOD 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.²⁴

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*

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.²⁵ 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.²⁶

The period of significance usually begins with the date when significant activities or

²³ SurveyLA Los Angeles Historic Resources Survey, "Historic Resources Survey Report: Hollywood Community Plan Area," prepared for the City of Los Angeles Department of City Planning Office of Historic Resources by Historic Resources Group, August 2011, revised November 2015, https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood_SurveyReport.pdf (accessed August 2022).

²⁴ 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/subjects/nationalregister/upload/NRB16A-Complete.pdf> (accessed August 2022).

²⁵ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²⁶ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

events began giving the property its historic significance; this is often a date of construction.²⁷ The period of significance can be as brief as a single year; many, however, span many years and consist of beginning and closing dates.²⁸ 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.²⁹

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.”³⁰ 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.
- *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.³¹

While it is not necessary for a property to retain all seven aspects of integrity, or indeed, “all its historic physical features or characteristics,”³² the National Park Service notes that the property must retain “the essential physical features that enable it to convey its

²⁷ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²⁸ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²⁹ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

³⁰ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

³¹ 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/subjects/nationalregister/upload/NRB-15_web508.pdf (accessed August 2022).

³² *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

historic identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant.”³³

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.

³³ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

7.0 PREVIOUS EVALUATIONS

In order to determine whether the properties located within or adjacent to the Project Site have been subject to previous historic resource evaluation and/or designation, HRG consulted several sources related to the status of historic resources in Los Angeles. These sources included both online and physical repositories such as ZIMAS, HistoricPlacesLA (HPLA), and the State of California’s Built Environment Resources Directory (BERD). These repositories, the scope of their data, and resultant findings are discussed in greater detail below.

7.1 Zone Information and Map Access System (ZIMAS)

The Zone Information and Map Access System, more commonly known as ZIMAS, is an online portal developed by the City of Los Angeles Department of City Planning to provide digital access to zoning-related information for specific properties.³⁴ While ZIMAS does not include records of previous historic resource *evaluations* for specific properties, such as those evaluations undertaken as part of citywide historic resources surveys, it does identify prior historic *designations* associated with a specific property that have been awarded at the local, state, or federal level.

A review of ZIMAS did not identify any designated resources within the boundaries of the Project Site or within the vicinity of the Project Site.

7.2 HistoricPlacesLA (HPLA)

HistoricPlacesLA is the City of Los Angeles’s online historic resource inventory and management system. The website includes information collected for SurveyLA and other historic resources surveys. Also included are Los Angeles Historic-Cultural Monuments, Historic Preservation Overlay Zones, and properties listed in the National Register of Historic Places and California Register of Historical Resources.³⁵ Most significantly, HistoricPlacesLA includes information on properties identified as eligible for designation through SurveyLA, the Los Angeles Historic Resources Survey, and equivalent surveys utilizing SurveyLA methodology.³⁶

A review of HPLA did not identify any eligible resources within the boundaries of the Project Site or within the vicinity of the Project Site.

³⁴ ZIMAS can be accessed at <http://zimas.lacity.org/>. Designation information, if applicable, may be found by searching for a specific property and then clicking on the dropdown menu for “Planning & Zoning.” Designation status will be noted under “Historic Preservation Review.”

³⁵ “Historic Resources Surveys: HistoricPlacesLA,” <https://planning.lacity.org/preservation-design/historic-resources-survey> (accessed August 2022).

³⁶ HistoricPlacesLA, “About the Data,” http://historicplacesla.org/about_data (accessed August 2022). Please note that as of this writing, a “significant percentage,” but not all, designated Los Angeles Historic-Cultural Monuments are listed in HPLA. Until such time as the data for all designated resources has been updated, refer to ZIMAS for confirmation of prior historic designation.

According to HPLA, the nearest eligible resource is the Brevoort Hotel at 6326 West Lexington Avenue. Surveyors found the property to be eligible for national, state, and/or local designation under Criterion A/1/1 as a “rare example of a 1920s residential hotel in Hollywood; one of [the] few remaining examples from this period.”³⁷ The nearest designated resource is the Villa Elaine at 1237-1249 North Vine Street, which was designated as Los Angeles Historic-Cultural Monument No. 675 in 2000.³⁸ Although these properties are located outside the vicinity of the Project Site, they are noted here for reference.

7.3 Built Environment Resources Directory (BERD)

The Built Environment Resources Directory (BERD) files provide information, organized by county, regarding non-archaeological resources included in the inventory of the California Office of Historic Preservation (OHP).³⁹ The BERD inventory contains information only for cultural resources that have been processed through the OHP. This includes resources reviewed for eligibility to the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance law, and resources nominated under federal and state registration programs. The BERD replaces the previous Historic Resources Inventory (HRI).

A review of the Built Environment Resources Directory identified the following resources. Please note that while ZIMAS addresses have been utilized for consistency elsewhere in this report, in this instance addresses are noted as they appear in the BERD. Addresses are listed in the BERD as they were documented at the time of survey or evaluation and may reflect historical street addresses that are inconsistent with contemporary numbering. As assessor parcel numbers are not included in the BERD, it is not possible to confirm which address(es) correspond to a particular parcel.

A review of the BERD identified the following resources:

- Nine properties within the boundary of the Project Site are currently included in the BERD.
 1. The two properties at 1206 and 1210 North Cahuenga Boulevard have all been assigned a status code of 5D2, or “Contributor to a multi-component resource that is eligible for local listing or designation.”⁴⁰ Both properties are listed with construction dates of 1916. However, as

³⁷ HistoricPlacesLA, “Brevoort Hotel,” <http://historicplacesla.org/reports/0ac32c90-f731-4cfa-b38b-313dc3783132> (accessed August 2022).

³⁸ HistoricPlacesLA, “Villa Elaine,” <http://historicplacesla.org/reports/741eb36d-b9af-4161-b1f8-8f3c4efd8a0e> (accessed August 2022). Per HPLA, the property is designated for its association with artist and photographer Man Ray, who resided at the property from 1940 to 1951.

³⁹ Description of the scope of the California BERD has been excerpted from the Built Environment Resource Directory (BERD), California Office of Historic Preservation, https://ohp.parks.ca.gov/?page_id=30338 (accessed November 2020).

⁴⁰ California Office of Historic Preservation, “California Historical Resource Status Codes, Current as of 3/1/2020,” <https://ohp.parks.ca.gov/pages/1068/files/Resource-Status-Codes.pdf> (accessed August 2022).

demolition permits were filed for both of these addresses in 1980⁴¹ and the properties are currently improved with institutional facilities initially constructed in 1982, it appears that these evaluations correspond to residences that have since been demolished. Consequently, these evaluations do not apply to the current facilities.

2. The seven properties at 6332, 6336, 6340, 6344, 6348, 6352, and 6356 West La Mirada Avenue have all been assigned a status code of 7N, or “Needs to be reevaluated – formerly coded as may become [National Register] eligible with restoration or other specific conditions.”⁴² All seven properties are listed with construction dates of 1923. However, as demolition permits were filed for all seven of these properties between 1986 and 2003,⁴³ and the properties are currently improved with institutional facilities of recent construction, it appears that these evaluations correspond to residences that have since been demolished. Consequently, these evaluations do not apply to the current facilities.
- Twelve properties and three additional resources in the vicinity of the Project Site are currently included in the BERD.
 1. The 1100-1300 blocks of North Cahuenga Boulevard have been assigned a status code of 5S2, or “Individually eligible for local listing or designation.”⁴⁴ However, no potential historic district has been identified in this area in more recent comprehensive surveys of Hollywood.
 2. The 6300 block of West La Mirada Avenue has been assigned a status code of 7N, or “Needs to be reevaluated – formerly coded as may become [National Register] eligible with restoration or other specific conditions.”⁴⁵ However, no potential historic district has been identified in this area in more recent comprehensive surveys of Hollywood.
 3. The 6300 block of West Lexington Avenue has been assigned a status code of 5S2, or “Individually eligible for local listing or designation.”⁴⁶ However, no potential historic district has been identified in this area in more recent comprehensive surveys of Hollywood.
 4. The nine properties at 6327, 6328, 6333, 6337, 6341, 6345, 6349, 6353, and 6357 West La Mirada Avenue have all been assigned a status code of 7N, or “Needs to be reevaluated – formerly coded as may become

⁴¹ See permits #1980LA04770 (1210 North Cahuenga Boulevard) and #1980LA04771 (1206 North Cahuenga Boulevard).

⁴² California Office of Historic Preservation, “California Historical Resource Status Codes, Current as of 3/1/2020.”

⁴³ Refer to Appendix A for demolition permits for specific properties.

⁴⁴ California Office of Historic Preservation, “California Historical Resource Status Codes, Current as of 3/1/2020.”

⁴⁵ California Office of Historic Preservation, “California Historical Resource Status Codes, Current as of 3/1/2020.”

⁴⁶ California Office of Historic Preservation, “California Historical Resource Status Codes, Current as of 3/1/2020.”

[National Register] eligible with restoration or other specific conditions.”⁴⁷ All nine properties were constructed in 1922-1923. However, none of these properties have been identified in more recent comprehensive surveys of Hollywood, nor has a potential historic district been identified in this area.

5. The three properties at 6330-6332, 6340-6342, and 6344 West Lexington Avenue have all been assigned a status code of 5D2, or “Contributor to a multi-component resource that is eligible for local listing or designation.”⁴⁸ All three properties are listed with construction dates of 1921; however, the property 6330-6332 West Lexington Avenue is presently improved with a multi-family residence constructed in 2007. Neither property at 6340-6342 West Lexington Avenue nor 6344 West Lexington Avenue has been identified in more recent comprehensive surveys of Hollywood, nor has a potential historic district been identified in this area.

