



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

South Los Angeles Area Planning Commission

Date: Tuesday, September 4, 2018
Time: 4:30 p.m.
Place: Mark Ridley Thomas Constituent Services
Center Community/Conference Room
8475 South Vermont Avenue
Los Angeles, CA 90044

Public Hearing: February 28, 2018
Appeal Status: Not further appealable pursuant to
LAMC Section 11.57.C.6
Expiration Date: Wednesday, September 5, 2018

Case No.: DIR-2017-4072-COA-DRB-SPP-WDI-1A
CEQA No.: ENV-2017-4073-CE
Council No.: 9-Price
Plan Area: South Los Angeles
Specific Plan: North University Park,
South Los Angeles Alcohol
Sales
Overlays: Neighborhood Stabilization
Overlay
Certified NC: Empowerment Congress
North Area
GPLU: Low Medium II Residential
Zone: [Q]R4-1-O
Legal Description:
Applicant: Dan Stein, The Pews at SC
LLC
Representative: Victor Kroh, L+V Architects
Inc.

PROJECT LOCATION: 1276 W. 29th St.

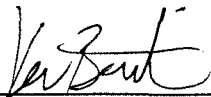
PROPOSED PROJECT: The adaptive reuse of an existing church structure as an 9,256 square-foot, seven-unit apartment building, with parking for six cars, seven long-term bike parking spaces, two short-term bike parking spaces, and front and side yard landscaping and hardscaping.

REQUESTED ACTION: Project Permit Compliance Review, Design Review, Certificate of Appropriateness, and a Waiver of Dedications and Improvements.

RECOMMENDED ACTIONS:

1. **Deny** the Appeal.
2. **Sustain** the Determination of the Director of Planning to Approve with Conditions, pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.7, 16.50, 12.20.3 K, 12.37-I,2, and Section 2 of the North University Park Specific Plan, Ordinance 158,194, a Project Permit Compliance Review, Design Review, Certificate of Appropriateness, and a Waiver of Dedications and Improvements for the adaptive reuse of an existing church structure as an 9,256 square-foot, seven-unit apartment building, with parking for six cars, seven long-term bike parking spaces, two short-term bike parking spaces, and front and side yard landscaping and hardscaping.
3. **Determine**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15300, Class 31 (historical resources) and Class 32 (Infill); and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
4. **Adopt** the Findings and Conditions.

VINCENT P. BERTONI, AICP
Director of Planning



Ken Bernstein, AICP
Principal City Planner



Naomi Guth
City Planner



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(213) 847-3649

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PROJECT ANALYSIS

APPELLATE DECISION

Pursuant to Section 12.20.3.N and 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC), appeals of Project Permit Compliance Review and Certificates of Appropriateness are made to the South Los Angeles Area Planning Commission. The appellate decision of the South Los Angeles Area Planning Commission is final and effective as provided in Charter Section 245.

Project Summary

The proposed project consists of the following: adaptive reuse of a two-story church structure as seven, two-story residential units; removal of non-original awnings, ramps, and railings at the north and south facades; addition of three dormers on the east and south facades; six new single parking spaces at the south edge of the property, accessible from the alley; and new landscape on the north, south, and east of the site.

The adaptive reuse will retain the volume, massing, and footprint of the original, 1895 church structure. A 1,813 square-foot addition will be inserted in the existing building shell, through the construction of a second story within the building envelope of the sanctuary space. The structure's existing height of 24 feet five inches will be maintained. The 1911 addition, which has been extensively altered since its original construction and no longer retains integrity, will be modified at the first and second floors. Three gabled dormers will be added to the 1911 addition: two on the south façade, and one on the east façade. The roof material will be replaced with Liberty SBS Self-Adhering Roofing in the "White" color. Replacement plaster will be Merlex, smooth troweled plaster to match original, painted in Dunn Edwards "DE6225 Fossil" paint.

Altered window sashes on the 1895 sanctuary will be restored to wood double-hung sashes with true-divided-lites. All non-original aluminum windows will be removed on the 1911 church addition and will be replaced with single-lite hung aluminum-clad windows. On the east (side) façade of the 1895 church structure, south of the entrance, one non-original aluminum window will be enlarged and replaced with a double-hung wood sash window and one double-hung wood sash window will be added, both to match the others proposed for the original church. Windows will be painted in the Jeld-Wen "White" color. Three new entrances will be added to the south (rear) façade.

Non-original awnings will be removed from the north (primary) and east (side) facades of the 1895 church. Additionally, a non-original ramp will be removed from the south (rear) façade of the 1911 church addition. A cross at the north-facing roof edge will be removed but the original base of the steeple will be retained.

Six parking spaces will be added at the rear (south) edge of the property, adjacent to the existing alley; two will be standard sized spaces and the remainder will be compact. All proposed parking spaces are accessed by the existing alley at the rear of the property. Seven long-term bike parking spaces will be provided off of Orchard Avenue, in the side yard; and will be screened by a proposed Japanese boxwood hedge. Two short-term bicycle parking spots will be provided adjacent to the front entrance of the sanctuary structure, in the front yard setback.

An existing metal fence on the north, south, and east property lines will be removed. It will be replaced on the east property line with a 42-inch metal fence and Japanese Boxwood hedge, and on the north west corner of the property with an in-swing metal gate, set behind the primary facade. Existing hardscape at the northwest and northeast corners of the property will be removed and replaced with a low lying groundcover; concrete leading to the entry stair will remain. New grass will be added to the north frontage of the property, on either side of the existing entrance steps, and on the east side of the property, behind the proposed gate and

hedge. Two Western Redbud trees will be added at the southeast corner of the property, behind the proposed gate and hedge.

BACKGROUND

NORTH UNIVERSITY PARK SPECIFIC PLAN BACKGROUND

The North University Park area was annexed to the City of Los Angeles on April 2, 1896, as a portion of the Southern and Western Additions. The North University Park Specific Plan was established by the City of Los Angeles in 1983, covering the area between Hoover Street, 30th Street, Vermont Avenue, and Adams Boulevard. A primary purpose of the Specific Plan is to protect and enhance the buildings, structures, sites, and areas that are reminders of the city's history, are unique and irreplaceable assets to the city and the North University Park neighborhood, or are worthy examples of past architectural styles.

The project site, located on the southwest corner of Orchard Avenue and 29th Street, has an area of approximately 10,692 square feet. The site has approximately 78 feet of frontage along 29th Street (front), approximately 137 feet of frontage along Orchard Avenue (side), and approximately 78 feet of frontage along an alley (rear). The site is a Contributing (historic) Structure to the North University Park Specific Plan. The site is adjacent to existing single family and multifamily buildings. Within a one block radius from the project site, along 29th Street, is the Menlo Avenue West 29th Street National Register Historic District. The project site is zoned [Q]R4-1-0 with a land use designation of Low Medium II Residential in the South Los Angeles Community Plan area. The [Q] Condition reduces the use of the site to RD1.5.

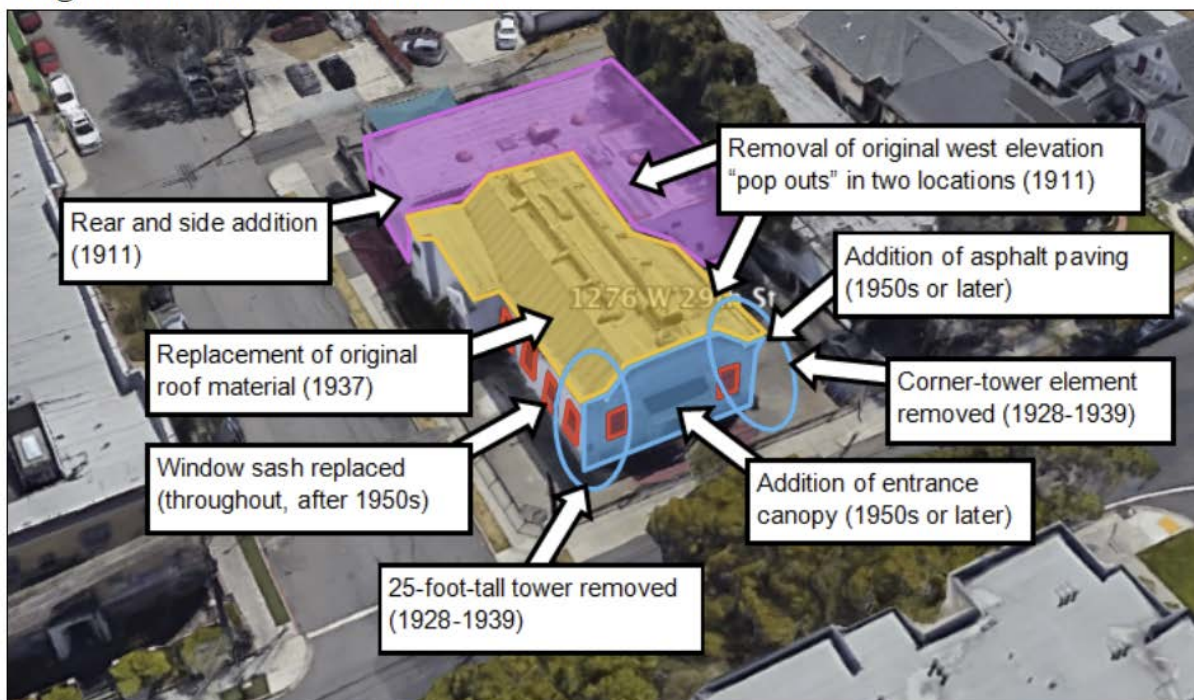
The area is characterized by residential uses focused along 29th Street and Orchard Avenue and with commercial uses located to the west along Vermont Avenue. Specifically, lots to the north, south and east of the project site are zoned [Q]R4-1-0, R3-1-0, and RD1.5-1-0 and are developed with residential uses.

PROJECT BACKGROUND

The 10,693 square-foot site is currently developed with a two-story 7,443 square-foot Contributing (historic) Structure. The subject property contains a modest, one-story Spanish Colonial Revival church building constructed circa 1895, with a two-story rear addition constructed in 1911. The major architectural features identified in the 1983 Historic Resources Survey include a raised central entrance, a symmetrical façade, a flat roof with a stepped parapet wall, a prominent cross on the roof, two rear wings, dual entrance doors, and a side entrance. Other architectural details noted include wood-multi-paned windows and an overall absence of ornamentation.

At the time of the Historic Resources Survey, a rear addition was noted. The property was designated as a Contributing Feature in the North University Park Specific Plan because it was built within the area's Period of Significance and the nature and extent of alterations were determined to be reversible.

Diagram of Exterior Alterations:



1276 West 29th St, *Historic Resource Assessment and Impact Analysis*, Kathryn McGee, Pg 10

In 2017, at a consultation for the project with the North University Park DRB, members of the public expressed concern that the subject property was identified as potentially eligible in the draft Survey LA Korean American Context documents. As such, the applicant retained Architectural Historian Katherine McGee to prepare a Historic Resources Assessment and Impact Analysis Report. The report was prepared to evaluate the building's individual significance against local, state, and federal designation criteria. This report noted, in further detail, alterations made to the building since its construction, including: rear and basement additions (1911); the removal of corner towers on the front façade (between 1928-1939); the addition of a detached garage (1933); the addition of a ramp on the south façade (date unknown); the addition of a wood canopy on the front façade (post-1950); and the replacement of the windows (post-1950). While the assessment noted that the property was significant as an early church building, it found that the church did not retain sufficient integrity to convey this significance.

The property was also evaluated for its associations with the Korean American and African American communities of Los Angeles, as the location of both the Los Angeles Korean Methodist Church from 1945 to 1958 and the predominantly African American Greater True Light Missionary Baptist Church from 1959 until 2017. The assessment found that the property does not appear to be significant for either association. The property was one of several locations occupied by the Los Angeles Korean Methodist Church congregation over the course of its history, and as such, it does not appear to have been an especially important gathering place for the Korean American population of Los Angeles. Similarly, the property does not appear to have been the location of important events within the African American community of Los Angeles. As the Baptist Church congregation's history is largely rooted in the recent past, sufficient time has not yet passed to provide an adequate understanding of its significance. The assessment did not find the church to be associated with any significant persons or a notable example of its architectural style or type.

As a result, the property was determined ineligible for designation as a Los Angeles Historic-Cultural Monument or for listing on the California Register of Historical Resources or National Register of Historic Places.

The church at 1276 W. 29th Street remains a Contributor to the North University Park Specific Plan. While the rear addition added in 1911 was constructed within the district's Period of Significance, thus gaining significance in its own right, it has since been extensively altered; as a result, the 1911 portion of the church can no longer convey this significance. The original 1895 church structure continues to convey its significance; alterations made during the district's Period of Significance such as stucco cladding have gained significance in their own right.

PUBLIC HEARING

Section 12.20.3.K.3 of the LAMC requires that Department of City Planning staff refer applications for Certificates of Appropriateness to both the North University Park Design Review Board and the Cultural Heritage Commission (or its designee) within a 30-day period of the application having been deemed complete. Section 16.50 of the LAMC requires the North University Park Design Review Board make a recommendation on the project. Section 12.20.3.M of the LAMC requires that before making its recommendation to approve, conditionally approve or disapprove an application pursuant to this section for a Certificate of Appropriateness, the Board shall hold a public hearing on the matter.

After ten (10) days of public notice, the North University Park Design Review Board met on February 28, 2018 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3.M: Notice and Public Hearing. The Board, with a three-member quorum, unanimously voted to certify the project as appropriate per the North University Park Specific Plan under the conditions that the windows located on the original, 1895 church structure be restored with double-hung, four-over-three true divided-lite wood sashes and that the exterior gate be darkly colored and in-swinging. One member of the public stated his overall support of the project but expressed concerns about lighting and security onsite. No members of the public appeared or submitted statements of concern or opposition to the project.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's designee on February 16, 2018. The Cultural Heritage Commission (CHC) designee recommended approval of the project with conditions, citing that the proposed project is in conformance with the Secretary of the Interior's Standards. These conditions included retaining the base of the steeple located at the north roof edge and restoring the concrete areas at the northwest and southeast corners of the site to landscaped gardens.

The expert opinion of the Cultural Heritage designee recommended approval of the subject application. Approval of the subject application is therefore consistent with 12.20.3.K of the LAMC.

APPEAL POINTS AND STAFF RESPONSE

The City issued a determination approving a Project Permit Compliance Review (SPP), Design Review (DRB), Certificate of Appropriateness (COA), and a Waiver of Dedications and Improvements (WDI) for the subject project on June 5, 2018. One appeal in part, was filed in a timely manner on June 20, 2018 by an aggrieved party, as defined by LAMC Section 12.20.3.N and 11.5.7 C.6. The appeal in part, pertains to the DRB, COA, and SPP Entitlements and conditions 2a and 2c. The WDI portion of the Director's decision was not included in this appeal. Below is a summary of the appeal points with Staff response to each point.

Appeal Point No.1

Staff failed to consider the draft Korean Context statement when evaluating the project and did not evaluate the building consistent with Criterion A and the Registration Requirements laid out in the Korean American Context.

Staff Response:

At a consultation with the Design Review Board in 2017, a member of the public expressed concern that the property was identified on a list of potentially eligible resources in the draft Korean American context. The context states, "Known resources may be eligible for designation under local, state, and/or federal programs. However, inclusion in this list as a resource does not ensure eligibility. Properties must be fully evaluated under relevant criteria to determine if they meet significance and integrity thresholds." A qualified Architectural Historian, Kathryn McGee, prepared an assessment, with assistance from architectural historian Jenna Snow, which found the property did not have a significant association with the Korean American community (Criteria A) and did not meet the registration requirements for listing as a Los Angeles Historic-Cultural Monument or for the California Register of Historical Resources or National Register of Historic Places. Staff reviewed the historic resource assessment, evaluated the church's association with the Korean American Community in their exceptions analysis for the Class 31 and Class 32 Categorical Exemptions, and agreed with the findings of the historic assessment report that the structure was not individually eligible.

Appeal Point No. 2

Staff misrepresented an external report as an internal report and did not use their internal resources (grant funding) to evaluate the eligibility of the site.

Staff Response:

Staff did not represent the applicant provided historic resource assessment as an internal document. In the exceptions analysis for the Class 31 and Class 32 Categorical Exemptions. Staff clearly stated, "A "Historic Resource Assessment and Impacts Analysis" prepared by Kathryn McGee in August of 2017 determined that the subject property is not an individual historical resource as defined by CEQA."

The appellant also contends that grant funding for the Korean American Historic Context should have been used for review of the proposed project. Doing so would have exceeded the scope of the grant. However, Staff did review the report with the Office of Historic Resources staff that oversaw the grant-funded context work, verifying that the report was properly prepared by qualified experts in the field. As such, staff appropriately reviewed the external report.

Appeal Point No. 3

Staff improperly used the Secretary of the Interior's Standards, by failing to apply the standards to the interior spaces of the project and by approving the addition of conjectural elements to the 1911 addition.

Staff Response:*Interior Spaces*

The North University Park Specific Plan Section 2.F.1.b(2) states that, "A Certificate of Appropriateness shall be required for the alteration of a façade, construction, demolition, or removal of any building located within the Plan Area.." Section 2.C defines an alteration as, "Any exterior change or modification of a structure or site within the Plan Area". Therefore, review standards for Project Permit Compliance (SPP) and a Certificate of Appropriateness (COA) only apply to the exterior of a project.

Subsection 2.E. of the North University Park Specific Plan includes a review criterion which requires that "A change in occupancy, construction, alteration, relocation or removal of a building, natural feature or site, or any combination thereof within the Plan Area shall comply with Section 12.20.3, Subsections F through N of the LAMC" (Historic Preservation Overlay Zone (HPOZ) Ordinance). Section 12.20.3.K.4 of the HPOZ Ordinance requires applications to be reviewed for

compliance with Standards for Rehabilitation approved by the United States Secretary of the Interior. As such, the exterior of the project was reviewed for conformance with the Secretary of the Interior's Standards.

The appellant contends that alterations to the interior of the site should have been subject to the Secretary of the Interior's Standards. As outlined above, the Specific Plan clearly states that only exterior alterations are subject to review and therefore it would exceed the scope of the Specific Plan to review interior alterations.

All alterations to the exterior were reviewed for compliance with the Secretary of the Interior's Standards. The 1911 addition, which has been extensively altered since its original construction and no longer retains integrity, was approved to be modified at the first and second floors, including the installation of three gabled dormers and plaster replacement to match historic portion of the structure. These alterations introduce the Mission Revival style to the 1911 portion of the structure.

The appellant contends introducing new architectural elements to the 1911 addition is inconsistent with the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 3, "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken."

The North University Park Specific Plan Subsection 2F.1.b(1) notes the purpose of a Certificate of Appropriateness is "to assure that any change made to a façade of an existing, relocated or new building or structure is compatible with the architectural styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation or retention of architecturally unique structures."