It should be noted that while no survey date is given in conjunction with the survey results listed in the BERD, these previous evaluation records likely correspond to survey efforts undertaken in the 1980s. At that time, the survey methodology for historic resources in California often evaluated groupings of buildings based on their location, rather than their shared historic context. The result was a collection of buildings identified by address blocks on individual streets, such as “the 300-400 blocks of Main Street;” a similar grouping on an adjacent block or street might then be identified as “the 500-600 blocks of Main Street” or “the 100-200 blocks of Elm Street,” with no explanation provided for how these collections of resources might be related. Today, best practices for historic resources surveys requires that groups of contiguous buildings dating from the same period of development and sharing similar historic contexts be identified as a single historic district, regardless of street address or block delineation. None of the properties previously noted in the BERD as contributors to a potential historic district have been identified as such in more recent comprehensive surveys of potential historic resources in Hollywood, nor have any potential historic districts been identified within the boundaries of the Project Site or in the vicinity of the Project Site.

7.4 Summary of Previous Evaluations

Based on a review of the above sources, the following previous evaluations and/or designations have been identified for parcels comprising the Project Site as well as those properties in the vicinity of the Project Site. These properties are also

⁴⁷ California Office of Historic Preservation, “California Historical Resource Status Codes, Current as of 3/1/2020.”

⁴⁸ California Office of Historic Preservation, “California Historical Resource Status Codes, Current as of 3/1/2020.”

documented in the following Table 2 and the preceding Figure 2.

PROPERTIES COMPRISING THE PROJECT SITE

1. **6332-6356 West La Mirada Avenue/6337-6351 West Lexington Avenue/1200-1210 North Cahuenga Boulevard (APN #5533-006-035):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property as presently improved has also not been identified as an eligible historical resource in any previous survey evaluations.

PROPERTIES IN THE VICINITY OF THE PROJECT SITE

1. **6357 West La Mirada Avenue (5533-005-015):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
2. **6353 West La Mirada Avenue (5533-005-014):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
3. **6349 West La Mirada Avenue (5533-005-013):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
4. **6345 West La Mirada Avenue (5533-005-012):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
5. **6341 West La Mirada Avenue (5533-005-011):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
6. **6337 West La Mirada Avenue (5533-005-010):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and

is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.

7. **6333 West La Mirada Avenue (5533-005-009):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
8. **6327 West La Mirada Avenue (5533-005-008):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
9. **6328 West La Mirada Avenue (5533-006-021):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
10. **6327-6327½-6329-6329½-6331 West Lexington Avenue (5533-006-030):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
11. **6330-6332 West Lexington Avenue (5533-008-021):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property as presently improved has also not been identified as an eligible historical resource in any previous survey evaluations.
12. **6340-6342 West Lexington Avenue (5533-008-020):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
13. **6344 West Lexington Avenue (5533-008-019):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent

comprehensive historic resources surveys.

14. **6352 West Lexington Avenue /1156 North Cahuenga Boulevard (533-004-012):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
15. **1122-1160 North Cole Avenue (5533-009-901):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
16. **6401 West Lexington Avenue/1201-1205 North Cahuenga Boulevard (5533-004-012):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.
17. **1225 North Cahuenga Boulevard (5533-004-011):** Not listed in the National Register of Historic Places or the California Register of Historical Resources and is not designated as a Los Angeles Historic-Cultural Monument. The property has also not been identified as an eligible historical resource in recent comprehensive historic resources surveys.

TABLE 2: SUMMARY OF PREVIOUS EVALUATIONS

MAP KEY NO. ⁴⁹	LOCATION	ASSESSOR PARCEL NUMBER (APN)	ZIMAS ADDRESS(ES)	YEAR BUILT	PREVIOUS EVALUATION OR DESIGNATION
1	Project Site	5533-006-035	6332-6336-6340-6344-6348-6352-6356 W. La Mirada Ave.; 6337-6341-6343-6343½-6347-6351 W. Lexington Ave.; 1200-1206-1210 N. Cahuenga Blvd.	1982; 1995; 2005	None
2	Vicinity	5533-005-015	6357 W. La Mirada Ave.	1922	None
3	Vicinity	5533-005-014	6353 W. La Mirada Ave.	1922	None
4	Vicinity	5533-005-013	6349 W. La Mirada Ave.	1922	None
5	Vicinity	5533-005-012	6345 W. La Mirada Ave.	1922	None
6	Vicinity	5533-005-011	6341 W. La Mirada Ave.	1922	None
7	Vicinity	5533-005-010	6337 W. La Mirada Ave.	1923	None
8	Vicinity	5533-005-009	6333 W. La Mirada Ave.	1922	None
9	Vicinity	5533-005-008	6327 W. La Mirada Ave.	1922	None
10	Vicinity	5533-006-021	6328 W. La Mirada Ave.	c. 2005 ⁵⁰	None
11	Vicinity	5533-006-030	6327-6327½-6329-6329½-6331 W. Lexington Ave.	1965	None
12	Vicinity	5533-008-021	6330-6332 W. Lexington Ave.	2007	None
13	Vicinity	5533-008-020	6340-6342 W. Lexington Ave.	1921	None
14	Vicinity	5533-008-019	6344 W. Lexington Ave.	1921	None
15	Vicinity	5533-008-001	6352 W. Lexington Ave.; 1156 N. Cahuenga Blvd.	1963	None
16	Vicinity	5533-009-901	1122-1160 N. Cole Ave.	1950	None
17	Vicinity	5533-004-012	6401 W. Lexington Ave.; 1201-1205 N. Cahuenga Blvd.	1963	None
18	Vicinity	5533-004-011	1225 N. Cahuenga Blvd.	1949	None

⁴⁹ Each property is assigned a key number, which corresponds to its location on the map of the Project Site Vicinity included in Figure 2.

⁵⁰ The residence which originally occupied this parcel was constructed in 1923 (see permit #1923LA10417); however, that residence was demolished in 2005 (#04019-20000-02581), and the resulting vacant lot was subsequently improved with a surface parking lot for the nearby church.

8.0 HISTORY AND DESCRIPTION OF THE SURROUNDING AREA

8.1 Description of the Surrounding Area

The Hollywood Community Plan Area (CPA) is located approximately five miles northwest of downtown Los Angeles.⁵¹ It has an irregular boundary that can be generally defined as Mulholland Drive and the 134 (Ventura) Freeway on the north; Rosewood and Melrose Avenues on the south; Beverly Hills and West Hollywood city boundaries on the west; and Hoover Street, Hyperion Avenue, and Glendale Boulevard on the east.

The Hollywood CPA comprises a total of 43,369 parcels. The Hollywood CPA also includes the Hollywood Redevelopment Project Area (RPA), which is generally bounded by Franklin Avenue on the north, Santa Monica Boulevard and Fountain Avenue on the south, La Brea Avenue on the west, and Serrano Avenue on the east. The RPA includes the commercial core of Hollywood and the Hollywood Boulevard Commercial and Entertainment Industry National Register Historic District, listed in 1985.

The topography of the Hollywood CPA varies, ranging from the flatlands in the southern portion of the CPA, to the canyons and hillsides in the northern portion. The “flatlands” is a dense, urban environment consisting of a strict street grid, and developed with residential neighborhoods, linear commercial corridors, and a large industrial zone. The hillsides consist of the south-facing slopes of the Santa Monica Mountains, known in this area as the Hollywood Hills. Residential development largely follows the natural contours of the Cahuenga Pass and several canyons, including Beachwood Canyon, Laurel Canyon, and Nichols Canyon. Other significant natural features and open space include the Lake Hollywood Reservoir, Mount Lee, and the 4,100-acre Griffith Park, one of the largest urban parks in the country and also a Los Angeles Historic-Cultural Monument.

Major transportation routes through the Hollywood CPA include prominent north-south corridors along La Brea Avenue, Highland Avenue, Vine Street, Western Avenue, and Vermont Avenue; primary east-west corridors occur along Hollywood, Sunset, Santa Monica, and Los Feliz Boulevards. The 101 (Hollywood) Freeway traverses the CPA, connecting Hollywood with downtown Los Angeles to the southeast and the San Fernando Valley to the northwest.⁵²

⁵¹ Description of the surrounding area has been excerpted and adapted from SurveyLA Los Angeles Historic Resources Survey, “Historic Resources Survey Report: Hollywood Community Plan Area,” prepared for the City of Los Angeles Department of City Planning Office of Historic Resources by Historic Resources Group, August 2011, revised November 2015, https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood_SurveyReport.pdf (accessed August 2022).

⁵² SurveyLA Los Angeles Historic Resources Survey, “Historic Resources Survey Report: Hollywood Community Plan Area.”

8.2 History of the Surrounding Area

The area that became Hollywood was originally part of two former Spanish land grants: Rancho La Brea and Rancho Los Feliz.⁵³ These two ranchos were 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.⁵⁴ 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.⁵⁵ 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 population in 1903 was a mere 700, by 1909 it had reached 4,000.⁵⁶ Though dwarfed by the neighboring city of Los Angeles 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.⁵⁷ In February of 1910, Hollywood was consolidated to the City of Los Angeles to take advantage the City's established sewer system and the anticipated new water supply created by the Los

⁵³ Discussion of the history of the surrounding area has been excerpted and adapted from SurveyLA Los Angeles Historic Resources Survey, "Historic Resources Survey Report: Hollywood Community Plan Area."

⁵⁴ Gregory Paul Williams, *The Story of Hollywood: An Illustrated History* (BL Press LLC, 2011), 29.

⁵⁵ Williams, 43.