As the Mission Revival Style is one of the Architectural Styles which existed in the Plan Area prior to January 1, 1941, as outlined in Specific Plan Subsection 2.C., introducing the Mission Revival architectural style to the 1911 addition is consistent with the purpose of a Certificate of Appropriateness (Specific Plan Subsection 2F.1.b(1)).

The Secretary of the Interior's Standard for Rehabilitation Standard 9 states, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

Staff reviewed the alterations to the 1911 addition under the three criteria outlined above: that the addition have an architectural style as outlined in the plan, that the alterations did not create a false sense of history, and that the alterations were differentiated from the old and compatible with the historic materials. As the addition is clearly differentiated by its mass, being both wider and taller than the Sanctuary, the project sought to make the mass more compatible with the site. Adding new dormers and matching the stucco to the primary structure introduces a style to the stucco box and better integrates the addition into the site. While the dormers are decorative elements of the Mission Revival Style, the massing of the 1911 addition, the simplified roof form, and fenestration pattern together ensure the 1911 portion of the structure does not create a false sense of history and is clearly identifiable as a later alteration. Therefore, staff appropriately applied the Standard's to the 1911 portion of the structure.



November 2017, Google Street View Photo

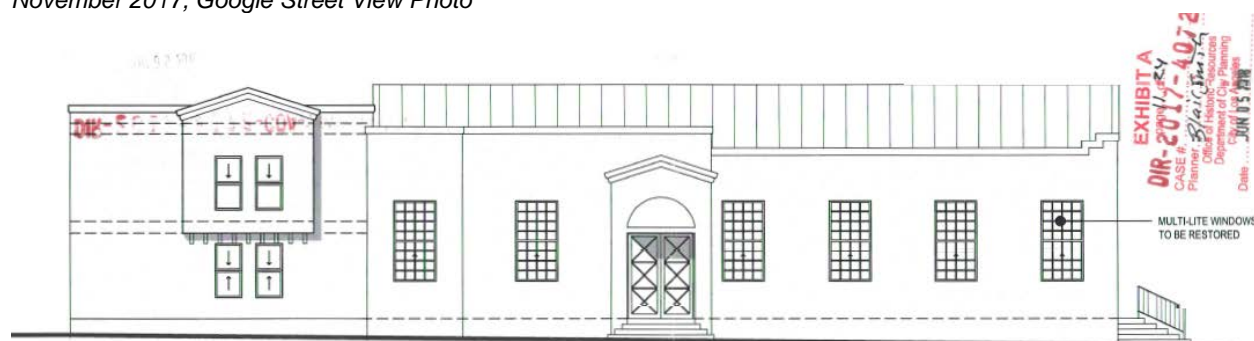


Exhibit A, East Elevation

Appeal Point No. 4

Staff's conditions were not specific enough to meet historic standards:

Condition 2A. Should state: should be restored to match original.

Staff Response:

Condition "2a. **Windows.** Ten windows located on the original 1895 church structure shall be restored to double-hung, four-over-three true divided-lite wood sashes."

This condition was included to clarify the applicant's described scope of work. The applicant proposed to restore the windows to match the original windows in their project description and provided findings. Restoration is defined in LAMC 12.20.3.b as, "RESTORATION is the act or process of accurately recovering the form, features and details of a property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work."

The applicant stated "the proposed project involves the restoration of windows in the front portion of the building to their original state." As the elevations show a different lite pattern than the historic photographs, staff conditioned the lite pattern in order to correct the error on the elevations. This plan error was discussed at the February 28th public hearing where the Board, with a three-member quorum, unanimously voted to certify the project as appropriate per the North University Park Specific Plan under the conditions that the windows located on the original, 1895 church structure be restored with double-hung, four-over-three true divided-lite wood sashes. As this

condition specifies the material, muntin style, and lite pattern, it clearly conveys the intention of the applicant and recommendation of the DRB Board. No additional modification is necessary.

For Condition 2c. The steeple is a character defining feature. Staff erred in allowing the removal of the religious cross.

Staff Response:

Condition “2c **Steeple**. The base of the steeple located at the north roof edge shall be retained.”

On February 16, 2018, the Cultural Heritage Commission (CHC) designee recommended approval of the project with conditions, citing that the proposed project is in conformance with the Secretary of the Interior’s Standards. The conditions included retaining the base of the steeple located at the north roof edge and restoring the concrete areas at the northwest and southeast corners of the site to landscaped gardens. The base of the steeple is everything but the cross on the steeple. The inclusion of a condition requiring the retention of the base of the steeple was not a mitigation measure for the project, but rather a condition responding to the recommendation of the CHC designee.

In addition, the North University Park DRB discussed the removal of the cross during their public hearing and found no issue with the removal of the feature as there is no evidence that the cross is historic. While the cross was present in the 1983 Historic Resource Inventory, there is no documentation of when the cross was installed. As extensive alterations continued to the exterior of the building post 1950s, the cross with its simple materials and framing was most likely installed by a congregation outside of the 1942 Period of Significance for the Specific Plan.

Appeal Point No. 5

Staff applied mitigation measures in their conditions instead of completing an MND.

Staff Response:

As stated in the response for appeal point 4, staff did not mitigate an impact in the conditions of approval, but rather corrected a plan error and incorporated recommendations of the CHC architect and Board. Section 2.D.1 of the North University Park Specific Plan states the purpose of the design review is to allow, “... an opportunity to advise the Department of City Planning concerning the compatibility of proposed construction, demolition, or relocation projects with the historic cultural character of the Plan Area”. The Design Review Board and CHC Architect help ensure compliance with the North University Park Specific Plan and Secretary of the Interior’s Standards; incorporating the recommendations of an advising body as conditions of approval, is not a mitigation to an environmental impact, but rather the purpose of the design review process.

Conclusion

Staff recommends denial of the appeal and sustaining the Director’s Determination for the Project Permit Compliance Review, Design Review, Certificate of Appropriateness, and a Waiver of Dedications and Improvements for the adaptive reuse of an existing church structure as a 9,256 square-foot, seven-unit apartment building.

Upon in-depth review and analysis of the issues raised by the appellant for the proposed project, no errors or abuse of discretion by the Director of Planning or his/her designees were found regarding the appeal points raised. The proposed project is consistent with the Secretary of the Interior’s Standards and the North University Park Specific Plan. The Director considered the recommendation of the North University Park Design Review Board and Cultural Heritage Commission Designee in issuing the determination to approve the proposed project. The Director appropriately used a Categorical Exemption for the project. Thus, the appeal of the Director’s decision cannot be substantiated and should be denied.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the Project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "**Exhibit A,**" and attached to the case file. No change to the plans shall be made without prior review by the Department of City Planning, Office of Historic Resources and written approval by the Director of Planning and may require additional review by the North University Park Design Review Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as "**Modified Exhibit A**", etc.
2. **The project shall be executed with the following features:**
 - a. **Windows.** Ten windows located on the original 1895 church structure shall be restored to double-hung, four-over-three true divided-lite wood sashes.
 - b. **Windows.** All new windows to be added on the 1911 church addition shall be hung windows.
 - c. **Steeple.** The base of the steeple located at the north roof edge shall be retained.
 - d. **Landscape.** The existing concrete at the northwest and southwest corners of the property shall be restored to low ground cover.
 - e. **Fencing/Gate.** The north gate shall be a dark color and shall swing into the property.
 - f. **Parking.** No car parking shall be provided in the front yard.
 - g. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. All mechanical equipment located in the yard, shall be screened with landscaping.
 - h. **Signs.** No signage shall be installed under this approval.

Street Standards.

3. **Dedications.**
 - a. No dedication shall be required for the west side of Orchard Avenue, the south side of 29th St, and the southwest corner of 29th St and Orchard Avenue which adjoin the project site's street frontage.
4. **Improvements.**
 - a. Repair/replace all broken, off-grade, or bad order concrete curb and sidewalk along the property frontages and install/replace driveway aprons and access ramps, to meet ADA requirements.
 - b. Close all unused driveways with standard curb, height, gutter, and sidewalk.
 - c. Replacement sidewalks shall maintain sidewalk location, size, width, and material in the existing footprint.
 - d. Replacement sidewalk shall feature a diamond pattern to match historic sidewalk scoring patterns in the area.
 - e. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Administrative Conditions.

5. **Prior to the effectuation of this grant,** a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's

Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.

6. **Prior to the issuance of a building permit**, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Plans**.
7. **Notations on Plans**. The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2017-4072-COA-DRB-SPP-WDI. Any change to the project shall require review by the Director of Planning and may require additional review by the North University Park Design Review Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.
8. **Notations on Plans**. Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
9. **Approval, Verification and Submittals**. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
10. **Code Compliance**. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
11. **Department of Building & Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
12. **Enforcement**. Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

13. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

14. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

SPECIFIC PLAN FINDINGS

A. 11.5.7.C.2 – Project Permit Compliance Review within a Specific Plan Area

Section 11.5.7.C.2 of the LAMC requires that the Director of Planning grant Project Permit Compliance upon written findings that the project: a) substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and b) incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

1. **Application Requirements.** The North University Park Specific Plan Subsection 2E requires that “A change in occupancy, construction, alteration, relocation or removal of a building, natural feature or site, or any combination thereof within the Plan Area shall comply with Section 12.20.3, Subsections F through N of the LAMC (Historic Preservation Overlay Zone Ordinance)”

The proposed project, which involves the adaptive reuse of an existing church structure as a seven-unit apartment building, complies with the requirements found in LAMC Section 12.20.3.K, Procedures for Obtaining a Certificate of Appropriateness as described below. The project also complies with the procedures for Notice and Public hearing found in LAMC 12.20.3.M. Compliance with these code sections is described in detail in Finding B.

2. **Certificate of Appropriateness.** The North University Park Specific Plan Subsection 2F.1.b. notes the purpose of a Certificate of Appropriateness is “to assure that any change made to a façade of an existing, relocated or new building or structure is compatible with the architectural styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation or retention of architecturally unique structures.”

The proposed project involves retention and rehabilitation of a historic vernacular church building with Mission Revival influences, built between 1895 and 1911. The portion of the church added in 1911, encompassing the original sanctuary on the east, south, and west facades, has been significantly altered since its construction. The project consists of the following: the addition of gabled dormers on the south and east facades of the 1911 addition; the addition of 1,813 square feet over two floors within the existing shell; the extension of the second floor into the roof form of the original 1895 church structure; the replacement of windows on the facades of the 1911 addition; the removal of non-original awnings and ramps; new landscaping on the north and east sides of the property, and the addition of six parking spaces (two standard and four compact) at the south (rear) edge of the property. All parking is accessible from the existing alley. These alterations will rehabilitate the exterior of the sanctuary space and introduce the Mission Revival style to the 1911 portion of the structure. As the Mission Revival Style is one of the Architectural Styles which existed in the Plan Area prior to January 1, 1941, as outlined in Specific Plan Subsection 2.C. the project is consistent with the purpose of a Certificate of Appropriateness.

3. **Fences.** The North University Park Specific Plan Subsection 2F.1.e. requires that when new fencing is proposed as part of a project, the following conditions be satisfied: fences, other than open wrought iron, shall be screened from the pedestrian level of any adjoining lot or street by landscaping such as pyracantha, natal plum, Texas ligustrum,

raphiolepis or tecomaria capensis. Such landscaping shall be watered by an automatic sprinkler system.

As new fencing will be a 42-inch open wrought iron fence, no additional screening is required. The new 42-inch metal fence will be installed along the east property line and will be screened by a Japanese Boxwood hedge. A 42-inch tall wrought iron gate will be installed to the west of the primary façade.

4. **Sidewalk.** The North University Park Specific Plan Subsection 2F.1.i requires that when sidewalk removal or reconstruction is proposed as part of a project, the new sidewalk must feature a diamond pattern to match historic sidewalk scoring patterns in the area.

As sidewalks will be improved as part of the Conditions of Approval for the request for Waiver of Dedication and Improvement, new and replacement sidewalk shall be replaced to feature a diamond pattern to match historic sidewalk scoring patterns in the area

5. **Enviroinmental Review.** This project is categorically exempt from the California Environmental Quality Act (see Finding G below).

12.20.3.K.4.(a) – Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction as it Relates to the Secretary of the Interior’s Standards for Rehabilitation

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 12.20.3.K.4 because the proposed project complies with and is consistent with the Secretary of the Interior’s Standards for Rehabilitation.

Standard # 1 – A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject property was constructed in 1895 as a one-story church; it was expanded in 1911 with a two-story addition on the east, west, and south facades. The structure was in continuous use as a church until 2017, and has since remained vacant. The project proposes the adaptive re-use of the existing church structure as a multi-family residence containing seven, two-story apartments, made possible by the addition of three dormers to the exterior of the 1911 addition and the extension of the second floor into the existing roof form of the original 1895 church structure. The project also proposes the retention of major character-defining features, as noted in the 1983 Historic Resources Survey, including the raised central entrance, symmetrical façade, flat roof with stepped parapet, steeple, side entrance, dual entrance doors, and an overall lack of ornament; the rehabilitation of original exterior features such as wood windows; and the removal of non-original exterior features such as awnings and a ramp.

The project proposes to remove the steeple and cross from the structure to convey the change of use from religious to residential. As the steeple is a character defining feature, its removal is inappropriate. The steeple communicates the historically religious use of the structure, and therefore the base of the steeple located on the north-facing roof edge is conditioned to be retained.

Since the exterior of the structure will be repaired/rehabilitated and maintained in place, the proposed residential use is a compatible and appropriate use of the subject property and site.

Standard # 2 – The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project will retain the historic materials and features on the existing historic structure, as noted in the 1983 Historic Resources Survey, and repair with in-kind materials, textures, and finishes where necessary. Ten windows on the north, east and west facades of the 1895 sanctuary will be restored to match the 1950s photographs of the sanctuary (included in the August 2017 Historic Resources Assessment). The original windows were wood four-over-three true divided-lite double-hung sash windows. The project proposes replacement windows with a variation on the historic lite pattern. As the historic character of a property shall be retained and preserved, the windows are conditioned to be restored to their historic appearance. On the east (side) façade of the 1895 sanctuary, south of the east entrance, one non-original aluminum window will be enlarged and replaced and one new window added, both to match the originals. Non-original awnings will be removed from the north (primary) and east (side) facades of the 1895 church. The base of the steeple located on the north-facing roof edge will be retained. Skylights will be installed on the flat portion of the roof. New mechanical equipment shall be located in non-visible areas or screened from public view. While signage existed historically at the front façade, the proposed project does not include signage. Therefore, per condition 2h, no signage will be installed under this approval. The massing, roof form and height, window and door openings, and architectural features of the historic sanctuary will be retained and preserved.

Elements of the 1911 addition to be modified as part of the proposed project were not identified as historic or character-defining in the 1983 Historic Resources Survey due to their extensive alteration; as such, the proposed project will not remove historic materials, features, or spaces. The massing and architectural features of the 1911 addition will be slightly modified as part of the proposed project. Three gabled dormers will be added to the 1911 addition: two on the south façade and one on the east façade. Additionally, the existing windows will be removed and replaced. The applicant proposes a variety of hung and sliding aluminum clad windows to be installed on the 1911 addition. A sliding window is not consistent with the Spanish Colonial/Mission Revival style of the building, nor is it consistent with operations found within the period of significance. As such, all new openings are conditioned to be hung windows. A non-original ramp will be removed from the east (side) facade of the 1911 addition.

The proposed project includes new grass landscaping along the north and east sides of the property. As proposed, the project includes hardscape pavers in the west area of the front yard. Properties within the North University Park Specific Plan would have historically had a front yard characterized by a progression from public to private spaces and substantial landscape. Additionally, per the recommendation of the Cultural Heritage Commission Designee, condition 2d and 2f, were added to require that the existing concrete areas at the northwest and southeast edges of the property will be restored to garden areas, thus maintaining the historic setting of the property and ensuring that parking and hardscape areas will be located in the rear yard. In addition, an existing fence on the east property line, will be replaced with new metal fencing and a Japanese Boxwood hedge. A poured-in-place concrete walkway leading from the sidewalk along Orchard Avenue will be added at the rear (south) end of the structure; two Western Redbud trees will be added on either side of the walkway near the sidewalk.

Because the proposed project retains historic materials and features, it does not alter the historic characteristics of the existing site and structure.

Standard # 3 – Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project will retain the restrained Spanish Colonial/Mission Revival idiom of the historic church structure, a style commonly found in the North University Park Specific Plan Area. The exterior of the 1895 church structure will be retained and preserved in its existing location, and will be repaired and rehabilitated to match the existing historic materials, finishes, and details; therefore, the property and structure will continue to be recognized as a physical record of its time, place, and use. Where exterior elements require replacement (such as the original wood windows), they will be restored to match the original historic elements in material, design, type, size, location, and finish. New architectural features like the dormers proposed for the 1911 addition are distinguished from the original structure by the proposed single-lite single-hung aluminum windows, and therefore do not create a false sense of history.

Standard #4 – Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The existing structure has a large addition on the east, west, and south facades dating from 1911. Though the addition dates to the period of significance of the North University Park Specific Plan, as described in the Historic Resource Assessment, dated August 2017, it has been substantially altered and does not retain sufficient integrity to convey its significance. Therefore, the additions of the dormer, the removal/replacement of windows, and the addition of new doors on the 1911 portion of the church do not affect the structure's historic significance. Original remaining architectural features like the exterior stucco cladding and flat roof with flat parapet will be retained, repaired, and rehabilitated as necessary as part of the proposed project.

Standard #5 – Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed project includes the preservation, repair, and rehabilitation of the subject structure's original exterior stucco cladding, flat and gambrel roof forms, flat and stepped parapets, window and door openings, and architectural features like the gabled entrance hoods, raised central entrance, and articulated sign plate. Therefore, the proposed project preserves the distinctive features, finishes, and construction techniques or examples of craftsmanship.

Standard #6 – Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where, possible, materials.

The proposed project will repair and rehabilitate the existing historic features of the building including stucco, architectural details, windows, and doors. On the historic 1895 sanctuary, the project proposes to replace the current, non-original aluminum windows with historically appropriate windows that will match the originals in design, color, and texture, as evidenced by historic photographs included in the August 2017 Historic Resources Assessment.

Standard # 7 – Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

There are no proposed alterations, chemical treatments, or physical treatments to the existing historic structure.

Standard #8– Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The subject property and its vicinity are shown as having no identified Archeological Sites or Archaeological Survey Areas on the City's 1994 Prehistoric and Historic Archaeological Sites and

Survey Area Map. In addition, no significant grading or removal of soil is proposed. Therefore, there is no expectation that the development will affect any significant archeological resources.

Standard # 9 – New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.

All new additions of the proposed project occur on the 1911 addition, which has been extensively altered such that it no longer conveys its historic significance (per the August 2017 Historic Resource Assessment). Therefore, the project will not destroy historic materials that characterize the property. Additions and alterations to the 1911 portion of the church will be compatible with the original 1895 sanctuary. The three gabled dormers proposed on the south and east facades at the second floor of the 1911 addition will incorporate the simple cornice seen at the roof line of the historic structure, as well as the gabled massing seen above the secondary entrance on the east (side) façade. The proposed size, scale, proportion, and massing of the new dormers will be compatible with the overall property and existing church structure. The materials of the dormer windows will differentiate the new addition from the overall property. All replacement windows proposed for the 1911 addition will be single-lite, hung aluminum, so as to be differentiated from the historic wood windows proposed for the 1895 church structure.

Standard # 10 – New additions and adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and environment would be unimpaired.

All proposed additions are being constructed on the 1911 portion of the church structure, which has been extensively altered and no longer retains its historic significance. Should the new construction be removed in the future, the essential form and integrity of the historic property would remain unimpaired, as there are no changes being made that require alterations to significant features of the property.

D. 12.20.3.K.4.(b) – Protection And Preservation Of The Historical And Architectural Qualities And The Physical Characteristics Which Make The Building, Structure, Landscape Or Natural Feature A Contributing Element Of The Preservation Zone.

Section 12.20.3.K.4.(b) of the LAMC requires that all applications for Certificate of Appropriateness be evaluated to assess whether they protect and preserve the historical and architectural qualities and the physical characteristics which make the building a Contributing element of the preservation zone. The proposed project meets the Secretary of the Interior's Standards for Rehabilitation and complies with the North University Park Specific Plan. Therefore the project protects and preserves the historical, architectural, and physical characteristics of the structure.

The subject property is identified in the June 1983 Historic Resources Survey as a Contributing structure. The proposed project does not compromise the defining features of the property, as described in the survey. Windows on the primary façade of the original structure will be restored. The proposed dormers on the secondary facades will not compromise the primary structure because they will not remove or alter any significant features of the property. The expansion of the second floor into the roof form of the historic sanctuary will retain the existing maximum roof height of the structure. New landscaping will be compatible with the site and settings of adjacent Contributing elements in the North University Park Specific Plan. The subject application therefore does comply with 12.20.3.K.(b) of the LAMC.

WAIVER OF DEDICATION AND/OR IMPROVEMENT FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for granting a waiver of dedication and/or improvements under the provisions of Section 12.37 I.2 have been established by the following facts:

E. Waiver of Dedication and/or Improvement.

Pursuant to LAMC Section 12.37 I.2, the Director may waive, reduce, or modify the required dedication(s) or improvement(s) if the Director finds, based on substantial evidence in the record, that:

- a) the dedication or improvement requirement does not bear a reasonable relationship to any project impact;
- b) the dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established; or
- c) the dedication or improvement requirement is physically impractical.

The dedication or improvement requirement is physically impractical

The Mobility Plan, as well as the South Los Angeles Community Plan, has designated 29th St and Orchard Avenue as Collector Streets. The designated dedications and improvements for 29th Street and Orchard Avenue are physically impractical, as the subject site and adjacent right of way are within a historic district. The right of way and public realm, including, curb lines, street widths, corner radii, sidewalk widths, placement and score patterns are all identified and protected historic features within the North University Park Specific Plan. Providing dedication and/or improvement to these historic streets would adversely affect the historic resources.

Land Use Regulation 2.F.h. (yards) of the Specific Plan call for protecting setbacks, stating, "Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, all front yards in the Plan Area shall average the depth of all front yards on the block frontage in which the property is located." Requiring the site to dedicate land will disrupt the prevailing setback of the block and not comply with the requirements of the Specific Plan area.

Improvements to the sidewalk, parkway, and curb adjoining the project site will serve to preserve the historic setting. Per the recommendation of the Bureau of Engineering, sidewalks in poor condition will be repaired and replaced. As there are two driveway aprons that will no longer be in use, unused driveways are conditioned to be closed. Street trees shall be planted, where feasible, to the satisfaction of Urban Forestry.

In addition, land use Regulation 2.F.1.i (sidewalks) of the Specific Plan calls for protecting the district's original sidewalk score patterns, stating, "Whenever an applicant is required to replace or construct a sidewalk as a requirement of the permit approval, said sidewalk shall have a diamond pattern to match the original pattern of sidewalks in the area and shall be constructed to the satisfaction of the Bureau of Engineering." As sidewalks are required to be replaced with a diamond score pattern per condition 4.d, improvements to sidewalks shall only be undertaken if the replacement sidewalk features the diamond score patterns seen throughout the district.

On February 16th 2018, the Office of Historic Resources Architect, Lambert Giessinger, provided comment supporting the Waiver of Dedication and Improvement. Per his

comments, the existing street and block pattern are part of the historic character of the Historic District, and curb lines, street widths, corner radii, sidewalk widths, placement and score patterns are all elements that contribute to the locally protected district. Thus, any change to the street configuration would be inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties Guidelines for Preserving, Rehabilitating, and Restoring Historic Buildings and therefore should not be performed.

The Mobility Plan's policy is to avoid any unnecessary street widening that seems errant or out of context with the prevailing dimensions or the existing street conditions (Policy No. 2.17). The project site is part of a larger historic area protected at the local level; providing dedication or improvement would be out of context with the existing street conditions of the area and would be errant. As the intent of the Specific Plan is to preserve the architectural and physical features of the neighborhood, including the setting, requiring dedication and improvements would disrupt the prevailing character of the district and planning goals for the area.

In summary, historic preservation standards require the retention of historic features, and the Mobility Plan's Policy directive is to avoid unnecessary widening; consequently, the subject dedication and improvements are physically impractical, and therefore, they are being waived.

ADDITIONAL MANDATORY FINDINGS

F. Flood Insurance.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, Areas of 500-year flood: areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year-flood.

G. Environmental Finding.

The proposed addition and rehabilitation of the site is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15300, Class 31, Historical Resource Restoration/Rehabilitation of the State CEQA Guidelines because it is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed addition and rehabilitation of the site is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15300, Class 32, Historical Resource Restoration/Rehabilitation of the State CEQA Guidelines because it is characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

Furthermore, the project does not meet any of the exceptions to the exemptions as listed in Section 15300.2. Exceptions. Notice of Exemption No. ENV-2017-4073-CE was prepared on June 4, 2018.

EXHIBIT A: Appeal, DIR-2017-4072-COA-DRB-
SPP-WDI-1A

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission City Planning Commission City Council Director of Planning

Regarding Case Number: DIR-2017-4072-COA-DRB-SPP-WDI

Project Address: 1276 West 29th Street, Los Angeles CA 90007

Final Date to Appeal: 06/20/2018

Type of Appeal: Appeal by Applicant/Owner
 Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Laura Meyers

Company: North University Park Community Association (NUPCA)

Mailing Address: Home: 1818 S. Gramercy Pl. (NUPCA: P.O. Box 15881 LA 90015, please send notices here too)

City: Los Angeles

State: CA

Zip: 90019

Telephone: (323) 868-0854

E-mail: lauramink@aol.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self Other: NUPCA

- Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: 2a, 2c,+ failed to apply other condition

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: *Laura Meyer*

Date: 06/20/2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <i>89-</i>	Reviewed & Accepted by (DSC Planner): <i>Diana Jimenez</i>	Date: <i>6.20.18</i>
Receipt No: <i>0102906032</i>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		Original receipt and BTC receipt (if original applicant)

N. U. P. C. A.

North University Park Community Association

June 20, 2018

Department of City Planning
200 N. Spring St., Room 525
Los Angeles, CA 90012

RE: APPEAL, Case No. DIR-2017-4072-COA-SPP-WDI

Dear Administrators:

NUPCA, the North University Park Community Association, hereby appeals the Determination in the above-referenced case, in all parts except the WDI, with which we concur.

NUPCA was founded four decades ago with the specific mission and purpose of protecting historic resources in the University Park/North University Park neighborhoods. NUPCA successfully advocated for the establishment of the North University Park Specific Plan and DRB, and also for the creation of the two designated National Register Historic Districts (the Menlo Avenue West 29th Street District and the North University Park District) within the specific plan boundaries. NUPCA served on the Community Redevelopment Agency's "Hoover" (later University-Expo Park) Project Area Advisory Committee from approximately 1983 until the Agency's demise. As a longtime community stakeholder and advocacy organization, NUPCA is an aggrieved party in this matter.

We have several important issues regarding this Determination.

>> Staff erred and abused discretion because it failed to properly consider this application in regard to the church building's association with Los Angeles's Korean American community.

>> Staff also erred and abused discretion when it relied on a third-party report supplied by Applicant regarding the historic status of the Subject Property, rather than utilizing the City's own historic consultant who had been engaged to evaluate the context and significance of the Korean American community in Los Angeles.

Furthermore, the Determination fails to indicate the source of the report, and makes it appear as if it is the City's own report, rather than a report supplied by an Applicant who (on its face) would have a motivation to reach a finding that would support the project in full.

The City of Los Angeles is a Certified Local Government, and as such is able to utilize this status to seek grant money to conduct a variety of historic preservation activities. Among the grants it successfully applied for was a "Underrepresented Communities Grant" from the National Park Service (NPS) to establish historic contexts to guide the identification and designation of sites significant to the Chinese, Japanese, Korean, Filipino, and Thai communities of Los Angeles. Completed by April 2018, the final document(s) were then submitted to the State Historic Preservation Office (SHPO).

The Subject Property has been included in the City's *LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT Context: Korean Americans in Los Angeles, 1905-1980*, dated **April 2018**, and in fact this property is pictured on its cover page (see attached). Within the narrative in that document, the church structure at 1276 West 29th Street was identified as significant for its association with the Korean Methodist Church of Los Angeles from 1945 to 1960. Although other church congregations occupied the space prior to that and subsequent to that, until 2017, the Context document makes clear that "it was common for congregations to move locations over time" (page 55), and that, for "registration" (in other words, inclusion in a Multiple Property District OR as an individual historic resource) a building "was constructed or used by Asian Americans during the period of significance for each context" (page 56). The period of general significance for the Korean Americans context statement is 1905 to 1980.

Note that the *Korean Americans in Los Angeles* Context Statement was completed and dated in April, 2018 and this Determination was issued on June 5, 2018.

Staff erred and abused discretion because Staff was well aware of the concern about the relationship of this building to the Korean American community in Los Angeles, but ignored it. Staff should not have relied on the Applicant's consultant whose report was prepared a year earlier and recommended against any historic status. Oddly, that report nonetheless provided photographs of the Korean congregation members both outside and inside the sanctuary.

In any case, Staff could have engaged, or had Applicant engage, the same expert (in the Korean American experience in Los Angeles) consultant to determine what is and what is not a character-defining element of this religious building's association with the Korean Methodist congregation.

In addition, this building was NOT evaluated consistent with the Criterion (A) nor the Registration Requirements laid out in the *Korean Americans in Los Angeles, 1905-1980* Context Statement, which to repeat has been available since April.

>> Staff erred by not requiring that the project engage in construction techniques that would result in reversible changes.

Specifically, the project proposes creating a second floor within the 2-story church sanctuary. If it were built, for example, as a “building within the building,” where new walls rise up and are not attached to the original walls, a future owner could readily reverse the change.

At the initial consultation meeting with Applicant and the DRB board, NUPCA had suggested making the sanctuary space into a common-use space, to be utilized jointly by the proposed student occupants of the new apartments as perhaps homework areas, library, coffee house, dining hall or similar “gathering” uses, in order to retain the feeling of the space and its actual volume and character-defining feature of the bow-trussed ceilings. Applicant proposes to retain the ceiling but make it visible only to some occupants of some apartments within the structure.

>> Staff erred and misapplied the Secretary of Interior Standards to this project.

The Specific Plan shall utilize the Secretary of Interior's Standards for Rehabilitation when issuing a Certificate of Appropriateness [*LAMC 12.20.3.K.4(a)*]. However, Staff erred and did not properly apply the Secretary of Interior Standards when evaluating the adaptive reuse of this historic church structure into housing units. This church was not a private home but rather was a religious institution operating continuously for 122 years, 1895 to 2017, and its sanctuary was open to the public. Thus that space, if deemed historic (and we believe it is) must retained and reused in a way that “requires minimal change” (Standard No. 1), avoids “the alteration of features and spaces that characterize a property” (Standard No. 2) and is reversible (Standard No. 10).

In addition, Standard No. 3 states: “Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.” Note the use of the word “shall.” Staff, however, erred and approved the proposed design change of the 1911 building addition such that it would now apparently be a matching “Mission style” with the same plaster, relying on the use of aluminum windows to differentiate it from the original. To meet this Standard, the revised/rehabbed addition “shall” not introduce false sense of historical development.

>> Staff erred in its list of Conditions by not being specific enough to ensure that construction would meet required historical standards.

Condition 2a requires that ten windows on the original 1895 church be “restored” (actually replaced) by double-hung wood windows with divided lights. That’s good, but insufficient; it should specifically say “to match original,” which is what all HPOZ Applicants are required to do.

Condition 2c requires that the steeple “base” be retained. What exactly is a steeple base? Is the steeple, a character-defining feature, to be retained, or not?

Moreover, not said but apparently meant, Staff has erred in giving permission to remove the religious cross. In prior cases (example: the conversion of the former St. James Armenian Apostolic Church on Adams Boulevard into a school gymnasium), the Staff appropriately has required the retention of religious crosses but allowing them to be covered in place.

> Staff erred and abused discretion by NOT following LAMC Section 11.5.7.C.2, which requires the incorporation of “mitigation measures, monitoring measures when necessary or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project...” (page 10)

Staff likely misinterpreted this language to mean that the “environmental review” was “or,” but the correct interpretation is that all of these three items – mitigation measures, mitigation monitoring and/or alternatives – would be explored in the environmental review and then applied, or not, as necessary.

Instead, Staff applied conditions and mitigation measures, but found the Project itself to be exempt from environmental review.

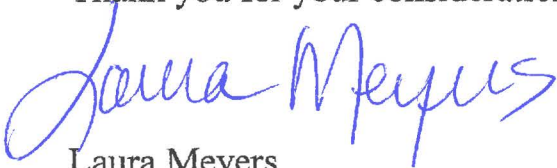
NUPCA cannot understand how or why Staff would have proceeded this way, when Staff for this exact same North University Park Specific Plan area knows that the City was already a defense party to a lawsuit where the judge basically said, “you can’t do that.” If there are mitigations and conditions to conserve a historic building or site, then there must also be, at minimum, a Mitigated Negative Declaration – said the judge.

In *West Adams Heritage Association v. City of Los Angeles* (BS145631), Superior Court Judge Luis J. Lavin wrote:

Certain classes of projects are “categorically exempt” from CEQA pursuant to administrative regulation because they do not have a significant effect on the environment. Mountain Lion Foundation v. Fish & Game Com., supra, 16 Cal.4th at pp. 112–113; Pub. Resources Code, §§ 21080, subd. (b)(9), 21084, subd. (a). Categorical exemptions, however, are subject to important exceptions based on factors such as location, cumulative impact, or unusual circumstances. Cal. Code Regs., tit. 14, § 15300.2. An agency should decide whether a project is eligible for a categorical exemption as part of its preliminary review of the project without reference to or reliance upon any proposed mitigation measures. Salmon Protection & Watershed Network v. County of Marin, (2004) 125 Cal. App. 4th 1098, 1108.

In essence, if the City applies mitigation measures to determine that a project will not have negative impacts because the impacts are mitigated, an MND is required; such action cannot be taken under the issuance of a categorical exemption and the City has abused its discretion in attempting to do so.

Thank you for your consideration.



Laura Meyers

On behalf of NUPCA

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NUPCA: P.O. Box 15881, Los Angeles CA 90015*

* Please send any notices to both addresses

SurveyLA

Los Angeles Historic Resources Survey

LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT Context: Korean Americans in Los Angeles, 1905-1980



Prepared for:
City of Los Angeles
Department of City Planning
Office of Historic Resources



April 2018

war bonds at the War Memorial Hall, located on the western end of the park. Other ceremonies that linked Korean independence and the wartime American experience were held, including a military parade through Downtown Los Angeles that culminated with a ceremony at City Hall honoring the Korean flag.¹⁰⁷ Hundreds of Korean Americans both participated and attended the festivities as Mayor Fletcher Brown raised the flag and the Tiger Brigade and U.S. Army bands played the national anthems of both countries.¹⁰⁸

The increase in economic activity during World War II had resounding impacts on the Korean American community. Unprecedented demand for goods and labor, all driven by the war effort, opened new economic opportunities and financial gains that been unavailable in decades prior.¹⁰⁹ Initially, demand for agricultural production and the shortage in labor spurred the restoration of agricultural jobs for many Korean Americans in Southern California. This created wholesale commercial success for Koreans in Los Angeles, similar to that of the 1920s.¹¹⁰ Korean-owned businesses started to experience greater success, and wages for those Korean Americans provided a new level of earning and saving power. The result was increased investment and creation of new and diversified Korean-owned businesses, as well as greater home ownership, though through the names of the American-born second generation as foreign-born, non-citizens still could not own property.¹¹¹

In the years following World War II, the Korean American community of Los Angeles was still small with about 800 residents, but in a much more established social and financial position than ever before.¹¹² In April 1943, the *Korean American Times* (Puk Mi Sibo), a Korean language newspaper, started publishing in Los Angeles by the Los Angeles branch of the Dong Ji Hoi, likely at their location on 2716 Ellendale Place.¹¹³ The Korean Methodist Church finally purchased a permanent home, the former Swedish Lutheran Church at 1276 West 29th Street at Orchard Street, in 1945 (extant but altered).¹¹⁴ Though they would remain at the building for only 15 years, the church at 29th Street and Orchard marked an important milestone for the nomadic church and was a point of pride that reflected the congregation's improved circumstances.¹¹⁵

¹⁰⁷ Ibid. and Kim, *Images of America*, 54.

¹⁰⁸ Choy, *Koreans in America*, 174.

¹⁰⁹ Ibid., 128.

¹¹⁰ Ibid.

¹¹¹ Laws like the 1913 Alien Land Law in California prohibited immigrants from owning property in the state. Such laws were rule unconstitutional by the Supreme Court in 1952.

¹¹² Hak-Hoon Kim, "Residential Patterns and Mobility of Koreans in Los Angeles County," (Master's thesis, California State University, Los Angeles, 1986), 8.

¹¹³ Kim and Patterson, *The Koreans in America*, 46.

¹¹⁴ Yoo and Ahn, *Faithful Witness*, 112.

¹¹⁵ Ibid., 112 and 132-33.



The Korean Methodist Church at their first permanent home at 1276 West 29th Street purchased in 1945 and seen here in 1950 (Korean American Digital Archives, USC Digital Library).