⁵⁶ Bruce T. Torrence, *Hollywood: The First 100 Years* (Hollywood, CA: Hollywood Chamber of Commerce & Fiske Enterprises, 1979), 9.

⁵⁷ Williams, 52-53.

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 of Los Angeles, 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 infrastructure 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.⁵⁸ 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 activity in a manner that reinforced Hollywood's role as a hub between Los Angeles and adjacent communities.

By the 1980s the Hollywood community was in a state of economic decline; 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.

By the dawn of the new millennium, Hollywood began to experience a resurgence that continues today. 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

⁵⁸ Williams, 132.

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.

Today, Hollywood contains a wide range of building types, including single- and multi-family residences, along with commercial, institutional, and industrial properties. Extant properties remain from every significant period of development in Hollywood, and together they represent an impressive range of historical themes and property types.

9.0 DESCRIPTION OF THE PROJECT SITE

The Project Site is composed of thirteen lots represented by the Assessor Parcel Number (APN) #5533-006-035. The site is situated at the northeast corner of the intersection of North Cahuenga Boulevard and West Lexington Avenue and occupies the western portion of the block bounded by West La Mirada Avenue to the north, North Vine Street to the east, West Lexington Avenue to the south, and North Cahuenga Boulevard to the west. The site shares the block with a multi-family residential building, a surface parking lot, and the Taglyan Cultural Center to the east.

The Project Site represents the school campus originally developed as the Arshag Dickranian Armenian School, and later occupied by the Stratford School. The site is generally rectangular in plan and is bordered on all four sides by a concrete block wall and/or a metal security fence. Gated vehicular access to the site is offered from West La Mirada Avenue to the north and West Lexington Avenue to the south. Controlled pedestrian access is offered from West Lexington Avenue and North Cahuenga Boulevard.

The Project Site is currently improved with a group of school buildings, which are situated in the southern and eastern portions of the site, as well as two playgrounds, a concrete basketball court, an athletic field of artificial turf, and a subterranean parking garage, which are situated in the northern portion of the site. Building permits for construction activity undertaken within the Project Site are included in Appendix A of this report.

Constructed in 1980, the main school building is situated in the southwestern corner of the property and is set back from the sidewalk to the south and east. The building has an irregular plan and complex massing. It is composed of three smaller, irregularly-shaped component buildings connected by a series of covered breezeways. The building is two stories in height and is of wood frame construction, with a flat roof of rolled asphalt with a parapet and a penthouse.

Façades are asymmetrically composed and finished in smooth cement plaster. The primary entrance is located on the south façade, fronting West Lexington Avenue, and is accessed via a semicircular driveway or an adjacent pedestrian entrance; both are enclosed by metal security gates. The entrance consists of a flight of shallow concrete steps with metal railings that lead to pair of metal security doors flanked by metal transom grilles. Fenestration consists primarily of single or grouped fixed windows with contemporary projecting surrounds.

An addition to the main school building, which was constructed in 2003, is situated immediately to the east and is connected to the main building by a breezeway, which is topped at the second story by a covered balcony surrounded by a metal railing. The

building is set directly at the sidewalk to the south, and has a generally rectangular plan with simple massing. It is two stories in height atop a subterranean parking garage and is of wood frame construction with a front-gable roof of rolled asphalt with a parapet and solar panels. Façades are asymmetrically composed and finished in smooth cement plaster. The primary (south) façade fronting West Lexington Avenue is primarily characterized by the vehicular entrance to the building's subterranean parking garage, which is set at the street and enclosed by a metal security gate. A secondary pedestrian entrance to the garage is situated to the west of the vehicle ramp and consists of a pair of metal security gates topped with a transom grille. At the second story, there is a projecting balcony enclosed by a balcony wall and sheltered by a projecting canopy. Fenestration is mixed and consists primarily of contemporary single and grouped fixed windows with divided lights.

10.0 DEVELOPMENT HISTORY OF THE PROJECT SITE

EARLY LAND DEVELOPMENT

The land comprising the subject property was first recorded as part of the Colegrove Tract (MR053-010), which was subdivided from a portion of the Rancho La Brea in 1893.

Rancho La Brea originated as a Mexican land grant awarded to Antonio José Rocha and Nemisio Dominguez in 1828.⁵⁹ (Dominguez sold his interest in the land grant to Antonio José Rocha's son of the same name.) Following the elder Antonio Rocha's death in 1837, claim to the land passed to his family and was confirmed in 1840. The claim was situated to the east of the Rancho Rodeo de las Aguas and encompassed one square league – over 4,400 acres that spanned roughly the area bounded by present-day Sunset Boulevard to the north, Gower Street to the east, Wilshire Boulevard to the south, and San Vicente Boulevard to the west.

The subsequent passage of the California Land Act in 1851 required all Spanish and Mexican land grant owners to prove their title to the land that had been granted to them. Antonio Rocha's heirs enlisted the assistance of Henry Hancock (1822-1883), an attorney and civil engineer who is known today for conducting some of the earliest land surveys of the City of Los Angeles. Hancock had taken up residence on the Rancho La Brea following his arrival in Los Angeles in 1850, and had soon become well known to the Mexican and Spanish landowners in the area, many of whom were now in the midst of proving their claims to the land on which they had settled and found Hancock to be a valuable asset. In addition to Hancock's legal background, "he was an expert in settling grants because [of] his familiarity with Mexican and Spanish customs and all concerned felt, to put it popularly, that they had received a square deal."⁶⁰ The Rocha family sought the assistance of Henry Hancock in proving their claim to the Rancho La Brea land, which proved to be a protracted process as there was some confusion over the boundaries of the rancho as they related to the extent of the nearby pueblo settlement, El Pueblo de Nuestra Señora la Reina de los Ángeles. It took nearly twenty years for the Rocha family's claim to make its way through the courts, and during that time, Jose Jorge Rocha eventually deeded the rancho to Henry Hancock's brother, John, in November 1860. It was not uncommon for lawyers defending land claims to accept the land itself as payment for their services, and it was likely in this manner that the Hancocks came to own the majority of the Rancho La Brea.

⁵⁹ The history of the rancho has been derived from information included in the Works Progress Administration Abstract (WPA Abstract), a summary document prepared in 1938 under the Works Progress Administration program detailing the history of the rancho beginning with the Spanish-American land through the U.S. patenting process. The WPA Abstract for the rancho is available at "La Brea, Diseños 487, GLO No. 429, Los Angeles County, and associated historical documents," California State University, Monterey Bay, https://digitalcommons.csumb.edu/hornbeck_usa_4_a_lac/16/ (accessed August 2022). The narrative has been supplemented with additional information from Florence Josephine Seaman, "A Brief History of Rancho La Brea," *Annual Publication of the Historical Society of Southern California* 9, no. 3 (1914): 253-256, <https://www.jstor.org/stable/41168712> (accessed August 2022).

⁶⁰ Seaman, 253.

The land was still in dispute, however, and it now fell upon Henry Hancock to confirm the claim. Hancock approached his friend and fellow attorney, Cornelius Cole (1822-1924), who had been elected to the United States Senate in 1863, and asked him to have the title to the land perfected in the United States Supreme Court. In December 1869, the Supreme Court affirmed the Rocha family's claim – and, by extension, Hancock's claim – to the Rancho La Brea land, and the patent for the land was issued in 1873.

In exchange for his assistance, Henry Hancock had promised Cornelius Cole a one-tenth share of the rancho land in exchange for Cole's handling of the case before the Supreme Court.⁶¹ Cole ultimately selected approximately 480 acres to the south of the fledgling community of Hollywood and dubbed the area "Colegrove," after his wife's maiden name. By 1877 Cole had settled his family on the land,⁶² constructing a residence at the northwest corner of Santa Monica Boulevard and North Gower Street and developing a robust agricultural operation that included the cultivation of apricots, watermelon, lemons, oranges, corn, wheat, and rye. Although acreage in Colegrove was offered for sale publicly as early as 1887, suggesting that Cole had already made a survey of the land, no formal subdivision was recorded until 1893, when approximately four hundred acres of Cole's land was surveyed and subdivided as the Colegrove tract (MR053-010).⁶³ The land was divided into five- and ten-acre lots, which were initially offered for sale at auction in March 1893.⁶⁴

The land comprising the subject property was first subdivided as part of Block 13 of the Colegrove tract. The present-day Project Site encompasses land from two different lots in Block 13 – Lot 3 and Lot 5 – and as a result its initial development reflects two separate and distinct efforts, although the lots were later combined to create the current parcel.

The earlier of the two development efforts occurred in the southern portion of the block. The southern portion of the Project Site – those six lots fronting present-day West Lexington Avenue to the south and North Cahuenga Boulevard to the west⁶⁵ – represented a portion of Lot 5 of Block 13 and was subdivided as part of Tract No. 774 (MB 016-096A) in 1910 by owners John A. Myers and C. C. Hill.⁶⁶ Sanborn fire insurance maps indicate that four of the six lots had been improved with single-family residences by 1919, and a fifth lot had been improved with a duplex. The remaining vacant lot at 6337 West Lexington Avenue was improved with a single-family residence later that

⁶¹ Seaman, "A Brief History of Rancho La Brea," 255.

⁶² "House and Lot: A Cahuenga Subdivision," *Los Angeles Times*, March 4, 1893.

⁶³ See "House and Lot: A Cahuenga Subdivision," *Los Angeles Times*, March 4, 1893. Advertisements for the sale of the land began to appear in the *Los Angeles Times* as early as November 1887.

⁶⁴ "Auction at Colegrove," *Los Angeles Times*, March 26, 1893. See also "House and Lot: The Cahuenga," *Los Angeles Times*, April 1, 1893. Along with the neighboring community of Hollywood to the north, Colegrove was subsequently annexed to the City of Los Angeles in 1909.