The aftermath of the war also had socio-political implications for the community. The long established Korean independence movement and the dozens of organizations associated with its promotion were now involved in the formation of a new government in Korea. With the establishment of the Republic of Korea in 1948, led by Syngman Rhee as president, the Korean independence movement's prominence faded in the Los Angeles community. Many who had come to Los Angeles as students or religious leaders in the community moved back to Korea to participate in the founding of the new republic.

Although removed from their country of origin for decades, the Korean Americans brought back both the religious and national institutions that had been fundamental cornerstones of the Korean American community. These experiences allowed many to contribute to the rebuilding of the Republic of Korea.¹¹⁶ In 1948, a consulate for the Republic of Korea was established in Los Angeles, with Whui Sik Min appointed the consul general, and served as a hallmark of the new republic at the time.¹¹⁷

Korean War and the Second Wave, 1950-1965

On June 25, 1950, the onset of the Korean War embroiled both the United States and the Korean peninsula in a renewed conflict. The clash was a tragic byproduct of World War II, one which divided the peninsula and families in an arbitrary fashion. Against the backdrop of the Cold War, the communist-backed Northern forces fought the Southern forces supported heavily by several Western countries. Though many Koreans living in Los Angeles did not take sides, there was tension between those who supported Syngman Rhee's new government in South Korea and those who supported the communist government in North Korea. Several members of the Los Angeles Korean community even made their way to North Korea by way of Czechoslovakia. The *Korean Independence News* was an anti-Rhee newspaper published in Los Angeles at 1350 West Jefferson Boulevard between 1943 and 1952 that was distributed to Canada, Mexico, Cuba, Great Britain, the Soviet Union and China.¹¹⁸

¹¹⁶ Choy, *Koreans in America*, 182.

¹¹⁷ Kim and Patterson, *The Koreans in America*, 49.

¹¹⁸ Vladimir Hlasny, and Jung, Byung Joon, "Political Migration of Korean Activists Through Czechoslovakia in the Post World War 2 Period," *Seoul Journal of Korean Studies* (June 2017): 4, <https://ssrn.com/abstract=2844602>, and United States

Property Types Associated with Religion and Spirituality

Description: Property types associated with religion and spirituality are common to all contexts and comprise one of the largest groups of historic resources identified under this MPDF. They include individual buildings as well as religious campuses with multiple buildings to house schools, community activities, and others. Campuses may be evaluated as historic districts. The oldest Asian American religious buildings in Los Angeles are primarily associated with the early settlement period of Chinese, Japanese, and Korean communities and are located in areas discussed in the contexts including Chinatown, Little Tokyo, Boyle Heights, South Jefferson, and Sawtelle.

Specific property types include churches which served a variety of Christian congregations (Presbyterian, Methodist, Baptist, Episcopal, and Catholic, among others). These church buildings, were often originally constructed by and for other congregations, and subsequently used as churches for Asian American congregations, while others were purposes built. It was common for congregations to move locations over time, first renting and then purchasing or constructing new buildings. For this reason, many church locations date from the postwar period although congregations may have been established much earlier. In addition, many religious campuses were expanded over time with new larger buildings replacing the earlier ones. Some church properties were founded by non-Asians as part of local Christian missions, particularly in the prewar period. An intact early example is the Saint Francis Xavier Church and School at 222. S. Hewitt Street, a rare example of a religious facility specifically constructed by the Catholic Church to serve the Japanese community (1921-1939). Later churches include the Korean Presbyterian Church (at this location since 1938) and the Filipino Christian Church (at this location since 1950), the oldest Filipino-serving church in the U.S. Christian churches were generally designed in architectural styles of their period of construction. Size, massing, and form vary over time. Most extant churches have undergone some degree of alterations over time.

Property types also include purpose built temples, mostly Buddhist. Most date from 1930s and later and are designed in the Asian Eclectic style. The Koyasan Buddhist Temple (Koyasan Beikuku Betsuin) in Little Tokyo is one of the oldest continually operating Buddhist sects in Los Angeles, dating to 1912. The temple dates to 1940. While many second- and third-generation Chinese Americans practiced Christianity, local benevolent associations also served religious or spiritual functions for those who continued traditional practices of Taoism, Buddhism, or Confucianism. Benevolent association buildings frequently included shrines on the second floor and were also used for instruction of children in religious practices. One example is the Kong Chow Temple in New Chinatown, which is located on the second floor of the Kong Chow Benevolent Association. Another example is the Chinese Confucius Temple School, which was established by the Chinese Consolidated Benevolent Association (1952) to provide Chinese language instruction with the tenets of Confucianism. The more recent Wat Thai temple (1979) in the San Fernando Valley is the largest Thai Theraveda Buddhist temple in the United States.

Generally, the architectural qualities of religious buildings associated with Asian Americans are less important factors in the evaluation under Criterion A.

Significance: Religious buildings associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Associated areas of significance include ethnic history, religion, community planning and development, and social history.

Religious buildings and institutions not only provided spiritual support for Asian Americans, but also served as social and cultural hubs in the community in which they were located. Many offered new immigrants basic social services as well as housing, language classes, and employment counseling. Some also featured recreational facilities, meeting rooms for clubs and other organizations, and sponsored activities such as dances and school programs for local children. They also represented springboards for community leadership, business networks, and civil rights activism. For the Japanese community, properties associated with religion and spirituality may have also played a role in safekeeping possessions during incarceration and providing assistance or temporary housing following their return until about 1947.

Some religious buildings may also be significant under Criterion C, as excellent examples of the Asian Eclectic style or other styles of their period of construction. Many individuals associated with religion and spirituality emerged as community leaders. Under Criterion B above, a resource evaluated under this theme may also be significant for its association with an individual.

Registration Requirements: To meet eligibility requirements for inclusion in the National Register, religious properties must first satisfy Criteria Consideration A. To satisfy Criteria Consideration A, the property must derive primary significance from architectural distinction (Criterion C) or historical importance (Criterion A).

Registration Requirements:

- Was constructed or used by Asian Americans during the period of significance for each context
- Represents an important association with the Asian American community in Los Angeles
- Retains most of the essential character-defining features from the period of significance
- As a whole, retains most of the essential character-defining features from the period of significance (for historic districts)
- May be important for its association with numerous historic personages for the cumulative importance of those individuals to the community
- Buildings need not have been constructed by Asian Americans to be eligible, if they were the occupied and/or served the Asian American community for a significant period of time
- May reflect the changing demographics of a Los Angeles neighborhood
- May represent a significant event or movement in the social history of Los Angeles
- Religious property must derive their primary significance from architectural distinction or historical importance (Criteria Consideration A).
- Properties associated with events that date from the last 50 years must possess exceptional importance (Criteria Consideration G)
- May also be a significant example of an architectural style from the period of significance (Criterion C)

Integrity Considerations:

- Should retain integrity of location, feeling, design, and association from the period of significance
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered or removed if only evaluated under Criterion A

- If there are multiple buildings that retain integrity from the period of significance, the campus should be evaluated as a historic district
- Integrity is based on the period during which the significant institution occupied the property

Property Types Associated with Education

Description: Properties associated with education may include colleges/universities, public high schools and grammar schools, and language schools. Parochial schools are included in the Religion and Spirituality property type. Schools may include stand-alone buildings or campuses of multiple buildings comprising historic districts. The majority of education-related resources identified are Japanese language schools dating from the pre- and postwar periods and located in various areas of settlement for Japanese Americans including Boyle Heights, Little Tokyo, Sawtelle, Venice, and the Harbor area. The earliest ones typically utilized existing buildings, whereas the postwar schools were often purpose built by Japanese Americans. Public high schools and grammar schools related to this property type are less common and typically served Asian populations in areas of Los Angeles with diverse ethnic populations. College and university-related resources date from the late 1960s and early 1970s. The most prominent is the Asian American Studies Center. Located on the campus of UCLA, it houses one of the first, and now nationally recognized, academic program in Asian studies dating from 1969.

Size, massing, form, and architectural style of education-related resources vary over time. Generally, the architectural qualities of the buildings are less important factors in the evaluation under Criterion A.

Significance: Educational resources associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Historic districts are also significant under Criterion C. Associated areas of significance may vary over time and include ethnic history, education, and/or social history. Language schools are significant for the role they played in supporting and promoting Japanese American cultural traditions and practices. The later college/university facilities are significant for their strong association with the Asian American Movement and the development of the nation's first Asian Studies academic programs. For the Japanese community, properties associated with education may have also played a role in providing assistance or temporary housing following their return after incarceration, and until about 1947.

Some educational resources may also be significant under Criterion C as excellent examples of the Asian Eclectic or other architectural styles of the period of construction. Some individuals associated with education may have emerged as community leaders. Under Criterion B above, a resource evaluated under this theme may also be significant for its association with an individual.

Registration Requirements:

- Represents an important association with the Asian American community in Los Angeles
- May be important for its association with numerous historic personages (who attended the school) for the cumulative importance of those individuals to the Asian American community
- May represent issues relating to civil rights
- May represent a significant event or movement associated with education and social

Attachment C: Contemporary Photographs of Subject Property



Figure 18: Subject property, interior, 1st floor, sanctuary, view south (McGee, 2017)



Figure 19: Subject property, interior, 1st floor, sanctuary, view southwest (McGee, 2017)

Attachment E: Historic Photographs



Historic Photo 1: Subject property, congregation of Los Angeles Korean Methodist Church on front steps of church on Easter, view southwest, 1950 (USC Digital Library)



Historic Photo 2: Subject property, members of Los Angeles Korean Methodist Church on front yard, view southeast, 1950 (USC Digital Library)

Attachment E: Historic Photographs



Historic Photo 3: Subject property, children of Los Angeles Korean Methodist Church in front of church on Easter, 1950 (USC Digital Library)



Historic Photo 4: Subject property, congregation of Los Angeles Korean Methodist Church inside sanctuary, view north looking toward main entrance, 1950 (USC Digital Library)

1276 West 29th Street, Los Angeles, California

EXHIBIT B: Director's Determination
DIR-2017-4072-COA-DRB-SPP-WDI

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

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DANA M. PERLMAN
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**CITY OF LOS ANGELES
CALIFORNIA**



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MAYOR

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<http://planning.lacity.org>

**NORTH UNIVERSITY PARK SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW, DESIGN REVIEW, CERTIFICATE OF
APPROPRIATENESS, & WAIVER OF DEDICATIONS AND IMPROVEMENT**

June 5, 2018

Owner/Applicant

Dan Stein
The Pews at SC LLC
10600 Santa Monica Blvd.
Los Angeles, CA 90025

Representative

Victor Kroh
L+V Architects Inc.
2332 Cotner Ave. #303
Los Angeles CA 90064

Case No. DIR-2017-4072-COA-DRB-SPP-WDI

CEQA: ENV-2017-4073-CE

Location: 1276 W. 29th St.

Council District: 9-Price

Community Plan Area: South Los Angeles

Specific Plan Areas: North University Park,
South Los Angeles Alcohol Sales

Overlays: Neighborhood Stabilization Overlay

Neighborhood Council Empowerment Congress North Area

Land Use Designation: Low Medium II Residential

Zone: [Q]R4-1-O

Legal Description: Lot 48, Waverly Tract

Last Day to File an Appeal: June 20, 2018

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.7, 16.50, 12.20.3 K, 12.37-1,2, and Section 2 of the North University Park Specific Plan, Ordinance 158,194, I have considered the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review, Design Review, Certificate of Appropriateness, and a Waiver of Dedications and Improvements for the adaptive reuse of an existing church structure as an 9,256 square-foot, seven-unit apartment building, with parking for six cars, seven long term bike parking spaces, two short term bike parking spaces, and front and side yard landscaping and hardscaping.

Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 3 Category 17 (projects involving less than 35 dwelling units), and to the State CEQA Guidelines, Section 15300, Class 31 (historical resources); and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the Project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "**Exhibit A,**" and attached to the case file. No change to the plans shall be made without prior review by the Department of City Planning, Office of Historic Resources and written approval by the Director of Planning and may require additional review by the North University Park Design Review Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as "**Modified Exhibit A**", etc.
2. **The project shall be executed with the following features:**
 - a. **Windows.** Ten windows located on the original 1895 church structure shall be restored to double-hung, four-over-three true divided-lite wood sashes.
 - b. **Windows.** All new windows to be added on the 1911 church addition shall be hung windows.
 - c. **Steeple.** The base of the steeple located at the north roof edge shall be retained.
 - d. **Landscape.** The existing concrete at the northwest and southwest corners of the property shall be restored to low ground cover.
 - e. **Fencing/Gate.** The north gate shall be a dark color and shall swing into the property.
 - f. **Parking.** No car parking shall be provided in the front yard.
 - g. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. All mechanical equipment located in the yard, shall be screened with landscaping.
 - h. **Signs.** No signage shall be installed under this approval.

Street Standards.

3. **Dedications.**
 - a. No dedication shall be required for the west side of Orchard Avenue, the south side of 29th St, and the southwest corner of 29th St and Orchard Avenue which adjoin the project site's street frontage.
4. **Improvements.**
 - a. Repair/replace all broken, off-grade, or bad order concrete curb and sidewalk along the property frontages and install/replace driveway aprons and access ramps, to meet ADA requirements.
 - b. Close all unused driveways with standard curb, height, gutter, and sidewalk.
 - c. Replacement sidewalks shall maintain sidewalk location, size, width, and material in the existing footprint.
 - d. Replacement sidewalk shall feature a diamond pattern to match historic sidewalk scoring patterns in the area.
 - e. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Administrative Conditions.

5. **Prior to the effectuation of this grant,** a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run

with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.

6. **Prior to the issuance of a building permit**, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Plans**.

7. **Notations on Plans**. The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2017-4072-COA-DRB-SPP-WDI. Any change to the project shall require review by the Director of Planning and may require additional review by the North University Park Design Review Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.

8. **Notations on Plans**. Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
9. **Approval, Verification and Submittals**. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
10. **Code Compliance**. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
11. **Department of Building & Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
12. **Enforcement**. Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

13. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

14. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BACKGROUND

SETTING

The North University Park area was annexed to the City of Los Angeles on April 2, 1896, as a portion of the Southern and Western Additions. The North University Park Specific Plan was established by the City of Los Angeles in 1983, covering the area between Hoover Street, 30th Street, Vermont Avenue, and Adams Boulevard. A primary purpose of the Specific Plan is to protect and enhance the buildings, structures, sites, and areas that are reminders of the city's history, are unique and irreplaceable assets to the city and the North University Park neighborhood, or are worthy examples of past architectural styles.

The project site is located on the southwest corner of Orchard Avenue and 29th Street. The site has an area of approximately 10,692 square feet. The site has approximately 78 feet of frontage along 29th Street (front), approximately 137 feet of frontage along Orchard Avenue (side), and approximately 78 feet of frontage along an alley (rear). The site is a Contributing (historic) Structure to the North University Park Specific Plan. The site is adjacent to existing single family and multifamily buildings. Within a one block radius from the project site, along 29th Street, is the Menlo Avenue West 29th Street National Register Historic District. The project site is zoned [Q]R4-1-0 with a land use designation of Low Medium II Residential in the South Los Angeles Community Plan area. The [Q] Condition reduces the use of the site to RD1.5.

The area is characterized by residential uses focused along 29th Street and Orchard Avenue and with commercial uses located to the west along Vermont Avenue. Specifically, lots to the north, south and east of the project site are zoned [Q]R4-1-0, R3-1-0, and RD1.5-1-0 and are developed with residential uses.

PROPERTY PROFILE

The 10,693 square-foot site is currently developed with a two-story 7,443 square-foot Contributing (historic) Structure. The subject property contains a modest, one-story Spanish Colonial Revival church building constructed circa 1895, with a two-story rear addition constructed in 1911. The major architectural features identified in the 1983 Historic Resources Survey include a raised central entrance, a symmetrical façade, a flat roof with a stepped parapet wall, a prominent cross on the roof, two rear wings, dual entrance doors, and a side entrance. Other architectural details noted include wood-multi-paned windows and an overall absence of ornamentation.

At the time of the Historic Resources Survey, a rear addition was noted. The property was designated as a Contributing Feature in the North University Park Specific Plan because it was built within the area's Period of Significance and the nature and extent of alterations were determined to be reversible.

In 2017, a Historic Resources Assessment and Impact Analysis Report was prepared to evaluate the building's individual significance against local, state, and federal designation criteria. This report noted, in further detail, alterations made to the building since its construction, including: rear and basement additions (1911); the removal of corner towers on the front façade (between 1928-1939); the addition of a detached garage (1933); the addition of a ramp on the south façade (date unknown); the addition of a wood canopy on the front façade (post-1950); and the replacement of the windows (post-1950). While the assessment noted that the property was significant as an early church building, it found that the church did not retain sufficient integrity to convey this significance. As a result, the property was determined ineligible for designation as a Los Angeles Historic-Cultural Monument or on the California Register of Historical Resources or National Register of Historic Places.

The church at 1276 W. 29th Street remains a Contributor to the North University Park Specific Plan. While the rear addition added in 1911 was constructed within the district's Period of

Significance, thus gaining significance in its own right, it has since been extensively altered; as a result, the 1911 portion of the church can no longer convey this significance. The original 1895 church structure continues to convey its significance; alterations made during the district's Period of Significance such as stucco cladding have gained significance in their own right.

PROJECT DESCRIPTION

The proposed project consists of the following: adaptive reuse of a two-story church structure as seven, two-story residential units; removal of non-original awnings, ramps, and railings at the north and south facades; addition of three dormers on the east and south facades; six new single parking spaces at the south edge of the property, accessible from the alley; and new landscape on the north, south, and east of the site.

The adaptive reuse will retain the volume, massing, and footprint of the original, 1895 church structure. A 1,813 square-foot addition will be added within the existing building shell, through the construction of a second-story within the building envelope of the sanctuary space. The structure's existing height of 24 feet five-inches will be maintained. The 1911 addition, which has been extensively altered since its original construction and no longer retains integrity, will be modified at the first and second floors. Three gabled dormers will be added to the 1911 addition: two on the south façade, and one on the east façade. The roof material will be replaced with Liberty SBS Self-Adhering Roofing in the "White" color. Replacement plaster will be Merlex, smooth troweled plaster to match original, painted in Dunn Edwards "DE6225 Fossil" paint.

Altered window sashes on the 1895 sanctuary will be restored to wood double-hung sashes with true-divided-lites. All non-original aluminum windows will be removed on the 1911 church addition. They will be replaced with single-lite hung aluminum-clad windows. On the east (side) façade of the 1895 church structure, south of the entrance, one non-original aluminum window will be enlarged and replaced with a double-hung wood sash window and one double-hung wood sash window will be added, both to match the others proposed for the original church. Windows will be painted in the Jeld-Wen "White" color. Three new entrances will be added to the south (rear) façade.

Non-original awnings will be removed from the north (primary) and east (side) facades of the 1895 church. Additionally, a non-original ramp will be removed from the south (rear) façade of the 1911 church addition. A cross at the north-facing roof edge will be removed but the original base of the steeple will be retained.