⁶⁵ These lots are distinguished as Parcel A in plans furnished by the Applicant.

⁶⁶ Present-day West Lexington Avenue was originally known as Emilita Avenue.

same year.⁶⁷

The northern portion of the Project Site – those seven lots fronting present-day West La Mirada Avenue to the north⁶⁸ – represented a portion of Lot 3 of Block 13 and remained undeveloped until 1921, when it was subdivided as part of Tract No. 4622 (MB 045-047) by owners Duncan and Sophia McDonald and the Security Trust & Savings Bank.⁶⁹ This tract also included those parcels to the north of West La Mirada Avenue – which was originally known as McDonald Place in honor of its initial developers – between North Cahuenga Boulevard to the west and North Vine Street to the east. Construction records indicate that the development of the tract appears to have been something of a speculative venture for Duncan McDonald, given that he is listed as the owner on the majority of building permits for residences constructed on the block, and that all of the permits showing McDonald – who was a builder – as the owner were filed in 1922. In September 1922, the *Hollywood Citizen-News* noted that “six of 24 proposed bungalows are completed on McDonald Place. Five more have been plastered and will be ready for occupancy soon, after which the remaining 11 will be constructed...The work is being done by D. McDonald Building Company.”⁷⁰ According to permit records, the remaining handful of undeveloped residential lots on the block were improved in 1923 by another developer.

The land comprising the Project Site and the properties in the vicinity of the Project Site remained residential in character until the 1980s, when redevelopment prompted the block to assume its current form.

DEVELOPMENT OF THE DICKRANIAN SCHOOL

Development of the subject property as it exists today originated in 1980, when Armenian businessman and philanthropist Arshag Dickranian donated money to purchase a parcel of land in Hollywood for the development of an Armenian school. Dickranian’s acquisition of the parcel was part of a wider philanthropic effort; in 1950, he had established the Armenian Educational Foundation, and later went on to establish thirteen Armenian schools throughout California.⁷¹ The Hollywood land purchased by Dickranian in 1980 comprises the present-day subject property, which was originally developed in its current form as the TCA Arshag Dickranian Armenian School, one of the thirteen schools established by Dickranian.

Based on development and expansion patterns over time, the initial land acquisition likely represented the majority of the Project Site’s present southern portion and included Lots 1, 2, 3, and 4 of Tract No. 774. In June 1980, these lots were cleared to allow for construction of the school; four residences were demolished at 1200, 1206, and

⁶⁷ See permit #1919LA11898.

⁶⁸ These lots are distinguished as Parcel B in plans furnished by the Applicant.

⁶⁹ Present-day West La Mirada Avenue was originally known as McDonald Place.

⁷⁰ “Court is Built,” *Hollywood Citizen-News*, September 11, 2022.

⁷¹ “Arshag Dickranian; Philanthropist and Armenian School Founder,” *Los Angeles Times*, April 27, 1996.

North 1210 Cahuenga Boulevard and 6347 West Lexington Avenue.⁷² In July 1980, permits were filed for the construction of a new elementary school on the site, to be designed by architect Garo Minassian.⁷³ In September 1981, the site opened as the TCA Arshag Dickranian Armenian School, with 44 students enrolled from kindergarten through the fourth grade.⁷⁴ The Dickranian School continued to grow over time by adding a class each year, and within a few years it became necessary to expand the school's facilities. In September 1986, Lot 19 of Tract No. 4622 was cleared to accommodate construction of temporary classrooms to the north of the main school building; one residence was demolished at 6356 West La Mirada Avenue.⁷⁵ In August 1988, Lots 20, 21, and 22 of Tract No. 4622 were cleared to develop new athletic fields; three residences were demolished at 6352, 6348, 6344 West La Mirada Avenue.⁷⁶

In 1990, the Dickranian School presented its first graduating class of sixteen students.⁷⁷ The school continued to expand, and in June 1991, two new classrooms were added to the building's second floor.⁷⁸

In July and August 1999, two lots to the east of the existing school building - Lots 5 and 6 of Tract No. 774 - were cleared; three residences were demolished at 6341-6343 and 6337 West Lexington Avenue.⁷⁹ Although this site would eventually become the home of a new addition to the school, construction did not commence for several years. In June 2003, Lots 23, 24, and 25 of Tract No. 4622 were also cleared to accommodate new improvements to the school campus; three residences were demolished at 6340, 6336, and 6332 West La Mirada Avenue.⁸⁰ That same month, permits were filed for the construction of a new underground parking garage to the north of the school, as well as an addition to the east of the existing school building to house an auditorium and additional classrooms.⁸¹ This work represented a major expansion effort by the school and added prekindergarten and kindergarten facilities with an age-appropriate playground, a new two-story wing containing a high school department, the Walter & Laurel Karabian Hall, a new subterranean parking garage for 110 cars, and new athletic fields.⁸²

In 2015, the Tekeyan Cultural Association announced that it would be closing the Dickranian School and selling the property. The Arshag Dickranian School closed its doors on June 30, 2015. The property was later acquired by the Stratford School, a private school serving students in the pre-kindergarten through fifth grades, and the

⁷² See permits #1980LA04772, 1980LA04771, #1980LA04770, and #1980LA04769.

⁷³ See permit #1980LA06581.

⁷⁴ "History," TCA-Arshag Dickranian Armenian School, <https://dickranianschool.org/history> (accessed August 2022).

⁷⁵ See permits #1986LA46421 and #1986LA49453.

⁷⁶ See permits #1988LA07027 and #1988LA07026.

⁷⁷ "History," TCA-Arshag Dickranian Armenian School.

⁷⁸ See permit #1991LA77055.

⁷⁹ See permits #99019-20000-00791, #99019-20000-00792, and #99019-20000-00790.

⁸⁰ See permits #03019-30000-00885, #03019-30000-00888, and #03019-30000-00887.

⁸¹ See permits #02014-20000-05515, #02014-20001-05515, and #02014-20002-05515.

⁸² "History," TCA-Arshag Dickranian Armenian School.

site reopened as the Stratford School's Melrose Campus for the 2016-2017 school year.⁸³

The Stratford School subsequently closed its Melrose campus, and in December 2021 it was announced that the property would be redeveloped as an office complex.

⁸³ "Stratford Private Schools in Los Angeles Area," Stratford School, archived from the original at <https://web.archive.org/web/20160321194233/http://www.stratfordschools.com/social>, captured March 21, 2016 (accessed August 2022).

11.0 EVALUATION OF ELIGIBILITY AND ANALYSIS OF POTENTIAL IMPACTS

As previously outlined in Section 7.0, as presently improved the Project Site has not been previously identified as an eligible resource in any previous survey evaluations. The Project Site falls within the boundaries of the Hollywood Community Plan Area, which was surveyed most recently in 2015 as part of SurveyLA. At that time, the property was not identified for evaluation as a potential individual historic resource as part of the survey effort.

As the subject property was not specifically identified as a potential historic resource during the most recent survey effort, and because the property would be largely demolished as part of the proposed Project, as part of this study HRG assessed the Project Site to determine if the property warranted evaluation as a historical resource for the purposes of CEQA and, if so, whether such resources might be impacted by construction activity undertaken as part of the proposed Project. These issues are discussed in detail in the following sections.

11.1 Evaluation of Eligibility

The subject property at 1200 North Cahuenga Boulevard was designed by Garo Minassian and initially constructed in 1980, with subsequent additions in 1991 and 2003.

Given the property's relatively recent construction, the Project Site falls well outside the period of significance associated with any relevant historic context and theme related to institutional development, and does not allow for the building to possess historical associations with important patterns and trends in institutional development. In addition, research did not identify any other important historical associations with events, trends, or individuals, and the building is not architecturally distinguished such that it warrants examination under other historic contexts related to architectural qualities or merit in architectural design and/or craftsmanship.

For these reasons, the subject property at 1200 North Cahuenga Boulevard does not appear to be associated with a particular historic context and does not warrant evaluation as a potential individual historic resource. Therefore, the property does not meet the requirements for consideration as an individually eligible historical resource for the purposes of CEQA.

11.2 Analysis of Potential Impacts

POTENTIAL IMPACTS TO THE PROJECT SITE

As noted in Section 7.0, the Project Site does not include any resources listed in the National Register of Historic Places or the California Register of Historical Resources,

and is not designated as a Los Angeles Historic-Cultural Monument. Further, as noted above in Section 11.1, based on visual observation, review of primary and secondary research, and an analysis of the eligibility criteria for listing in the National Register of Historic Places and the California Register of Historical Resources as well the criteria for local designation as a Los Angeles Historic-Cultural Monument, the subject property at 1200 North Cahuenga Boulevard does not appear eligible for listing as an individual historic resource in the National Register of Historic Places or the California Register of Historical Resources, or for local designation as a Los Angeles Historic-Cultural Monument. Therefore, the property does not meet the requirements for consideration as an individually eligible historical resource for the purposes of CEQA.

As no historical resources exist within the boundaries of the Project Site, the proposed Project does not have the potential to result in significant impacts to historical resource for the purposes of CEQA.

POTENTIAL IMPACTS TO PROPERTIES IN THE VICINITY OF THE PROJECT SITE

As noted in Section 7.0, a review of previous evaluations indicates that there are no historical resources present within the vicinity of the Project Site.

As no historical resources exist within the vicinity of the Project Site, the proposed Project does not have the potential to result in significant impacts to historical resources for the purposes of CEQA.