Six parking spaces will be added at the rear (south) edge of the property, adjacent to the existing alley; two will be standard sized spaces and the remainder will be compact. All proposed parking spaces are accessed by the existing alley at the rear of the property. Seven long term bike parking spaces will be provided off of Orchard Avenue, in the side yard; and will be screened by a proposed Japanese boxwood hedge. Two short-term bicycle parking spots will be provided adjacent to the front entrance of the sanctuary structure, in the front yard setback.

An existing metal fence on the north, south, and east property lines will be removed. It will be replaced on the east property line with a 42-inch metal fence and Japanese Boxwood hedge, and on the north west corner of the property with an in-swing metal gate, set behind the primary facade. Existing hardscape at the northwest and northeast corners of the property will be removed and replaced with a low lying groundcover; concrete leading to the entry stair will remain. New grass will be added to the north frontage of the property, on either side of the existing entrance steps, and on the east side of the property, behind the proposed gate and hedge. Two Western Redbud trees will be added at the southeast corner of the property, behind the proposed gate and hedge.



Image 1: Image of 1276 W 29th St. from the Historic Resources Survey, taken June 1983.

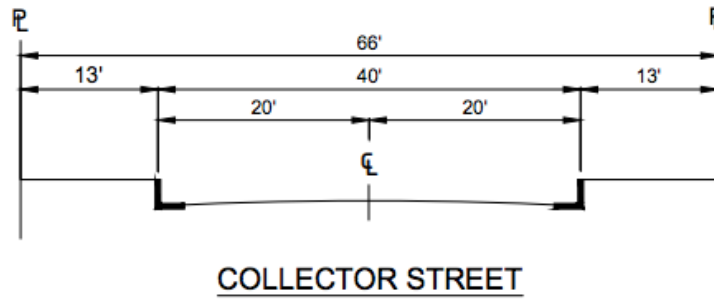


Image 2: Image of 1276 W 29th St. from Google Maps, taken October 2017.

PUBLIC RIGHT-OF-WAY INFORMATION

Orchard Avenue, adjoining the property to the east, is a designated Collector Street and is improved to a width of 60 feet, including with a 40-foot wide road width, concrete sidewalks, greenway, curb, and gutter. A 3-foot dedication would be required to complete a 33-foot wide half right-of-way in compliance with the Collector Street classification. The sidewalk has a 10-foot depth, while the classification requires a 13-foot sidewalk with 5-foot walkway and 8-foot greenway.

29th Street, adjoining the property to the north, is a designated Collector Street and is improved to a width of 60 feet, including with a 40-foot wide road width, concrete sidewalks, greenway, two driveway aprons, curb, and gutter. A 3-foot dedication would be required to complete a 33-foot wide half right-of-way in compliance with the Collector Street classification. The sidewalk has a 10-foot depth, while the classification requires a 13-foot sidewalk with 5-foot walkway and 8-foot greenway.



Corner. The northwest corner of Menlo Avenue and 29th Street is improved with an apron that does not contain a detectable warning surface (dws). The Bureau of Engineering has requested an additional dedication of 15-foot radius corner cut on the corner of Orchard Avenue and 29th Street.

Alley. The alley is improved to a half right-of-way of eight feet. A two-foot dedication would be required to complete a 10-foot wide half right-of-way in compliance with the Alley classification. No alley dedication was requested.

FINDINGS OF FACT

SPECIFIC PLAN FINDINGS

A. 11.5.7.C.2 – Project Permit Compliance Review within a Specific Plan Area

Section 11.5.7.C.2 of the LAMC requires that the Director of Planning grant Project Permit Compliance upon written findings that the project: a) substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and b) incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

1. **Application Requirements.** The North University Park Specific Plan Subsection 2E requires that “A change in occupancy, construction, alteration, relocation or removal of a building, natural feature or site, or any combination thereof within the Plan Area shall comply with Section 12.20.3, Subsections F through N of the LAMC (Historic Preservation Overlay Zone Ordinance)”

The proposed project, which involves the adaptive reuse of an existing church structure as a seven-unit apartment building, complies with the requirements found in LAMC Section 12.20.3.K, Procedures for Obtaining a Certificate of Appropriateness as described below. The project also complies with the procedures for Notice and Public hearing found in LAMC 12.20.3.M. Compliance with these code sections is described in detail in Finding B.

2. **Certificate of Appropriateness.** The North University Park Specific Plan Subsection 2F.1.b. notes the purpose of a Certificate of Appropriateness is “to assure that any change made to a façade of an existing, relocated or new building or structure is compatible with the architectural styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation or retention of architecturally unique structures.”

The proposed project involves retention and rehabilitation of a historic vernacular church building with Mission Revival influences, built between 1895 and 1911. The portion of the church added in 1911, encompassing the original sanctuary on the east, south, and west facades, has been significantly altered since its construction. The project consists of the following: the addition of gabled dormers on the south and east facades of the 1911 addition; the addition of 1,813 square feet over two floors within the existing shell; the extension of the second floor into the roof form of the original 1895 church structure; the replacement of windows on the facades of the 1911 addition; the removal of non-original awnings and ramps; new landscaping on the north and east sides of the property, and the addition of six parking spaces (two standard and four compact) at the south (rear) edge of the property. All parking is accessible from the existing alley. These alterations will rehabilitate the exterior of the sanctuary space and introduce the Mission Revival style to the 1911 portion of the structure. As the Mission Revival Style is one of the Architectural Styles which existed in the Plan Area prior to January 1, 1941, as outlined in Specific Plan Subsection 2.C. the project is consistent with the purpose of a Certificate of Appropriateness.

3. **Fences.** The North University Park Specific Plan Subsection 2F.1.e. requires that when new fencing is proposed as part of a project, the following conditions be satisfied: fences, other than open wrought iron, shall be screened from the pedestrian level of any adjoining lot or street by landscaping such as pyracantha, natal plum, Texas ligustrum,

raphiolepis or tecomaria capensis. Such landscaping shall be watered by an automatic sprinkler system.

As new fencing will be a 42-inch open wrought iron fence, no additional screening is required. The new 42-inch metal fence will be installed along the east property line and will be screened by a Japanese Boxwood hedge. A 42-inch tall wrought iron gate will be installed to the west of the primary façade.

4. **Sidewalk.** The North University Park Specific Plan Subsection 2F.1.i requires that when sidewalk removal or reconstruction is proposed as part of a project, the new sidewalk must feature a diamond pattern to match historic sidewalk scoring patterns in the area.

As sidewalks will be improved as part of the Conditions of Approval for the request for Waiver of Dedication and Improvement, new and replacement sidewalk shall be replaced to feature a diamond pattern to match historic sidewalk scoring patterns in the area

5. **Enviroinmental Review.** This project is categorically exempt from the California Environmental Quality Act (see Finding G below).

B. LAMC Sections 16.50 Recommendation from the North University Park Design Review Board, 12.20.3.K.3 Recommendations from the Cultural Heritage Commission, and 12.20.3.M Notice and Public Hearing

Section 12.20.3.K.3 of the LAMC requires that Department of City Planning staff refer applications for Certificates of Appropriateness to both the North University Park Design Review Board and the Cultural Heritage Commission (or its designee) within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony (in the case of the Design Review Board meeting), and to gather an expert opinion with reference to the Secretary of the Interior's Standards for Rehabilitation (in the case of the Cultural Heritage Commission).

Section 16.50 of the LAMC requires the North University Park Design Review Board make a recommendation on the project. The project complies with LAMC Section 16.50.E.1. in that the applicant submitted the applicable site plan, floor plan, elevations, photographs, etc., to schedule a review by the North University Park Design Review Board and the Director of Planning.

Section 12.20.3.M of the LAMC requires that before making its recommendation to approve, conditionally approve or disapprove an application pursuant to this section for a Certificate of Appropriateness, the Board shall hold a public hearing on the matter. The applicant shall notify the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days prior to the date of the hearing. Notice of the public hearing shall also be posted by the applicant in a conspicuous place on the subject property at least ten days prior to the date of the public hearing.

Having deemed the subject application complete on February 15, 2018, Department of City Planning staff sent copies of the application with relevant materials to the Design Review Board on February 16, 2018. A subsequent hearing notice was mailed on February 15, 2018. Notice was posted for the meeting at the site, and at City Hall, and mailed to abutting property owners on February 16, 2018. After ten (10) days of public notice, the North University Park Design Review Board met on February 28, 2018 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3.M: Notice and Public Hearing. The Board, with a three-member quorum, unanimously voted to certify the project as appropriate per the North University

Park Specific Plan under the conditions that the windows located on the original, 1895 church structure be restored with double-hung, four-over-three true divided-lite wood sashes and that the exterior gate be darkly colored and in-swinging. One member of the public stated his overall support of the project but expressed concerns about lighting and security onsite.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's designee on February 16, 2018. The Cultural Heritage Commission (CHC) designee recommended approval of the project with conditions, citing that the proposed project is in conformance with the Secretary of the Interior's Standards. These conditions included retaining the base of the steeple located at the north roof edge and restoring the concrete areas at the northwest and southeast corners of the site to landscaped gardens.

The expert opinion of the Cultural Heritage designee recommended approval of the subject application. Approval of the subject application is therefore consistent with 12.20.3.K of the LAMC.

C. 12.20.3.K.4.(a) – Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction as it Relates to the Secretary of the Interior's Standards for Rehabilitation

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 12.20.3.K.4 because the proposed project complies with and is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Standard # 1 – A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject property was constructed in 1895 as a one-story church; it was expanded in 1911 with a two-story addition on the east, west, and south facades. The structure was in continuous use as a church until 2017, and has since remained vacant. The project proposes the adaptive re-use of the existing church structure as a multi-family residence containing seven, two-story apartments, made possible by the addition of three dormers to the exterior of the 1911 addition and the extension of the second floor into the existing roof form of the original 1895 church structure. The project also proposes the retention of major character-defining features, as noted in the 1983 Historic Resources Survey, including the raised central entrance, symmetrical façade, flat roof with stepped parapet, steeple, side entrance, dual entrance doors, and an overall lack of ornament; the rehabilitation of original exterior features such as wood windows; and the removal of non-original exterior features such as awnings and a ramp.

The project proposes to remove the steeple and cross from the structure to convey the change of use from religious to residential. As the steeple is a character defining feature, its removal is inappropriate. The steeple communicates the historically religious use of the structure, and therefore the base of the steeple located on the north-facing roof edge is conditioned to be retained.

Since the exterior of the structure will be repaired/rehabilitated and maintained in place, the proposed residential use is a compatible and appropriate use of the subject property and site.

Standard # 2 – The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project will retain the historic materials and features on the existing historic

structure, as noted in the 1983 Historic Resources Survey, and repair with in-kind materials, textures, and finishes where necessary. Ten windows on the north, east and west facades of the 1895 sanctuary will be restored to match the 1950s photographs of the sanctuary (included in the August 2017 Historic Resources Assessment). The original windows were wood four-over-three true divided-lite double-hung sash windows. The project proposes replacement windows with a variation on the historic lite pattern. As the historic character of a property shall be retained and preserved, the windows are conditioned to be restored to their historic appearance. On the east (side) façade of the 1895 sanctuary, south of the east entrance, one non-original aluminum window will be enlarged and replaced and one new window added, both to match the originals. Non-original awnings will be removed from the north (primary) and east (side) facades of the 1895 church. The base of the steeple located on the north-facing roof edge will be retained. Skylights will be installed on the flat portion of the roof. New mechanical equipment shall be located in non-visible areas or screened from public view. While signage existed historically at the front façade, the proposed project does not include signage. Therefore, per condition 2h, no signage will be installed under this approval. The massing, roof form and height, window and door openings, and architectural features of the historic sanctuary will be retained and preserved.

Elements of the 1911 addition to be modified as part of the proposed project were not identified as historic or character-defining in the 1983 Historic Resources Survey due to their extensive alteration; as such, the proposed project will not remove historic materials, features, or spaces. The massing and architectural features of the 1911 addition will be slightly modified as part of the proposed project. Three gabled dormers will be added to the 1911 addition: two on the south façade and one on the east façade. Additionally, the existing windows will be removed and replaced. The applicant proposes a variety of hung and sliding aluminum clad windows to be installed on the 1911 addition. A sliding window is not consistent with the Spanish Colonial/Mission Revival style of the building, nor is it consistent with operations found within the period of significance. As such, all new openings are conditioned to be hung windows. A non-original ramp will be removed from the east (side) facade of the 1911 addition.

The proposed project includes new grass landscaping along the north and east sides of the property. As proposed, the project includes hardscape pavers in the west area of the front yard. Properties within the North University Park Specific Plan would have historically had a front yard characterized by a progression from public to private spaces and substantial landscape. Additionally, per the recommendation of the Cultural Heritage Commission Designee, condition 2d and 2f, were added to require that the existing concrete areas at the northwest and southeast edges of the property will be restored to garden areas, thus maintaining the historic setting of the property and ensuring that parking and hardscape areas will be located in the rear yard. In addition, an existing fence on the east property line, will be replaced with new metal fencing and a Japanese Boxwood hedge. A poured-in-place concrete walkway leading from the sidewalk along Orchard Avenue will be added at the rear (south) end of the structure; two Western Redbud trees will be added on either side of the walkway near the sidewalk.

Because the proposed project retains historic materials and features, it does not alter the historic characteristics of the existing site and structure.

Standard # 3 – Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project will retain the restrained Spanish Colonial/Mission Revival idiom of the historic church structure, a style commonly found in the North University Park Specific Plan Area. The exterior of the 1895 church structure will be retained and preserved in its existing location, and will be repaired and rehabilitated to match the existing historic materials, finishes, and details;

therefore, the property and structure will continue to be recognized as a physical record of its time, place, and use. Where exterior elements require replacement (such as the original wood windows), they will be restored to match the original historic elements in material, design, type, size, location, and finish. New architectural features like the dormers proposed for the 1911 addition are distinguished from the original structure by the proposed single-lite single-hung aluminum windows, and therefore do not create a false sense of history.

Standard #4 – Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The existing structure has a large addition on the east, west, and south facades dating from 1911. Though the addition dates to the period of significance of the North University Park Specific Plan, as described in the Historic Resource Assessment, dated August 2017, it has been substantially altered and does not retain sufficient integrity to convey its significance. Therefore, the additions of the dormer, the removal/replacement of windows, and the addition of new doors on the 1911 portion of the church do not affect the structure's historic significance. Original remaining architectural features like the exterior stucco cladding and flat roof with flat parapet will be retained, repaired, and rehabilitated as necessary as part of the proposed project.

Standard #5 – Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed project includes the preservation, repair, and rehabilitation of the subject structure's original exterior stucco cladding, flat and gambrel roof forms, flat and stepped parapets, window and door openings, and architectural features like the gabled entrance hoods, raised central entrance, and articulated sign plate. Therefore, the proposed project preserves the distinctive features, finishes, and construction techniques or examples of craftsmanship.

Standard #6 – Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where, possible, materials.

The proposed project will repair and rehabilitate the existing historic features of the building including stucco, architectural details, windows, and doors. On the historic 1895 sanctuary, the project proposes to replace the current, non-original aluminum windows with historically appropriate windows that will match the originals in design, color, and texture, as evidenced by historic photographs included in the August 2017 Historic Resources Assessment.

Standard # 7 – Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

There are no proposed alterations, chemical treatments, or physical treatments to the existing historic structure.

Standard #8– Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The subject property and its vicinity are shown as having no identified Archeological Sites or Archaeological Survey Areas on the City's 1994 Prehistoric and Historic Archaeological Sites and Survey Area Map. In addition, no significant grading or removal of soil is proposed. Therefore, there is no expectation that the development will affect any significant archeological resources.

Standard # 9 – New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.

All new additions of the proposed project occur on the 1911 addition, which has been extensively altered such that it no longer conveys its historic significance (per the August 2017 Historic Resource Assessment). Therefore, the project will not destroy historic materials that characterize the property. Additions and alterations to the 1911 portion of the church will be compatible with the original 1895 sanctuary. The three gabled dormers proposed on the south and east facades at the second floor of the 1911 addition will incorporate the simple cornice seen at the roof line of the historic structure, as well as the gabled massing seen above the secondary entrance on the east (side) façade. The proposed size, scale, proportion, and massing of the new dormers will be compatible with the overall property and existing church structure. The materials of the dormer windows will differentiate the new addition from the overall property. All replacement windows proposed for the 1911 addition will be single-lite, hung aluminum, so as to be differentiated from the historic wood windows proposed for the 1895 church structure.

Standard # 10 – New additions and adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and environment would be unimpaired.

All proposed additions are being constructed on the 1911 portion of the church structure, which has been extensively altered and no longer retains its historic significance. Should the new construction be removed in the future, the essential form and integrity of the historic property would remain unimpaired, as there are no changes being made that require alterations to significant features of the property.

D. 12.20.3.K.4.(b) – Protection And Preservation Of The Historical And Architectural Qualities And The Physical Characteristics Which Make The Building, Structure, Landscape Or Natural Feature A Contributing Element Of The Preservation Zone.

Section 12.20.3.K.4.(b) of the LAMC requires that all applications for Certificate of Appropriateness be evaluated to assess whether they protect and preserve the historical and architectural qualities and the physical characteristics which make the building a Contributing element of the preservation zone. The proposed project meets the Secretary of the Interior's Standards for Rehabilitation and complies with the North University Park Specific Plan. Therefore the project protects and preserves the historical, architectural, and physical characteristics of the structure.

The subject property is identified in the June 1983 Historic Resources Survey as a Contributing structure. The proposed project does not compromise the defining features of the property, as described in the survey. Windows on the primary façade of the original structure will be restored. The proposed dormers on the secondary facades will not compromise the primary structure because they will not remove or alter any significant features of the property. The expansion of the second floor into the roof form of the historic sanctuary will retain the existing maximum roof height of the structure. New landscaping will be compatible with the site and settings of adjacent Contributing elements in the North University Park Specific Plan. The subject application therefore does comply with 12.20.3.K.(b) of the LAMC.

WAIVER OF DEDICATION AND/OR IMPROVEMENT FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for granting a waiver of dedication and/or improvements under the provisions of Section 12.37 I.2 have been established by the following facts:

E. Waiver of Dedication and/or Improvement.

Pursuant to LAMC Section 12.37 I.2, the Director may waive, reduce, or modify the required dedication(s) or improvement(s) if the Director finds, based on substantial evidence in the record, that:

- a) the dedication or improvement requirement does not bear a reasonable relationship to any project impact;
- b) the dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established; or
- c) the dedication or improvement requirement is physically impractical.

The dedication or improvement requirement is physically impractical

The Mobility Plan, as well as the South Los Angeles Community Plan, has designated 29th St and Orchard Avenue as Collector Streets. The designated dedications and improvements for 29th Street and Orchard Avenue are physically impractical, as the subject site and adjacent right of way are within a historic district. The right of way and public realm, including, curb lines, street widths, corner radii, sidewalk widths, placement and score patterns are all identified and protected historic features within the North University Park Specific Plan. Providing dedication and/or improvement to these historic streets would adversely affect the historic resources.

Land Use Regulation 2.F.h. (yards) of the Specific Plan call for protecting setbacks, stating, "Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, all front yards in the Plan Area shall average the depth of all front yards on the block frontage in which the property is located." Requiring the site to dedicate land will disrupt the prevailing setback of the block and not comply with the requirements of the Specific Plan area.

Improvements to the sidewalk, parkway, and curb adjoining the project site will serve to preserve the historic setting. Per the recommendation of the Bureau of Engineering, sidewalks in poor condition will be repaired and replaced. As there are two driveway aprons that will no longer be in use, unused driveways are conditioned to be closed. Street trees shall be planted, where feasible, to the satisfaction of Urban Forestry.

In addition, land use Regulation 2.F.1.i (sidewalks) of the Specific Plan calls for protecting the district's original sidewalk score patterns, stating, "Whenever an applicant is required to replace or construct a sidewalk as a requirement of the permit approval, said sidewalk shall have a diamond pattern to match the original pattern of sidewalks in the area and shall be constructed to the satisfaction of the Bureau of Engineering." As sidewalks are required to be replaced with a diamond score pattern per condition 4.d, improvements to sidewalks shall only be undertaken if the replacement sidewalk features the diamond score patterns seen throughout the district.

On February 16th 2018, the Office of Historic Resources Architect, Lambert Giessinger, provided comment supporting the Waiver of Dedication and Improvement. Per his comments, the existing street and block pattern are part of the historic character of the Historic District, and curb lines, street widths, corner radii, sidewalk widths, placement and score patterns are

all elements that contribute to the locally protected district. Thus, any change to the street configuration would be inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties Guidelines for Preserving, Rehabilitating, and Restoring Historic Buildings and therefore should not be performed.

The Mobility Plan's policy is to avoid any unnecessary street widening that seems errant or out of context with the prevailing dimensions or the existing street conditions (Policy No. 2.17). The project site is part of a larger historic area protected at the local level; providing dedication or improvement would be out of context with the existing street conditions of the area and would be errant. As the intent of the Specific Plan is to preserve the architectural and physical features of the neighborhood, including the setting, requiring dedication and improvements would disrupt the prevailing character of the district and planning goals for the area.

In summary, historic preservation standards require the retention of historic features, and the the Mobility Plan's Policy directive is to avoid unnecessary widening; consequently, the subject dedication and improvements are physically impractical, and therefore, they are being waived.

ADDITIONAL MANDATORY FINDINGS

F. Flood Insurance.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, Areas of 500-year flood: areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year-flood.

G. Environmental Finding.

The proposed addition and rehabilitation of the site is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15300, Class 31, Historical Resource Restoration/Rehabilitation of the State CEQA Guidelines because it is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed addition and rehabilitation of the site is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15300, Class 32, Historical Resource Restoration/Rehabilitation of the State CEQA Guidelines because it is characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

Furthermore, the project does not meet any of the exceptions to the exemptions as listed in Section 15300.2. Exceptions.

Notice of Exemption No. ENV-2017-4073-CE was prepared on June 4, 2018.

NOTICE REGARDING THIS GRANT

UTILITY IMPROVEMENTS

In the instance that street work improvements are required, improvements to or the relocation of utilities may also be required. The granting of a Waiver of Dedication and/or Improvement, pursuant to LAMC Section 12.37-I, pertaining to roadway or sidewalk widening (street work) does not waive any requirements associated with utility and/or infrastructure improvements which may be required in order to satisfy the street work improvements. Satisfactory arrangements and/or easements shall be made with the appropriate Department(s) or Bureau(s), as required, for the improvement of utilities or infrastructure.

The granting of a Waiver of Dedication and/or Improvement shall not impose additional utility or infrastructure requirements than what would otherwise be required for a by-right project pursuant to LAMC Section 12.37.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD – EFFECTIVE DATE

The Determination in this matter will become effective after fifteen (15) days, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/ incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this grant and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted.

Pursuant to LAMC Section 12.37-l(d), the WDI portion of this determination may only be appealed by any person required to dedicate land or make improvements pursuant to LAMC Section 12.37. All remaining entitlements, including: COA, SPP, and DRB may be appealed by any member of the public.

Planning Department public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
[\(213\) 482-7077](tel:(213)482-7077)

San Fernando Valley
Marvin Braude
San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)


West Los Angeles
West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

APPROVED BY: .

VINCENT P. BERTONI, AICP
Director of Planning



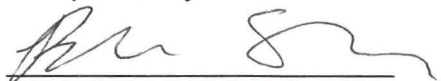
Ken Bernstein, AICP,
Manager, Office of Historic
Resources

Reviewed By:



Naomi Guth,
City Planner

Prepared By:



Blair Smith,
Planning Associate
(213) 978-1174

cc: North University Park Design Review Board
Empowerment Congress North Area
Council District 9 – Price
Bureau of Engineering
Department of Transportation
Department of Building and Safety
Owners pursuant to LAMC Section 12.37-l

EXHIBIT C: Categorical Exemption

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 9
--	------------------------------

PROJECT TITLE <input checked="" type="checkbox"/> The Pews at SC; DIR-2017-4072-COA-DRB-SPP-WDI	LOG REFERENCE ENV-2017-4072-COA-DRB-SPP-WDI
---	--

PROJECT LOCATION
 1276 29th St

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 Conversion of a Church to 7-unit Apartment

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
 L + V Architects

CONTACT PERSON <input checked="" type="checkbox"/> Viktor Kroh	AREA CODE <input type="checkbox"/> 310	TELEPHONE NUMBER <input checked="" type="checkbox"/> 9145577	EXT.
--	---	--	------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1


Class 31 and 32 Category _____ (State CEQA Guidelines)
Class _____ Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION (Class 31): Projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Not to be used where the activity would cause a substantial adverse change in the significance of a historical resource.

JUSTIFICATION FOR PROJECT EXEMPTION (Class 32): Consists of projects characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services..

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planning Associate	DATE 6/4/18
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED)

DATE

SIGNATURE

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
VAHID KHORSAND
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN
VACANT

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-4073-CE

On June 4, 2018, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Section 15300, Class 31 and Class 32, Case No. ENV-2017-4073-CE.

A project qualifies for Class 31 if it is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Not to be used where the activity would cause a substantial adverse change in the significance of a historical resource.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

Project

The project is for the adaptive reuse of an existing church structure as an 9,256 square-foot, seven-unit apartment building. Parking for six cars, seven long term bike parking spaces, and two short term bike parking spaces. Front and side yard landscaping and landscaping. As a project which is characterized as in-fill development, the project qualifies for the Class 31 and Class 32 Categorical Exemption(s).

The project site is located on the southwest corner of Orchard Avenue and 29th Street. The site has an area of approximately 10,692 square feet. The site has approximately 78 feet of frontage along 29th Street (front), approximately 137 feet of frontage along Orchard Avenue (side), and approximately 78 feet of frontage along an alley (rear). The site is a Contributing (historic) Structure to the North University Park Specific Plan. The site is adjacent to existing single family

and multifamily buildings. Within a one block radius from the project site, along 29th Street, is the Menlo Avenue West 29th Street National Register Historic District. The project site is zoned [Q]R4-1-0 with a land use designation of Low Medium II Residential in the South Los Angeles Community Plan area. The [Q] Condition reduces the use of the site to RD1.5.

The area is characterized by residential uses focused along 29th Street and Orchard Avenue and with commercial uses located to the west along Vermont Avenue. Specifically, lots to the north, south and east of the project site are zoned [Q]R4-1-0, R3-1-0, and RD1.5-1-0 and are developed with residential uses. As shown in the case file, the project is consistent with the applicable South Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations, and Best Management Practices for storm water runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of new units is housed within the existing building envelope, and will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions Narrative for Class 32 and Class 31 (and other, if applicable) Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32, Class 31 and 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources. Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project and determined that none of these exceptions apply as explained below:

a) Cumulative Impact - "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant." The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

The parcels of the North University Park Specific Plan, in the South Los Angeles Community Plan, have generally been developed to the maximum zoning capacity. Parcels in the North University Park Specific Plan have Low Medium II Residential, Medium Residential, High Medium Residential, and Community Commercial land use designations, which are a mix of multi-family and commercial zones. It is the intent of the North University Park Specific Plan to ensure that proposed projects and new development are compatible in overall scale, size, massing, bulk, setback, and design with the surrounding Specific Plan neighborhood and Community Plan areas, and thereby protect the historic resources within the Specific Plan. There are no known similar projects to the proposed project. Therefore, the proposed project does not have any cumulative impact.

b) Significant Effect - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to

unusual circumstances. Examples include projects which may affect scenic or historical resources.

There are no unusual circumstances that would have a significant impact on the environment due to the proposed project. While located within North University Park Specific Plan, the proposed addition project, which conforms to the Specific Plan, is compatible with the historic district, and will not have a significant effect on the historic resources. Therefore, there is no significant effect on the environment due to unusual circumstances. Further analysis is included below under Historic Resources.

c) Scenic Highway - "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR." This exception applies when a project may result in damage to scenic resources within a duly designated scenic highway.

The proposed project and subject site is not located within or near a state scenic highway. Therefore, there is no impact on a scenic highway.

d) Hazardous Waste Site - "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code." This exception applies when a project is located on a site or facility listed pursuant to California Government Code 65962.5.

The Department of Toxic Substances Control (DTSC) has not listed the subject site as a hazardous material site.

e) Historical Resources - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." This exception applies when a project may cause a substantial adverse change in the significance of an historical resource.

The proposed project would not cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15604.5. A "Historic Resource Assessment and Impacts Analysis" prepared by Kathryn McGee in August of 2017 determined that the subject property is not an individual historical resource as defined by CEQA.

Constructed circa 1895, the assessment found the property to be potentially significant as an early example of a church in the City of Los Angeles. However, due to several alterations since its construction, the property no longer retains sufficient integrity to convey its significance. The property was also evaluated for its associations with the Korean American and African American communities of Los Angeles, as the location of both the Los Angeles Korean Methodist Church from 1945 to 1958 and the predominantly African American Greater True Light Missionary Baptist Church from 1959 until 2017. The assessment found that the property does not appear to be significant for either association. The property was one of several locations occupied by the Los Angeles Korean Methodist Church congregation over the course of its history, and as such, it does not appear to have been an especially important gathering place for the Korean American population of Los Angeles. Similarly, the property does not appear to have been the location of important events or substantial change significant within the African American community of Los Angeles. As the Baptist Church congregation's history is largely rooted in the recent past, sufficient time has not yet passed to provide an adequate understanding of its significance. The assessment did not find the church to be associated with any significant persons or a notable example of its architectural style or type.

For these reasons, the subject property was found ineligible as an individual historical resource against federal, state, and local evaluation criteria. The proposed project as conditioned conforms to the guidelines and intent of the North University Park Specific Plan, and is compatible with historic, Contributing Elements throughout the North University Park Specific Plan. The project includes the restoration and the rehabilitation of the exterior of the structure in accordance with the Secretary of the Interior Standard's for Restoration and Rehabilitation. Thus, there is no impact to the district as a historic resource.

EXHIBIT D: Project Plans (Exhibit A of Director's
Determination)

EXISTING CHURCH CONVERSION TO 7-UNIT APARTMENT

11/9/22 5/16/11
All applications must be filled out by applicant.

WARD 5

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS
Application to Alter, Repair or Demolish

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of the detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinance shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(Show Name) John Kelly
Los Angeles, Cal. APR 8 7 1911

CITY ASSESSOR: Please Verify

REMOVED FROM 1276 West 29th Street REMOVED TO _____
Track leaves _____

TAKE TO ROOM NO. 6 FIRST FLOOR

REMOVED FROM _____ REMOVED TO _____
Track _____

TAKE TO ROOM NO. 34 THIRD FLOOR

CITY ENGINEER: Please Verify Street Number

From No. 1276 West 29th St

1. Owner's name Orchard Ave Baptist Church
2. Owner's address _____
3. Architect's name John Kelly
4. Contractor's name John Kelly
5. Contractor's address 1329 West 37th Place West 2800
6. Building code of the Proposed Improvements 3 1 1 1 1 1
7. Purpose of the building Single School Room & Chapel
8. Class of building Single No. of rooms at present 6
9. No. of stories to height 1 Size of present building 60 x 62
10. Size of new addition 2 x 3 60 96 x 62
11. Material of foundation Concrete Size footing 12 Size of wall 12 x 14 1/2
12. Size of exterior studs 2 x 4 Interior studs 2 x 4
13. Size of roof joist 2 x 6 Header studs 2 x 4
14. Size of first floor joist 2 x 8 Second floor joist 2 x 8
15. STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:
Want to build an addition 285.5 sq ft x 4 ft high - 6 ft 9 in x 3 in 3 inch deep with deck cut down from on Rear from 11 ft 6 in to 4 ft 6 in Rear Ribs also change Planing between take down 2 chimes to build a pier on Big cell 12x8 left Deck

PERMIT NO. 3914 APR 8 7 1911

ZONING CODE INFORMATION	
ZONE	[O] R4-1-O
OCCUPANCY	
EXISTING	E / A-3
PROPOSED	R-2
USE	
EXISTING	CHURCH / PRESCHOOL
PROPOSED	APARTMENT BUILDING
DENSITY	
ALLOWABLE (1 unit / 800 Sq. Ft. per Q. condition)	10,692.7 SQ. FT. / 800 + 13 UNITS
PROPOSED	7 UNITS
HEIGHT	+/- 26'-0" (NO CHANGE)
YARDS REQUIRED FOR HISTORICALLY SIGNIFICANT BUILDINGS - Sec. 12.22.C.26 - In connection with any change of use in an historically significant building, the yards required shall be the same as the yards observed by the existing structure on the site.	
FRONT YARD SETBACK	
PROVIDED	11'-2" existing to remain
SIDE YARD SETBACK	
PROVIDED (east side)	8'-1" existing to remain
PROVIDED (west side)	2'-8" existing nonconforming to remain
REAR YARD SETBACK	
PROVIDED	27'-1" existing to remain
VEHICULAR PARKING	
NUMBER OF REQUIRED PARKING STALLS PER CITY RECORDS	0 SPACES (see permit # 3914)
PARKING REQUIRED FOR HISTORIC BUILDINGS - 12.21.A.4.X (2) *For any structure designated on the National Register of Historic Places or State or City list of historical or cultural monuments, no additional parking spaces need be provided in connection with a change of use.* For additional floor area additional parking shall be provided per Sec. 12.21.A.4.	
1,813 Sq. Ft. ADDITIONAL RESIDENTIAL AREA EQ. TO TWO UNITS WITH 3 HABITABLE ROOMS - 3 NEW PARKING SPACES REQUIRED	
PARKING SPACES REQUIRED	3 SPACES
PARKING SPACES PROVIDED	6 SPACES
STANDARD	2 SPACES
COMPACT	4 SPACES
BICYCLE PARKING	
LONG TERM REQUIRED / PROVIDED	1 PER UNIT -> 7 SPACES
SHORT TERM REQUIRED	1 PER 10 UNITS (MINIMUM 2) -> 2 SPACES
ZONING CODE FLOOR AREA CALCULATION per LAMC 12.03: The area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramp, and basement storage areas.	
ZONING CODE AREAS	
	OCCUPANCY EXISTING AREA PROPOSED AREA
FIRST FLOOR	A-3 5,302 Sq. Ft. 0 Sq. Ft.
	R-2 0 Sq. Ft. 5,233 Sq. Ft.
	A-3 945 Sq. Ft. 0 Sq. Ft.
SECOND FLOOR	B 1,196 Sq. Ft. 0 Sq. Ft.
	R-2 0 Sq. Ft. 4,023 Sq. Ft.
TOTAL	7,443 Sq. Ft. 9,256 Sq. Ft.

LEGAL DESCRIPTION	
ADDRESS: 1276 W 29TH STREET	
APN	5055-010-001
LOT	48
LOT SIZE	10,692.7 SQ.FT
TRACT	WAVERLEY TRACT
BLOCK	NONE
ARB	NONE

SCOPE OF WORK	
- CONVERSION OF EXISTING CHURCH TO 7-UNIT APARTMENT BUILDING WITH PARKING FOR 6 CARS AND 9 BICYCLES (7 LONG TERM, 2 SHORT TERM)	
- (N) ADDITION OF 1,813 SQ. FT. WITHIN (E) SHELL OF BUILDING	
- REPLACE 12 (E) ALUMINUM WINDOWS WITH (N) WOOD WINDOWS	
- ADDITIONAL (N) ALUMINUM WINDOWS	
- REMODEL EXTERIOR	
- (N) LANDSCAPING	

CODE REFERENCES	
BUILDING AND SAFETY	2017 LOS ANGELES BUILDING CODE - BASED ON THE 2016 CBC AND 2015 IBC
	2018 CALIFORNIA HISTORICAL BUILDING CODE
	2018 LOS ANGELES GREEN BUILDING CODE
PLANNING AND ZONING	LOS ANGELES - PLANNING AND ZONING MUNICIPAL CODE, CHAPTER 1)

BUILDING CODE INFORMATION				
CONSTRUCTION TYPE	V-B (NO CHANGE)			
BUILDING HEIGHT (BUILDING CODE)	+/- 26'-0" (NO CHANGE)			
# OF STORIES	2 STORIES (NO CHANGE)			
SPRINKLERS?	NFPA-13D			
	OCCUPANCY	ALLOWABLE AREA	EXISTG AREA	PROPOSED AREA
FIRST FLOOR	A-3	6,000 Sq. Ft. (NS)	5,302 Sq. Ft.	0 Sq. Ft.
	R-2	7,000 Sq. Ft.	0 Sq. Ft.	5,233 Sq. Ft.
	A-3	6,000 Sq. Ft. (NS)	945 Sq. Ft.	0 Sq. Ft.
SECOND FLOOR	B	9,000 Sq. Ft. (NS)	1,196 Sq. Ft.	0 Sq. Ft.
	R-2	7,000 Sq. Ft.	0 Sq. Ft.	4,023 Sq. Ft.
TOTAL			7,443 Sq. Ft.	9,256 Sq. Ft.