POTENTIAL IMPACTS TO PROPERTIES OUTSIDE THE VICINITY OF THE PROJECT SITE

As noted in Section 7.0, a review of previous evaluations indicates that there two historical resources present just outside the Project Site vicinity. The nearest eligible resource is the Brevoort Hotel at 6326 West Lexington Avenue which is located southeast of the Project Site on the south side of Lexington Avenue.⁸⁴ The nearest designated resource is the Villa Elaine at 1237-1249 North Vine Street, which is located mid-block on the block immediately north of the Project Site.⁸⁵

Because all construction activity associated with the Project is would be contained within the Project Site, and because both the Brevoort Hotel and the Villa Elaine are located at a considerable distance from the Project Site, potential impacts to these resources are not anticipated. They were not, therefore, included within the Project vicinity where potential impacts might be anticipated. The Project does not include the demolition, relocation, rehabilitation, alteration or conversion of the either the Brevoort Hotel or the Villa Elaine properties. Both buildings would remain unchanged after implementation of the Project and the Project would not result in adverse impacts to

⁸⁴ HistoricPlacesLA, "Brevoort Hotel," <http://historicplacesla.org/reports/0ac32c90-f731-4cfa-b38b-313dc3783132> (accessed August 2022).

⁸⁵ HistoricPlacesLA, "Villa Elaine," <http://historicplacesla.org/reports/741eb36d-b9af-4161-b1f8-8f3c4efd8a0e> (accessed August 2022).

either building.

Once built, the Project would alter the broader surroundings of both the Brevoort Hotel and the Villa Elaine by placing a newly-constructed building to the south of Villa Elaine and northwest of the Brevoort Hotel, which has the potential to alter existing spatial relationships in the area where both buildings played their historical roles. The Villa Elaine and the Brevoort Hotel were erected in 1925 and 1927, respectively; by that time, much of the surrounding neighborhood that functions as the larger setting of both buildings was already largely built out with a collection of single- and multi-family residences to the west between North Cahuenga Boulevard and North Vine Street, along with examples of commercial and institutional development along the west side of North Vine Street.⁸⁶ However, this area has evolved since its initial development in the 1920s; most notably, the block bounded by West La Mirada Avenue to the north, North Vine Street to the east, West Lexington Avenue to the south, and North Cahuenga Boulevard to the west – which includes the Project Site – has been wholly redeveloped since the 1960s and already does not reflect its original historic development condition. As the Project Site is located within this block, construction associated with the proposed Project would be limited to parcels that have already been redeveloped and as a result do not currently reflect their original historic condition. Consequently, while the larger setting of both the Brevoort Hotel and the Villa Elaine will be somewhat altered by the Project, changes to the larger setting of both buildings would be limited to existing non-historic parcels and would not materially impair the continued ability of the Brevoort Hotel or the Villa Elaine to convey their respective historic character and identity. In addition, new construction on the Project Site would not interfere with the visual and spatial relationships between the Brevoort Hotel and Villa Elaine and their immediate surroundings. As one existing building on the Project Site will be repurposed and proposed new construction is limited to two four-story buildings, the Project does not represent a significant visual intrusion within the pattern of established visual and spatial relationships present in the surrounding neighborhood. Thus, integrity of *setting* would be retained for both properties.

The Project would not affect the integrity of *location, design, setting, materials, workmanship* or *association* of either the Brevoort Hotel or the Villa Elaine. Both would remain intact in their current locations and would not be materially altered by the demolition and new construction associated with the Project. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Brevoort Hotel and the Villa Elaine would continue to convey their historic significance. All of the aspects of integrity for the Brevoort Hotel and the Villa Elaine would be unaffected by the Project, and the historic integrity of both properties would be retained. After construction of the Project, the Brevoort Hotel and the Villa Elaine would remain intact, and continue to convey their historic significance. For these

⁸⁶ For a visual depiction of existing conditions in 1928, shortly after the construction of both buildings was completed, refer to the first aerial photograph in Appendix C.

reasons, the significance and integrity of the Brevoort Hotel and the Villa Elaine would not be materially impaired by alterations caused by the Project.

11.3 Summary of Historical Resource Statuses and Associated Project Impacts

TABLE 3: SUMMARY OF HISTORICAL RESOURCE STATUSES AND ASSOCIATED PROJECT IMPACTS

MAP KEY NO.	LOCATION	ASSESSOR PARCEL NUMBER (APN)	ZIMAS ADDRESS(ES)	YEAR BUILT	HISTORICAL RESOURCE STATUS	POTENTIAL IMPACT(S) TO HISTORICAL RESOURCES
1	Project Site	5533-006-035	6332-6336-6340-6344-6348-6352-6356 W. La Mirada Ave.; 6337-6341-6343-6343½-6347-6351 W. Lexington Ave.; 1200-1206-1210 N. Cahuenga Blvd.	1982; 1995; 2005	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
2	Vicinity	5533-005-015	6357 W. La Mirada Ave.	1922	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
3	Vicinity	5533-005-014	6353 W. La Mirada Ave.	1922	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
4	Vicinity	5533-005-013	6349 W. La Mirada Ave.	1922	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None

MAP KEY NO.	LOCATION	ASSESSOR PARCEL NUMBER (APN)	ZIMAS ADDRESS(ES)	YEAR BUILT	HISTORICAL RESOURCE STATUS	POTENTIAL IMPACT(S) TO HISTORICAL RESOURCES
5	Vicinity	5533-005-012	6345 W. La Mirada Ave.	1922	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
6	Vicinity	5533-005-011	6341 W. La Mirada Ave.	1922	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
7	Vicinity	5533-005-010	6337 W. La Mirada Ave.	1923	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
8	Vicinity	5533-005-009	6333 W. La Mirada Ave.	1922	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
9	Vicinity	5533-005-008	6327 W. La Mirada Ave.	1922	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None

MAP KEY NO.	LOCATION	ASSESSOR PARCEL NUMBER (APN)	ZIMAS ADDRESS(ES)	YEAR BUILT	HISTORICAL RESOURCE STATUS	POTENTIAL IMPACT(S) TO HISTORICAL RESOURCES
10	Vicinity	5533-006-021	6328 W. La Mirada Ave.	c. 2005 ⁸⁷	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
11	Vicinity	5533-006-030	6327-6327½-6329-6329½-6331 W. Lexington Ave.	1965	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
12	Vicinity	5533-008-021	6330-6332 W. Lexington Ave.	2007	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
13	Vicinity	5533-008-020	6340-6342 W. Lexington Ave.	1921	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None

⁸⁷ The residence which originally occupied this parcel was constructed in 1923 (see permit #1923LA10417); however, that residence was demolished in 2005 (#04019-20000-02581), and the resulting vacant lot was subsequently improved with a surface parking lot for the nearby church.

MAP KEY NO.	LOCATION	ASSESSOR PARCEL NUMBER (APN)	ZIMAS ADDRESS(ES)	YEAR BUILT	HISTORICAL RESOURCE STATUS	POTENTIAL IMPACT(S) TO HISTORICAL RESOURCES
14	Vicinity	5533-008-019	6344 W. Lexington Ave.	1921	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
15	Vicinity	5533-008-001	6352 W. Lexington Ave.; 1156 N. Cahuenga Blvd.	1963	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
16	Vicinity	5533-009-901	1122-1160 N. Cole Ave.	1950	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
17	Vicinity	5533-004-012	6401 W. Lexington Ave.; 1201-1205 N. Cahuenga Blvd.	1963	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None
18	Vicinity	5533-004-011	1225 N. Cahuenga Blvd.	1949	Appears ineligible for designation as a historic resource. Not considered a historical resource under CEQA.	None

12.0 CONCLUSION

Based on visual observation of the subject property, a review of primary and secondary sources, and an analysis of the eligibility criteria for listing in the National Register of Historic Places and the California Register of Historical Resources as well the criteria for local designation as a Los Angeles Historic-Cultural Monument, HRG has evaluated the subject property as it relates to the proposed Project and made the following determinations:

- Due to its comparatively recent construction, the subject property at 1200 North Cahuenga Boulevard does not appear eligible for listing as an individual historic resource in the National Register of Historic Places or the California Register of Historical Resources, or for local designation as a Los Angeles Historic-Cultural Monument. Therefore, the property does not meet the requirements for consideration as an individually eligible historical resource for the purposes of CEQA.
- A review of previous evaluations indicates that there are no historical resources present within the vicinity of the Project Site.
- As no historical resources exist within the boundaries of the Project Site or in the vicinity of the Project Site, the proposed Project does not have the potential to result in significant impacts to historical resources for the purposes of CEQA.