NOTE
*SEPARATE PERMITS REQUIRED FOR:
*CMU BLOCK WALLS NOT A PART OF BUILDING STRUCTURE
*MECHANICAL DESIGN
*ELECTRICAL DESIGN
*PLUMBING DESIGN

NOTE
*FIRE SPRINKLERS REQUIRED
*NFPA-13D
*SEPARATE PERMIT REQUIRED

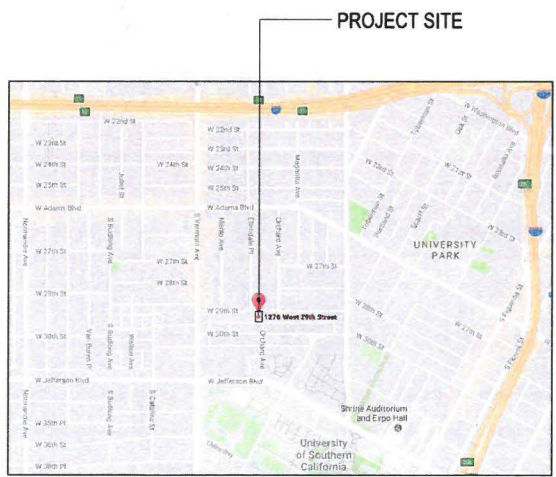
NOTE
*FIRE ALARM REQUIRED
*SEPARATE PERMIT REQUIRED

NOTE
*PROVIDE EMERGENCY RESPONDER RADIO COVERAGE

TITLE 24 EXCEPTION FOR HISTORIC BUILDINGS - CA ENERGY CODE Part 6 100.0(a)
*Qualified historic buildings as regulated by the California Historic Building Code (Title 24, Part 6). Lighting in qualified historic buildings shall comply with the applicable requirements in Section 140.6(a)3Q.

ORIGINAL BUILDING PERMIT - #3914 5

PROJECT INFORMATION 2



SECTION TAG	DETAIL / ENLARGED CLOUD
SECTION TAG	DETAIL / ENLARGED CLOUD
DETAIL TAG	MATERIAL CALLOUT
DETAIL TAG	MATERIAL CALLOUT FIELD
ROOM TAG	DOOR TAG
ROOM TAG	WINDOW TAG
SECTION / ELEVATION TAG	CHANGE OF LEVEL
SECTION / ELEVATION TAG	EXIT / ENTRANCE

AB. - ANCHOR BOLT	ADJ. - ADJACENT	BLKG. - BLOCKING	BM. - BEAM	B.O. - BOTTOM OF BOARD	BRD. - BOARD	B.U. - BUILT-UP PLATE	B.W. - BOTTOM OF WALL	C.J. - CEILING JOIST	CMU. - CONCRETE MASONRY UNIT	CONC. - CONCRETE	CONT. - CONTINUOUS	DBL. - DOUBLE	DIA. - DIAMETER	DS. - DOWNSPOUT	DWS. - DOWNSPOUT	DWG. - DRAWING	(E) - EXISTING	EA. - EACH	E.M. - EXTRUDED METAL	ELEC M. - ELECTRICAL METER	EQ. - EQUAL	EXP. - EXPOSED	EXT. - EXTERIOR	F.FL. - FINISH FLOOR	F.J. - FLOOR JOIST	F.O.F. - FACE OF FINISH	F.O.S. - FACE OF STUD	F.S.H. - FIRE SPRINKLER HEAD	FTG. - FOOTING	G.I. - GALVANIZED IRON	GM. - GAS METER	GYP. - GYPSUM WALL BOARD	HDR. - HEADER	HT. - HEIGHT	INSL. - INSULATION	L.A.G. - LOWEST ADJACENT GRADE	MAX. - MAXIMUM	MFR. - MANUFACTURER	MLDG. - MOLDING	MTL. - METAL	NO CHANGE	NIC. - NOT IN CONTRACT	(N) - NEW	O.C. - OVER CENTER	ON CENTER	PL. - PLATE	PLN. - PLYWOOD	PLWD. - PER SEPARATE PERMIT	P.S.P. - PRESSURE TREATED	P.T. - PUBLIC UTILITY EASEMENT	P.T.D.F. - PRESSURE TREATED DOUGLAS FIR	P.U.E. - PUBLIC UTILITY EASEMENT	R. - RADIUS	REQD. - REQUIRED	RM. - ROOM	R.R. - ROOF RAFTER	SCHD. - SCHEDULE	SMTNG. - SHEATHING	SQ. - SQUARE	STG. - STAGGERED	STL. - STEEL	STRUC. - STRUCTURAL	S.W.S. - SHEAR WALL SCHEDULE	T&G. - TONGUE AND GROOVE	THK. - THICK	T.O. - TOP OF	T.W. - TOP OF WALL	TYP. - TYPICAL	U.O.N. - UNLESS OTHERWISE NOTED	VF. - VERIFY IN FIELD	WI. - WITH	WD. - WOOD	WM. - WATER METER
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OWNER
The Pews at SC LLC
12100 Olympic Blvd Suite 350
West Los Angeles, CA 90064
t: (310) 234-3442

ARCHITECT
L+V ARCHITECTS INC.
2332 Colner Avenue Suite 303
West Los Angeles, CA 90064
t: (310) 914-5577
f: (310) 914-5578
www.LVARCH.com

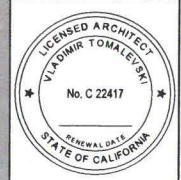
STRUCTURAL ENGINEER
Masoud Dajani, Inc.
17200 Ventura Blvd. Suite 213-A
Encino, CA 91316
(818) 784-5571
mdl.engr@gmail.com

TITLE 24
Title 24 Data Corp
633 Monterey Trail
Frazier Park, CA 93225-2199
t: (800) 237-8824
f: (661) 245-6372
t: (661) 245-6374
www.title24data.com

HISTORIC
Kathryn McGee
868 N. West Knoll Drive #8
West Hollywood, CA 90069
t: (949) 872-6737

MAPPING
GC MAPPING SERVICE INC.
3055 W. Valley Blvd.
Alhambra, CA 91803
t: (626) 441-1080

ARCHITECTURAL SET:	
T-1.10	TITLE SHEET / PLOT PLAN
G-1.10	GENERAL NOTES AND GENERAL SPECIFICATIONS
G-2.10	GREEN BUILDING NOTES
A-0.01	SURVEY
A-0.10	SITE PLAN
AB-1.10	AS-BUILT FIRST FLOOR PLAN
AB-1.20	AS-BUILT SECOND FLOOR PLAN
A-1.01	FIRST FLOOR DEMO PLANS
A-1.02	SECOND FLOOR DEMO PLANS
A-1.10	FIRST FLOOR PLAN
A-1.20	SECOND FLOOR PLAN
A-1.30	ROOF PLAN
A-2.01	DEMO ELEVATIONS
A-2.02	DEMO ELEVATIONS
A-2.10	ELEVATIONS
A-2.20	ELEVATIONS
A-3.10	SECTIONS
A-3.20	SECTIONS
A-6.10	DOOR AND WINDOW SCHEDULES / SPECIFICATIONS
AD-1.10	ARCHITECTURAL DETAILS
AD-2.10	ARCHITECTURAL DETAILS
STRUCTURAL SET	
S-1	NOTES
S-1A	NOTES
S-2	FOUNDATION PLAN
S-3	FIRST FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN
S-5	DETAILS
S-6	DETAILS
S-7	DETAILS
S-8	DETAILS



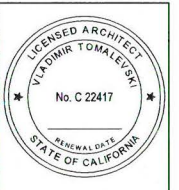
(E) CHURCH CONVERSION TO 7-UNIT APARTMENT BUILDING
1276 W 29th Street
Los Angeles, CA 90007

NOT FOR CONSTRUCTION
EXHIBIT A
page 1 of 24

CASE # DIR-2017-4072-COA-DRB-SPP-WDI
Planner Blaiz Smith
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUN 05 2018

L+V Architects Inc.
2332 Colner Ave., Suite 303
West Los Angeles, CA 90064
t: 310 914 5577; f: 310 914 5578

TITLE SHEET / PLOT PLAN title
04.25.2018 date
1/8" = 1'-0" scale
T-1.10 page
project #17.03



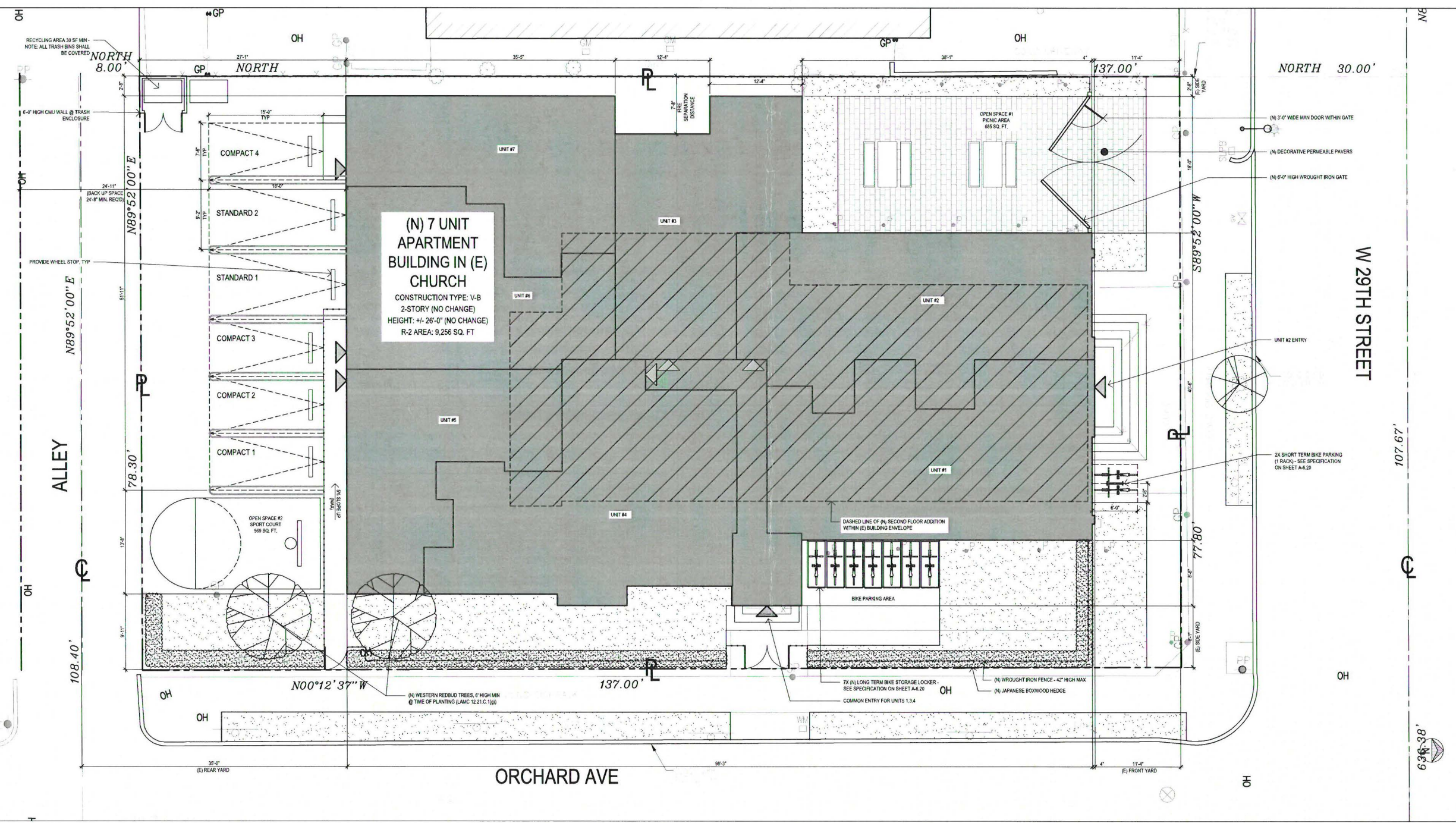
**(E) CHURCH CONVERSION TO
7-UNIT APARTMENT BUILDING**

1276 W 29th Street
Los Angeles, CA 90007

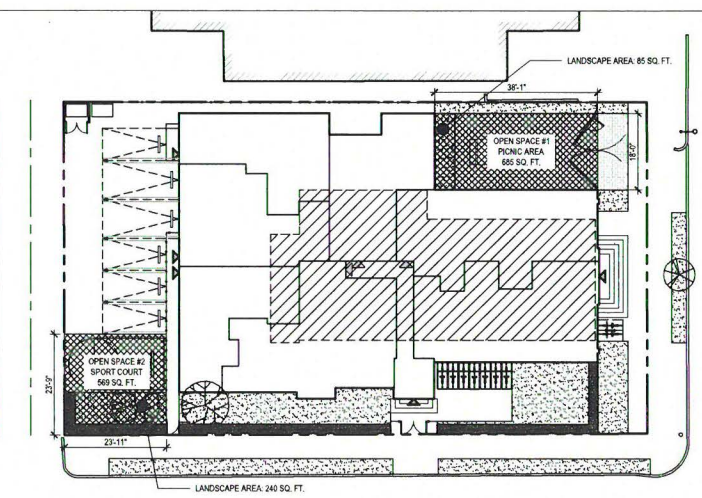
NOT FOR CONSTRUCTION
EXHIBIT A
page 2 of 24
CASE AIR - 20-17-40-72-COA-DRB-SPP-WDI
Planner: *[Signature]*
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: JUN 05 2018

L+V Architects Inc.
2332 Cotner Ave., Suite 303
West Los Angeles, CA 90064
P: 310.914.5577; F: 310.914.5578

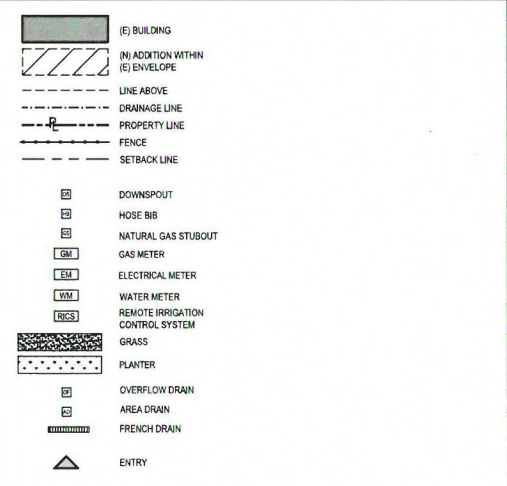
SITE PLAN title
04.25.2018 date
1/8" = 1'-0" scale
A - 0.10 page
project #17.03



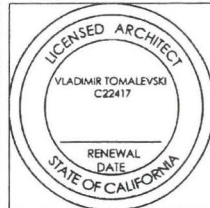
OPEN SPACE CALCULATIONS
(REQUIRED FOR NEW CONSTRUCTION OF 4 OR MORE RESIDENTIAL UNITS)
REQUIRED OPEN SPACE:
175 SQ. FT. PER UNIT WITH MORE THAN THREE HABITABLE ROOMS
- 7 UNITS X 175 Sq. Ft. = 350 Sq. Ft.
- **TOTAL REQUIRED = 1,225 Sq. Ft.**
PROVIDED OPEN SPACE = 1,254 Sq. Ft.
REQUIRED COMMON OPEN SPACE LANDSCAPING:
- 25% * 1,225 SQ. FT. = 306.25 SQ. FT.
PROVIDED LANDSCAPING:
- 325 SQ. FT. -> OK



NOTE 1: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
NOTE 2: WEATHER-BASED IRRIGATION CONTROLLER (GBC 9.304.1.1)
Provide Weather Sensor in MFR approved location.
- Hunter Industries Model PCC 1500 or equivalent
- See 7+8 / G-3.10 for Specification Sheets
NOTE 3: DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5



OPEN SPACE CALCULATIONS SCALE N.T.S. 5 OPEN SPACE DIAGRAM SCALE N.T.S. 4 SITE PLAN NOTES SCALE N.T.S. 3 SITE PLAN LEGEND SCALE N.T.S. 1



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

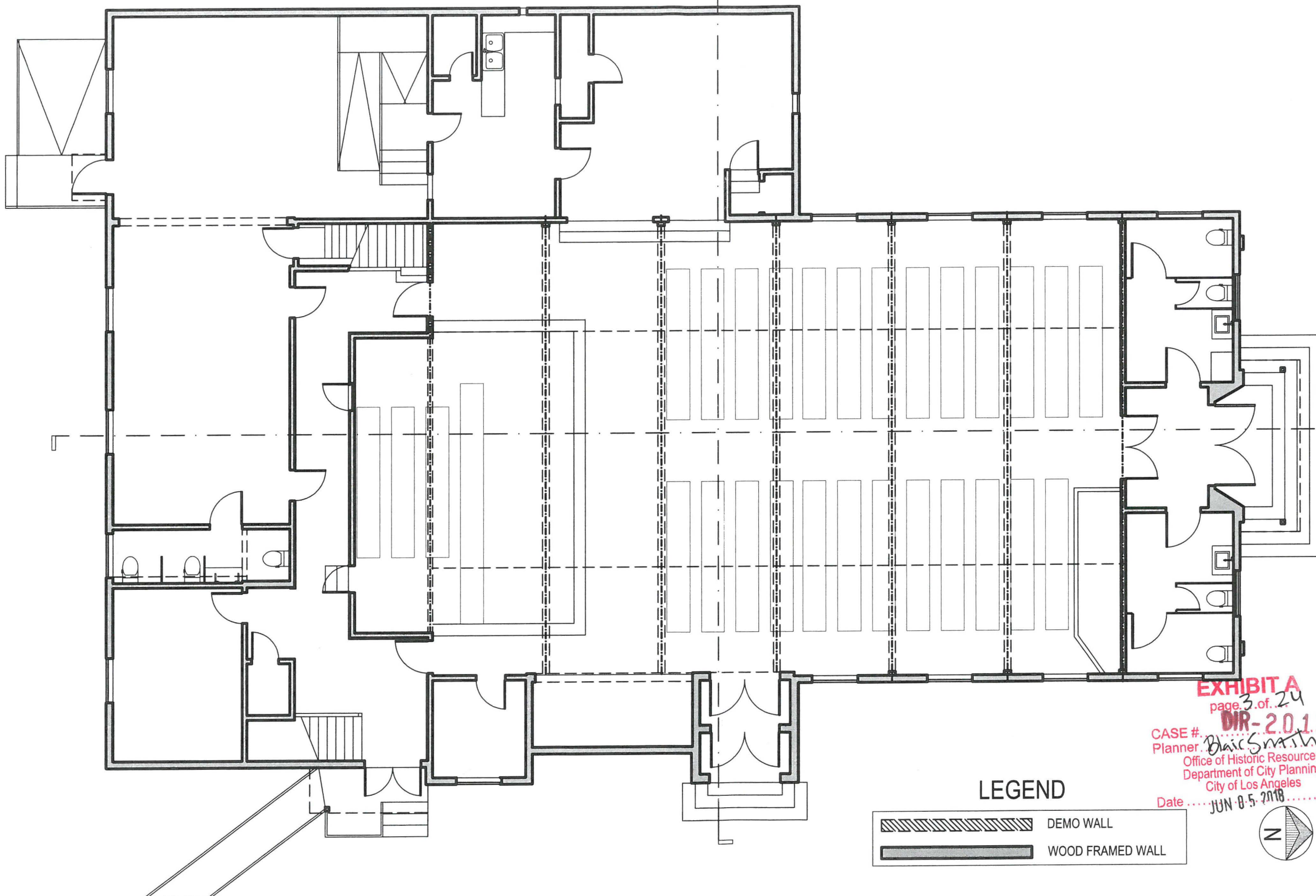




EXHIBIT A
page 3 of 24

CASE # **DIR-2017-4072-COA-DRB-SPP-WDT**
Planner: **Blair Smith**
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: **JUN 05 2018**