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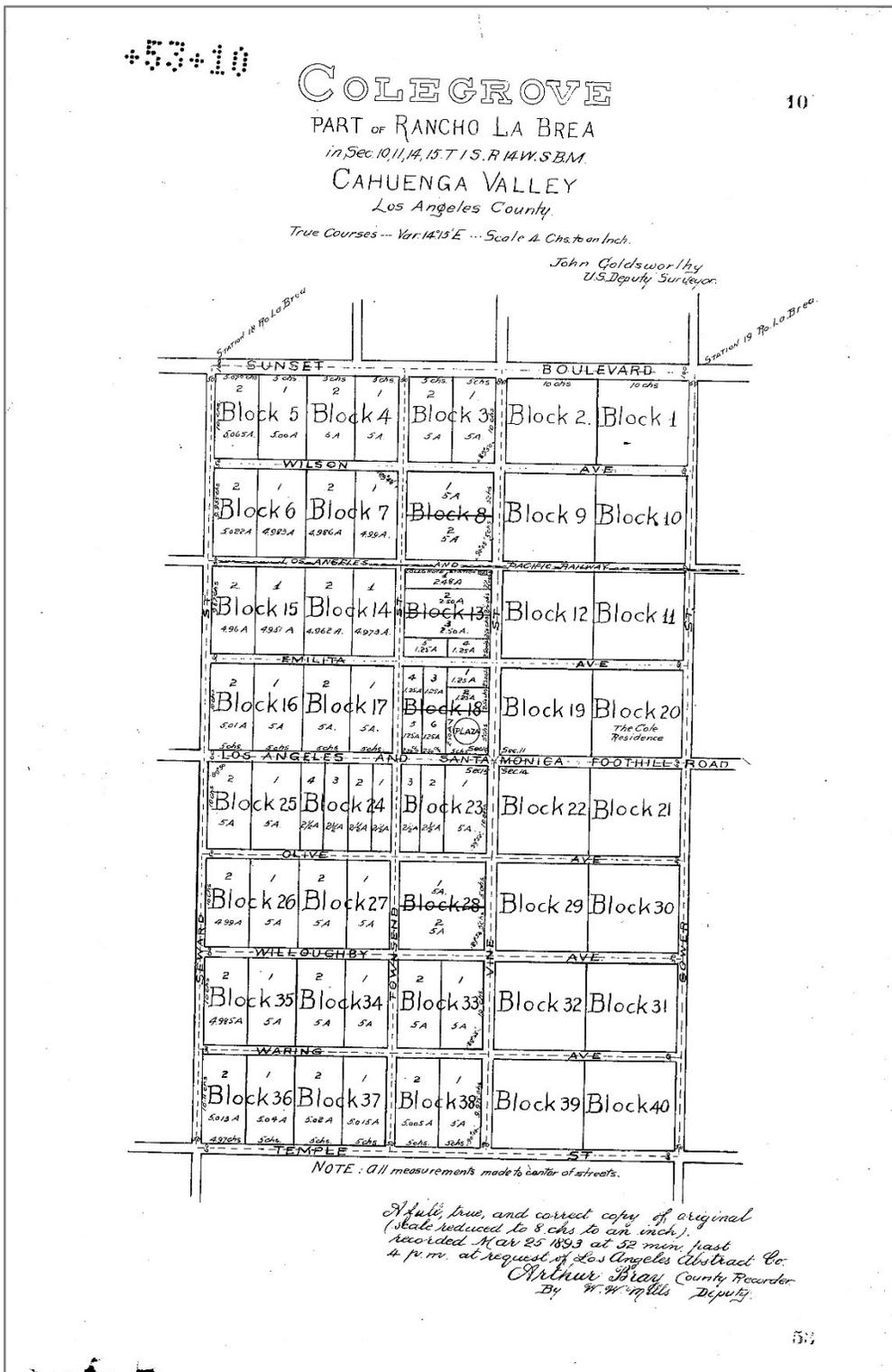
APPENDIX A: CHRONOLOGY OF BUILDING PERMITS

Information derived from building permits is replicated below exactly as it appears on either the permit or the associated certificate of occupancy. Permits for awnings, signage, or mechanical, electrical, or plumbing work are not included. Permits for interior alterations and/or tenant improvements are not included, except where they constitute substantial work, involve structural or architectural elements, or represent the work of known architects.

PERMIT NUMBER	DATE	DESCRIPTION OF WORK	ARCHITECT / ENGINEER	OWNER
1980LA04769	6/9/1980	[6347 Lexington] Demolish only, clear lot handwreck.	None listed	Berberian
1980LA04770	6/9/1980	[1210 Cahuenga] Demo only, clear lot handwreck.	None listed	Berberian
1980LA04771	6/9/1980	[1206 Cahuenga] Demo, clear lot, handwreck.	None listed	Berberian
1980LA04772	6/9/1980	[1200 Cahuenga] Demo only, clear lot handwreck.	None listed	Berberian
1980LA06581	7/14/1980	New – Elementary School. [120x127'5"] <i>*certificate of occupancy 5/13/1982</i>	Garó V. Minassian	Tekeyan Armenian Cultural Association
1986LA46421	9/22/1986	[6356 La Mirada] Demolish. Handwreck.	Minassian Arch.	TCA Elementary School
1986LA49453	10/29/1986	Trailer coaches for temporary classrooms. <i>*certificate of occupancy 1/15/1987</i>	Minassian Architects	Armenian Cultural Assn.
1988LA07026	8/11/1988	[6348 La Mirada] Demo, handwreck. Clear lot sewer cap.	None listed	Sarkis Realty
1988LA07027	8/11/1988	[6352 La Mirada] Demo, Clear 10-T. Handwreck Sewercapt.	None listed	Sarkis Realty
1988LA07028	8/11/1988	[6344 La Mirada] Demo, handwreck. Clear lot sewer cap.	None listed	Sarkis Realty
1990LA61776	8/21/1990	Kitchen remodeling (no area change to the building.)	Minassian Architects	Tekeyan Armenian Cultural Association
1991LA70296	2/7/1991	Obtain city planning and sign-off for the use and work.	Minassian Architects	Tekeyan Armenian Cultural Association
1991LA77055	6/26/1991	Addition of 2 classrooms, classroom expansion (on second flr. only) <i>*certificate of occupancy 2/28/1995</i>	Minassian Architects	Tekeyan Armenian Cultural Association

PERMIT NUMBER	DATE	DESCRIPTION OF WORK	ARCHITECT / ENGINEER	OWNER
1991VN93444	3/7/1991	Repair fire damaged building (interior only) (10% damage) & add 2 new doors.	None listed	Tekeyan Armenian Cultural Association
99019-20000-00790	7/29/1999	[6337 Lexington] Demolish sfd 1075sf. & det. Shed. Clear lot. handwrecking, sewer caps & fence req.	None listed	Tekeyan Cultural Association Inc
99019-20000-00791	8/4/1999	[6341 Lexington] Demo sfd 1120sf. handwrecking. Sewer caps req.	None listed	Tekeyan Cultural Association Inc
99019-20000-00792	8/4/1999	[6343 Lexington] Demo duplex. 1800sf. handwrecking. Sewer caps & fence req.	None listed	Tekeyan Cultural Association Inc
02014-20000-05515	6/5/2003	Add to school <auditorium/classrooms & basement parking garage> - submittal 2: structural revision. <i>*certificate of occupancy 9/30/2005</i>	Garo Vahan Minassian	Tekeyan Cultural Assn Inc
02014-20001-05515	9/3/2003	Supplemental to 02014-20000-05515; garage addition of 281 sq ft for storage room. <i>*certificate of occupancy 9/30/2005</i>	None listed	Tekeyan Cultural Assn Inc
02014-20002-05515	5/26/2004	1. Addition of 360sqft floor area 2. Expand exterior exit passageway & deck 3. Relocation of elevator 4. Add three additional restrooms 5. Remodel lockers 6. Kitchen T.I. 7. Addition of new garage stairway 8. Multiple structural revisions. <i>*certificate of occupancy 9/30/2005</i>	Garo Vahan Minassian	Tekeyan Cultural Assn Inc
03019-30000-00885	6/2/2003	[6340 La Mirada] Demolish 1 story single family dwelling. Clear lot.	None listed	Tekeyan Cultural Assn Inc
03019-30000-00887	6/2/2003	[6332 La Mirada] Demolish 1 story single family dwelling. Clear lot.	None listed	Tekeyan Cultural Association Inc
03019-30000-00888	6/2/2003	[6336 La Mirada] Demolish 1 story single family dwelling w/ attached garage. Clear lot.	None listed	Tekeyan Cultural Assn Inc
16016-30000-03204	6/3/2016	TI and change of use of exist private school from grades (pre K-12) to grades (pre K - 8 th). Also revise parking layout and replace exist canopy covering.	Richard Paul Berliner	Store Master Funding VIII LLC

APPENDIX B: ARCHIVAL MAPS



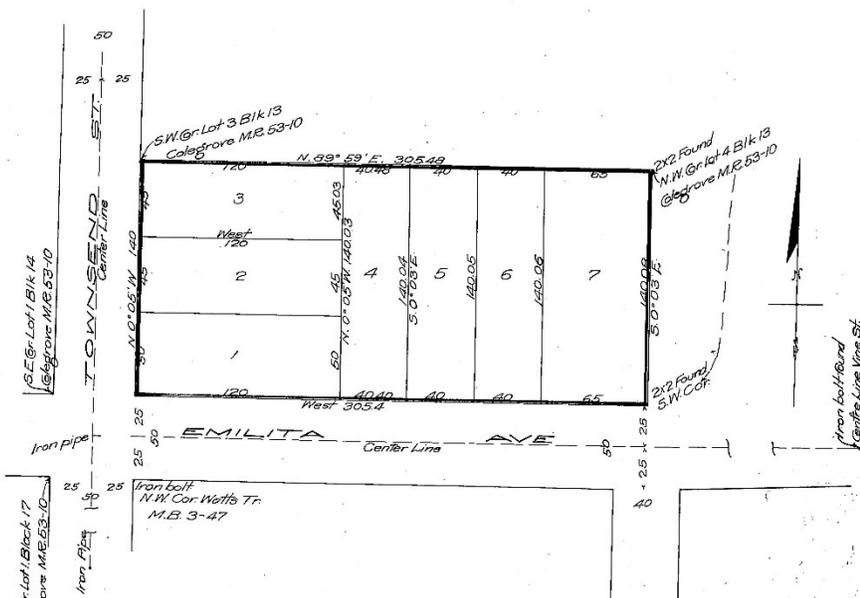
Map of Colegrove (MR053-010), 1893. County of Los Angeles Department of Public Works.

16-96
22

TRACT No. 774

in the City of Los Angeles
Being a Subdivision of Lot 5 Block 13 Colegrove
Los Angeles County, State of California.
as recorded in Book 53, Page 10 Miscellaneous Records
of said County. Surveyed in February 1910
by C.C. McCarly Licensed Surveyor & C.E.
Scale of Map 1 in = 50 Ft.

Sheet
16-96



Emilia Ave changed to Lexington Ave Ord 21656
TOWNSEND ST. CHANGED TO GRANDEUR DR. ORD. 28422.
GRANDEUR DR. CHANGED TO TOWNSEND ST. ORD. 28656.
Townsend St changed to Cahuenga Ave Ord 31294.

Owners:- John A. Myers
C.C. Hill
C.C. Hill Administrator of Estate of Mary E. Hill.

Sh. 5. A. 215.
Recorded May 6, 1910

Map of Tract No. 774 (MB 016-096A), 1910. County of Los Angeles Department of Public Works.

MAP OF TRACT NO. 4622 SHEET No. 1
 IN THE CITY OF LOS ANGELES, CALIFORNIA.
 BEING A SUBDIVISION OF LOT 3 BLOCK 13 COLEGROVE AS RECORDED IN
 53 PAGE 10 RECORDS OF LOS ANGELES COUNTY CALIFORNIA.
 SCALE 1" = 75'
 HARVEY G. CHAPMAN, ENGINEER
 NOV. 21 - 1921.

THIS IS TO CERTIFY THAT THE MAP OF
TRACT No. 4622
 WAS APPROVED AT A MEETING OF THE
 CITY PLANNING COMMISSION HELD ON
 THE 20th DAY OF December 1921
 Mary J. Barille
 Secretary

RECORDED
 10 AM
 IN BOOK
 AT PAGE
 OF
 RECORDS LOS ANGELES
 COUNTY, CAL.
 County R

State of California, County of Los Angeles S.S.
 I, Harvey G. Chapman, a Licensed Surveyor of the
 State of California, hereby certify that this map, consisting of two sheets,
 correctly represents a survey made by me Nov. 21-1921 and that all
 monuments shown hereon actually exist and their positions are correctly
 shown.
 In Witness whereof I have hereunto set my hand and affixed
 my official seal this 29th day of December 1921.
 Harvey G. Chapman
 Licensed Surveyor

Note: Bearings were based on West Line of Vine St which is the
 East boundary line of Block 13 Colegrove as recorded in Misc Rec
 Book 53 page 10 Los Angeles Co. Cal.

We, Duncan Mc Donald, Sophie Mc Donald and The Security Trust and Savings Bank a corporation doing business in the State of
 California, hereby certify that we own the surplus and interest in the land included in the Subdivision shown on the annexed
 map, enclosed within the blue border line, and that we are the only persons whose consent is necessary to pass a clear title to said
 land and we consent to the making of said map and subdivision and hereby dedicate to the Public use the Street and Alley as
 shown on this map, within said subdivision.

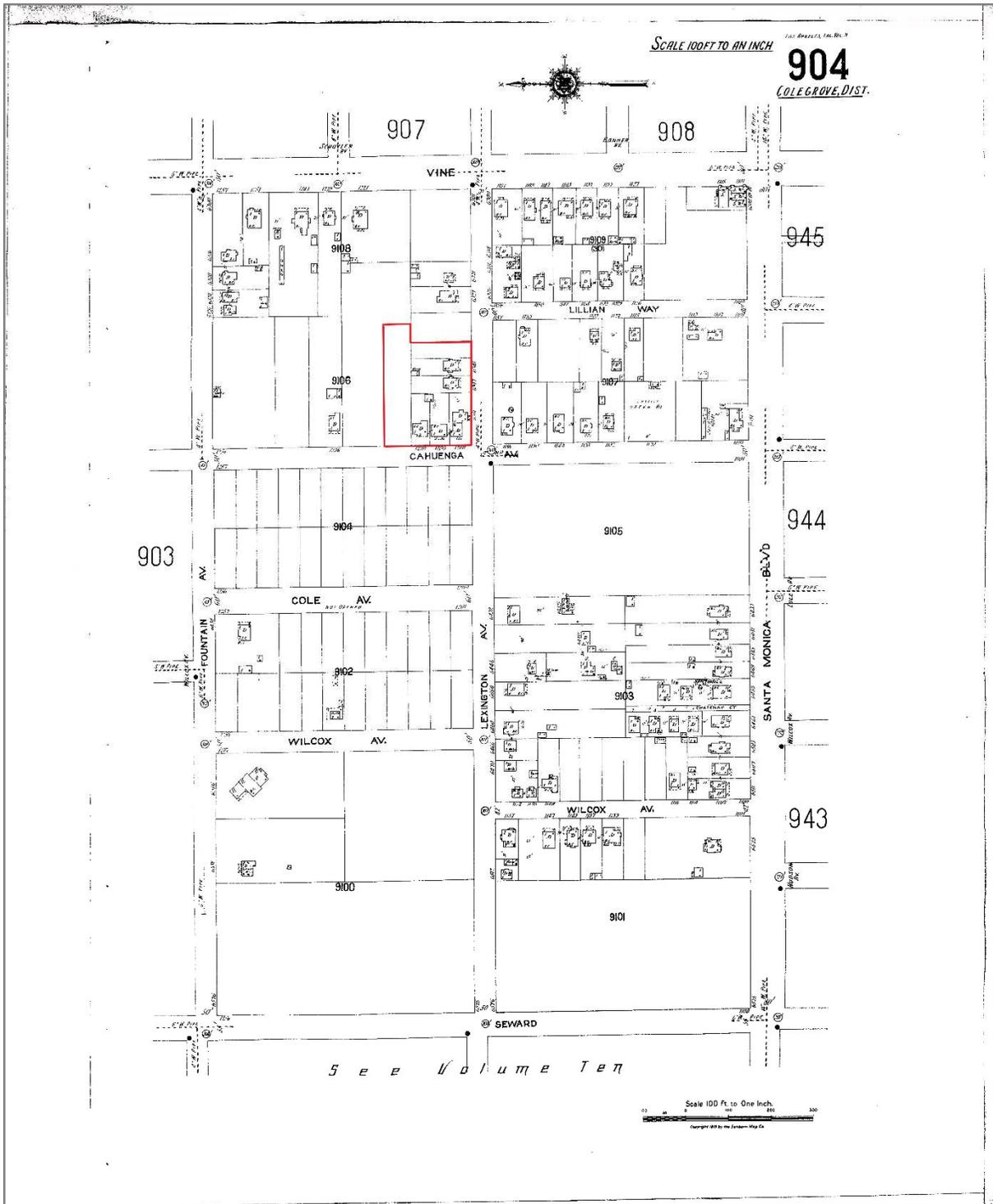
State of California, County of Los Angeles S.S.
 On this 29th day of December 1921 A.D. before me a Notary Public
 in and for said County and State, personally appeared Duncan McDonald
 and Sophie McDonald his wife, known to me to be the persons
 whose names is subscribed to the within instrument, and they acknowledged
 to me that they executed the same of their own free will and accord.
 In Witness whereof I have hereunto set my hand and affixed my
 official seal, the day and year aforesaid.
 J. D. Sloan
 Notary Public

State of California, County of Los Angeles S.S.
 On this 13th day of December in the year one thousand nine hundred twenty one, before me S. B. Durfee a Notary Public in
 and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared
 R. H. Cooper known to me to be the Assistant Secretary and Ralph C. Long known to me to be the Vice President of the
 Security Trust & Savings Bank, the corporation that executed the within instrument and known to me to be the
 persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same.
 In Witness whereof I have hereunto set my hand and affixed my official seal, the day and year aforesaid.
 Notary Public

I hereby certify that I have on file in the office of the City Engineer of the City
 of Los Angeles, County of Los Angeles, State of California, a certificate made by
 the Title Insurance and Trust Company of said City
 Order No. 573176 dated November 30 1921, certifying that
 it appears from the records of said City and County that Duncan McDonald
 and Sophie McDonald, husband and wife, as joint tenants and Security
 Trust & Savings Bank, a corporation, are the only persons whose consent
 is necessary to offer for dedication the street and alley as shown on this sub-
 division plat within the enclosed border line.
 John S. Latham
 City Engineer

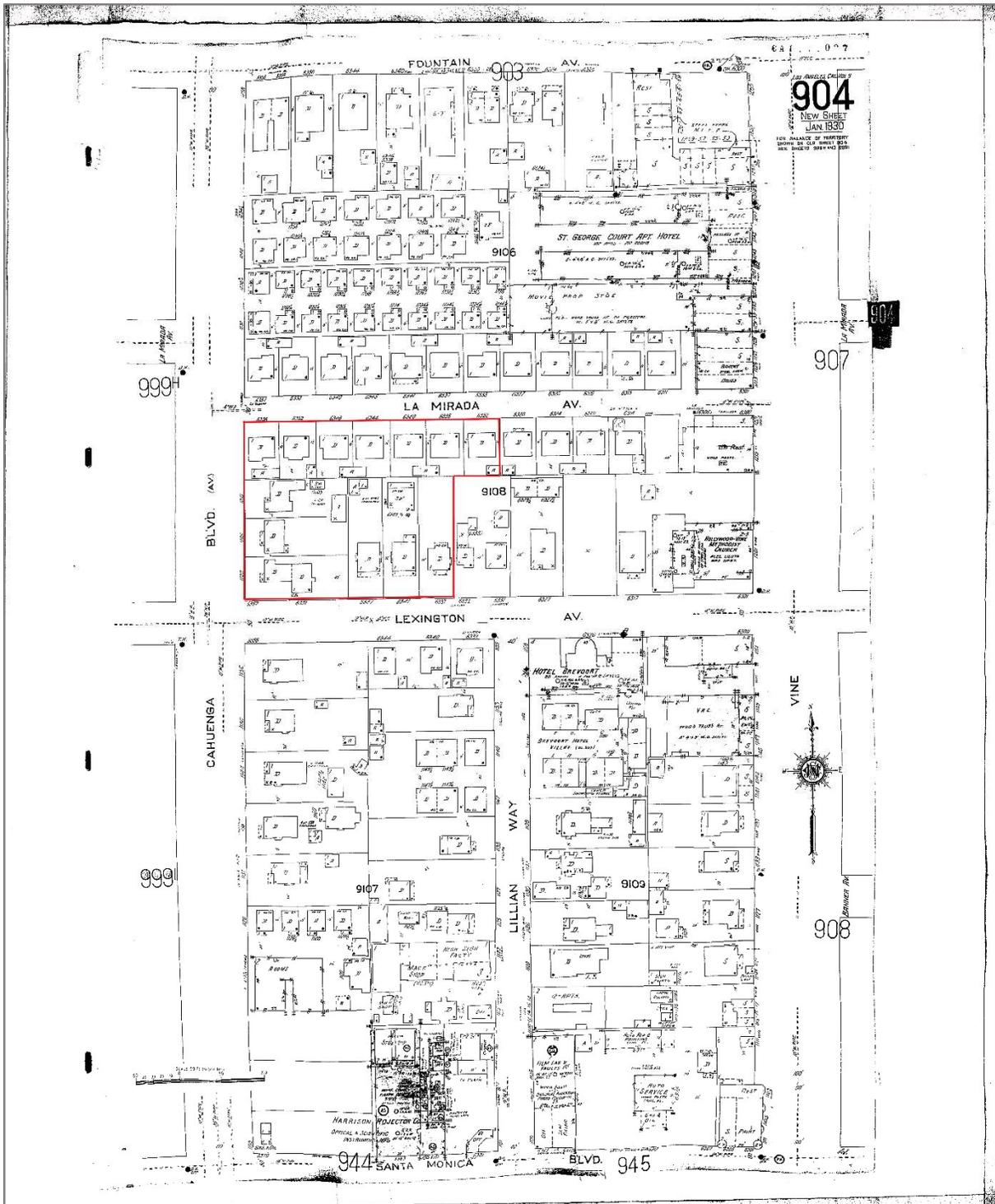
Robert Dominguez
 Robert Dominguez
 Chief Deputy

Map of Tract No. 4622 (MB 045-047/048), 1921. County of Los Angeles Department of Public Works.

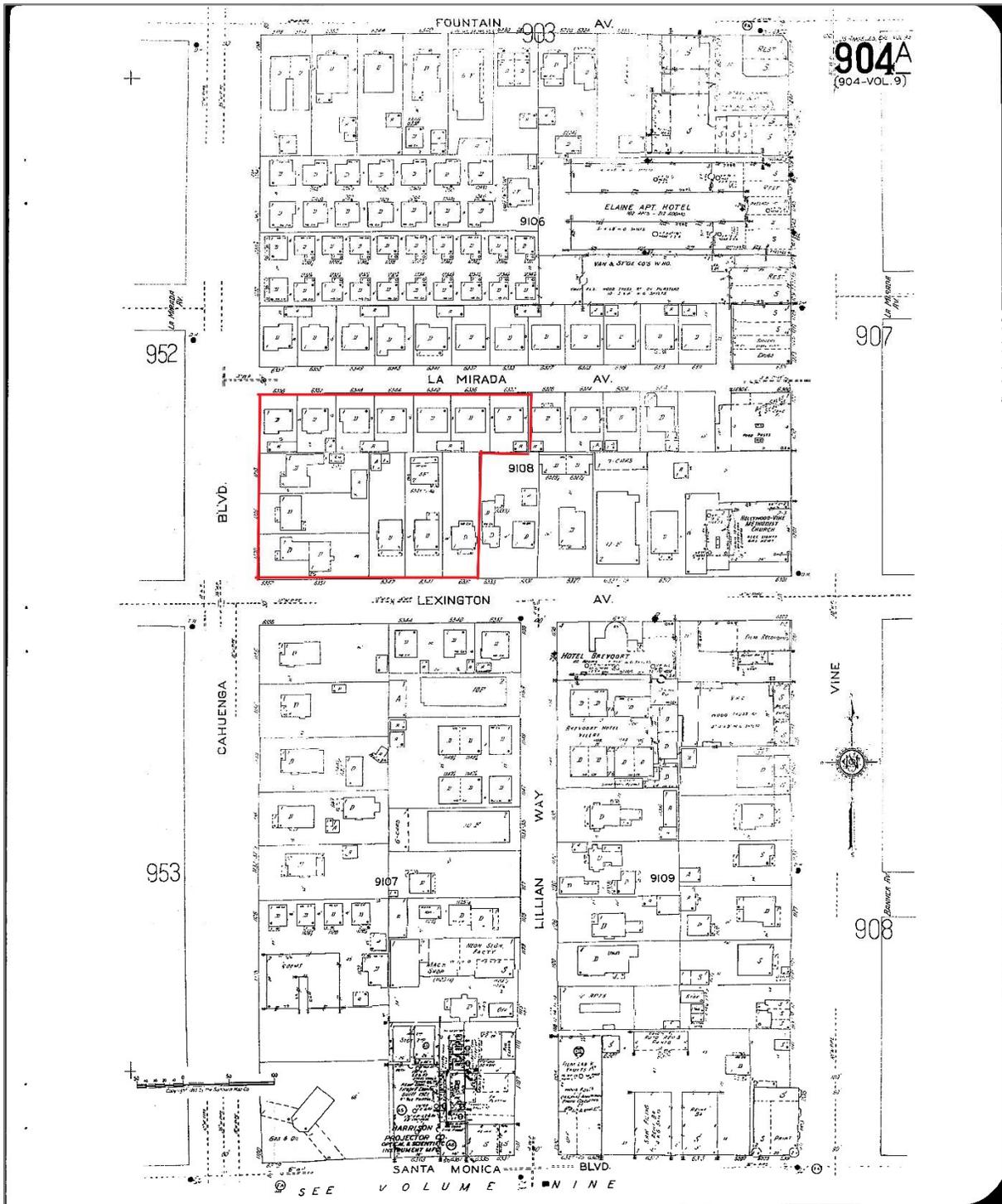




Sanborn Insurance Company. Los Angeles, 1906-1951. Volume 9, 1919, 1934. Sheet 904. Los Angeles Public Library.



Digital Sanborn Maps, 1867-1970. Los Angeles, 1906-January 1951. Volume 9, 1950. Sheet 904. ProQuest.



Digital Sanborn Maps, 1867-1970. Los Angeles, 1906-January 1955. Volume 9, 1955. Sheet 904. ProQuest.

APPENDIX C: AERIAL PHOTOGRAPHS



Flight C-300, Frame K-89, January 1, 1928. Courtesy of UCSB Library Geospatial Collection.



Flight AXJ-1938, Frame 25-93, January 1, 1938. Courtesy of UCSB Library Geospatial Collection.



Flight C-7595, Frame 26, December 21, 1941. Courtesy of UCSB Library Geospatial Collection.



Flight AXJ-1952, Frame 4K-161, November 3, 1952. Courtesy of UCSB Library Geospatial Collection.



Flight C-23870, Frame 2473, May 1, 1960. Courtesy of UCSB Library Geospatial Collection.



Flight C-24400, Frame 10-174, October 1, 1962. Courtesy of UCSB Library Geospatial Collection.



Flight C-25019, Frame 398, November 27, 1965. Courtesy of UCSB Library Geospatial Collection.



Flight TG-2755, Frame 21-28, March 1, 1971. Courtesy of UCSB Library Geospatial Collection.



Flight AMI-LA-73, Frame 6621, January 22, 1973. Courtesy of UCSB Library Geospatial Collection.



Flight AMI-LA-81, Frame 10876, January 25, 1981. Courtesy of UCSB Library Geospatial Collection.



Flight AMI-LA-82, Frame 11450, January 31, 1982. Courtesy of UCSB Library Geospatial Collection.



Flight AMI-LA-83, Frame 11684, April 14, 1983. Courtesy of UCSB Library Geospatial Collection.



Flight AMI-LA-86, Frame 12124, April 19, 1986. Courtesy of UCSB Library Geospatial Collection.



Flight AMI-LA-89, Frame 12490, January 26, 1989. Courtesy of UCSB Library Geospatial Collection.



Flight NAPP-2C, Frame 6858-25, May 31, 1994. Courtesy of UCSB Library Geospatial Collection.



Flight EAG-LA-05, Frame 1271, February 2, 2005. Courtesy of UCSB Library Geospatial Collection.



Flight EAG-05, Frame 4486, March 1, 2007. Courtesy of UCSB Library Geospatial Collection.

APPENDIX D: EXISTING CONDITIONS PHOTOGRAPHS



View looking northwest across West Lexington Avenue toward the subject property at 1200 North Cahuenga Boulevard.



Primary (south) façade, view looking northeast.



Primary (south) façade, view looking north.



Primary (south) façade, view looking northwest.



Primary entrance, primary (south) façade, view looking northwest.



View looking northeast across West Lexington Avenue toward the subject property.



View looking northeast across North Cahuenga Boulevard.



West façade, view looking east across North Cahuenga Boulevard.



View looking southeast across North Cahuenga Boulevard.



View looking southeast from West La Mirada Avenue.



Vehicle entrance, view looking south from West La Mirada Avenue.



Wall detail, view looking south from West La Mirada Avenue.



View looking southwest from West La Mirada Avenue.

APPENDIX E: PROJECT DOCUMENTS