LEGEND

-  DEMO WALL
-  WOOD FRAMED WALL



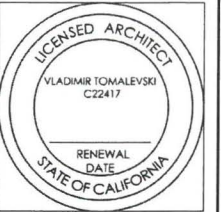
EXISTING FIRST FLOOR PLAN SCALE 1/8" = 1'-0"

1

EXISTING FLOOR PLAN
01.19.2018
1/8" = 1'-0"

AB-1.10

PROJECT # 17.03



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

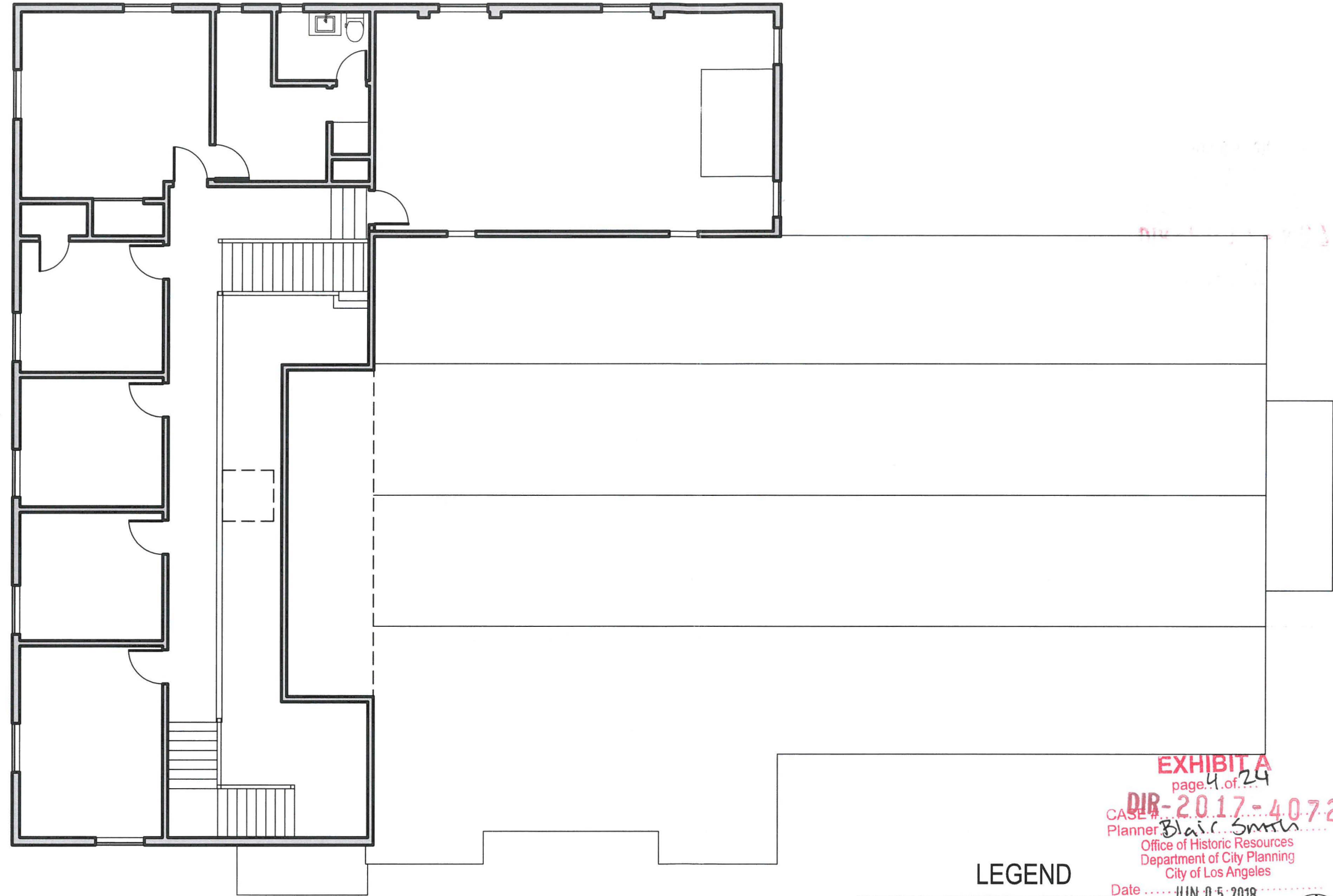


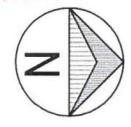


EXHIBIT A
page 4 of 24
CASE # **DIR-2017-4072-COA-DRB-SPP-WPI**
Planner **Blair Smith**
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date **JUN 05 2018**

LEGEND

-  DEMO WALL
-  WOOD FRAMED WALL

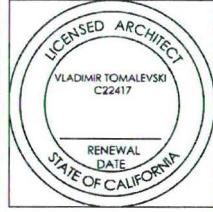


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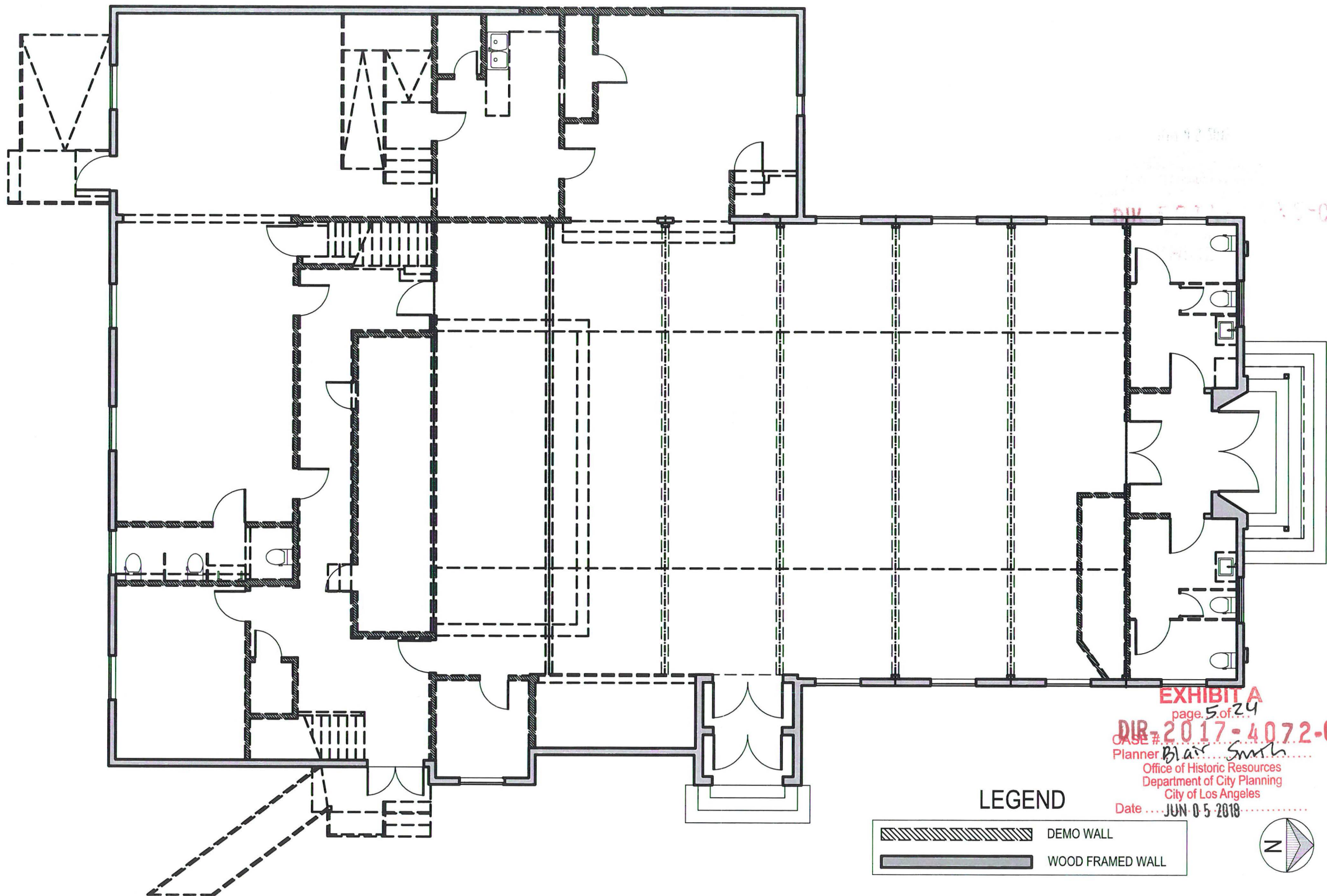
EXISTING FLOOR PLAN
title
01.19.2018
date
1/8" = 1'-0"
scale

AB-1.20
page
PROJECT # 17.03

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN OR BY THIS DRAWING(S) ARE OWNED BY L&V ARCHITECTS INC. AND WERE CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DUPLICATED USED BY OR DISCLOSED TO FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF L&V ARCHITECTS INC.





CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007



1276 W 29TH STREET
LOS ANGELES, CA 90007
A00-000

EXHIBIT A
page 5 of 24
DIR # 2017-4072-COA-DRB-SPP-WO
CASE #
Planner Blair Smith
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUN 05 2018

LEGEND

-  DEMO WALL
-  WOOD FRAMED WALL



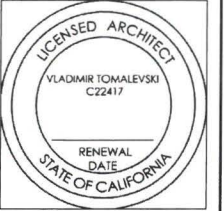
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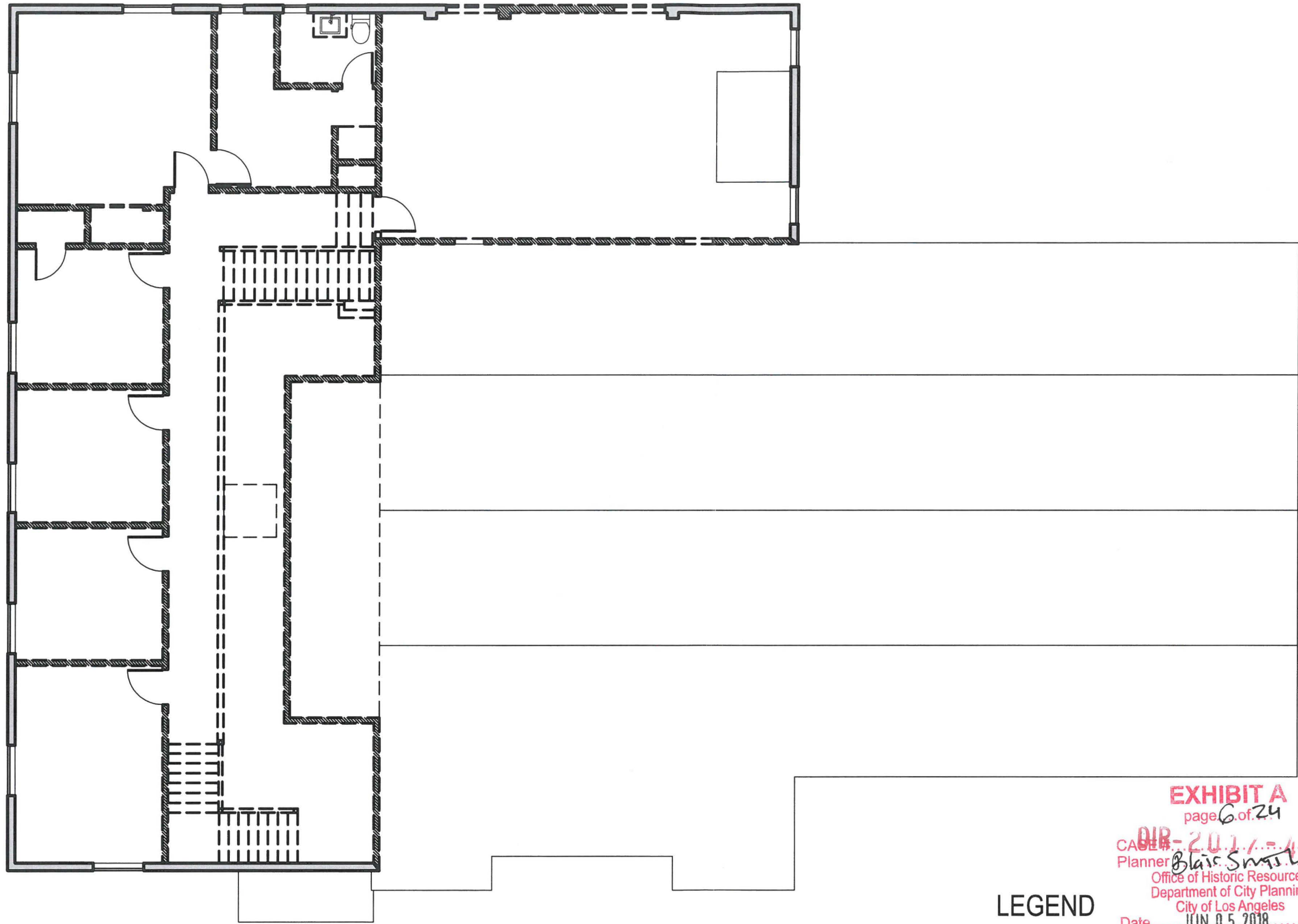
FIRST FLOOR
DEMO PLAN
title
01.19.2018
date
1/8" = 1'-0"
scale

A-1.01
page
PROJECT # 17.03

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CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007



APR 2018

EXHIBIT A
page 6 of 24

CA DBP-2017-1072-COA-DRB-SPP-WDS
Planner *Blair Smith*
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUN 05 2018

LEGEND

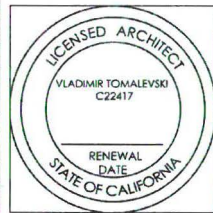
-  DEMO WALL
-  WOOD FRAMED WALL



SECOND FLOOR DEMO PLAN SCALE 1/8" = 1'-0" 1

SECOND FLOOR
DEMO PLAN title
01.19.2018 date
1/8" = 1'-0" scale

A-1.02 page
PROJECT # 17.03



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

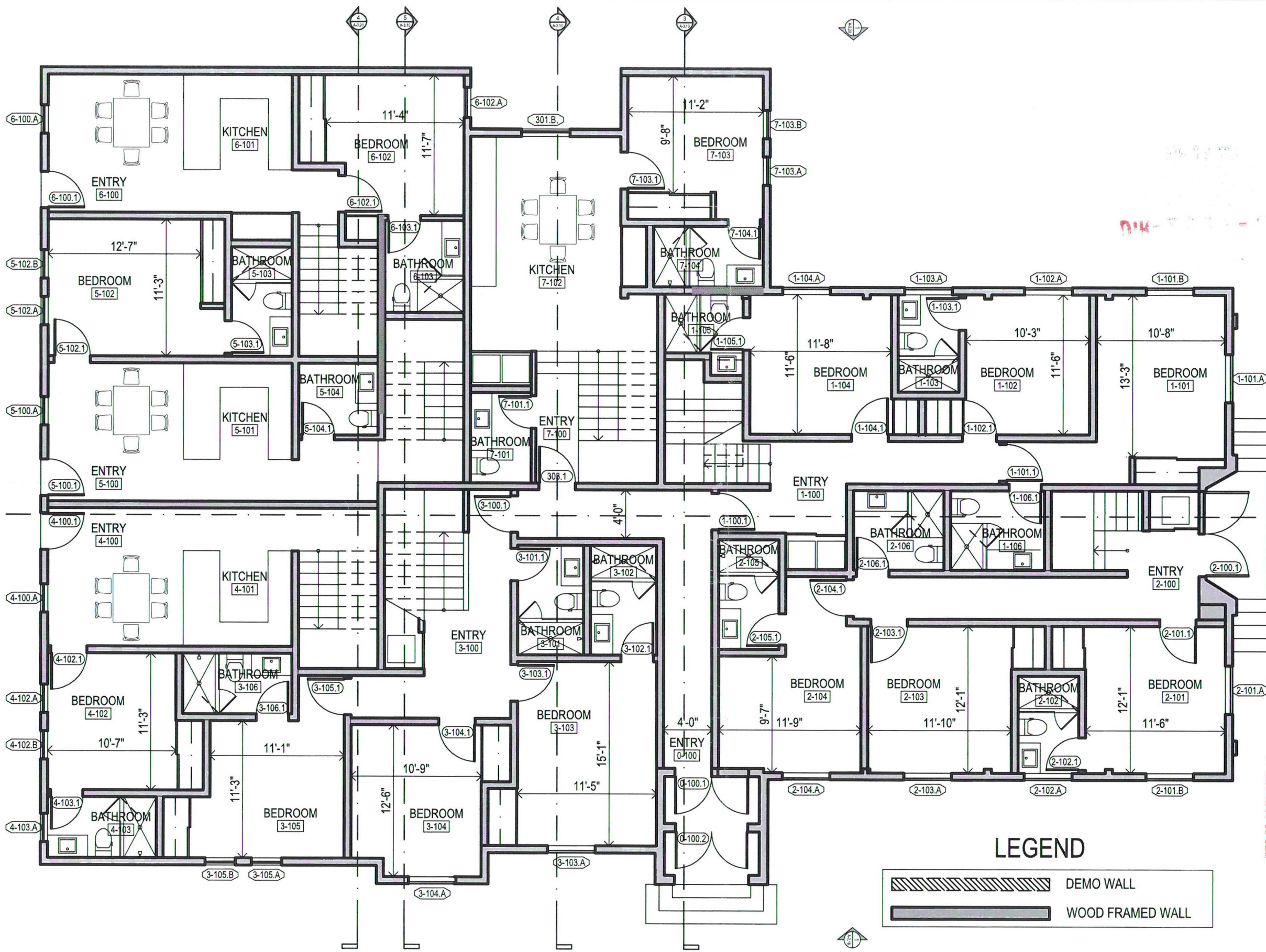


EXHIBIT A
 DIR-2017-4072-CCA-DR-B-APP-WDT
 Planner: Blair Smith
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 Date: JUN 15 2018

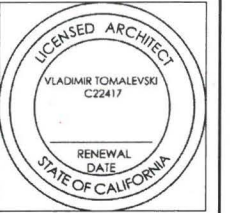
PROPOSED FIRST FLOOR PLAN SCALE 1/8" = 1'-0"

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FLOOR PLAN title
 01.19.2018 date
 1/8" = 1'-0" scale

A-1.10 page
 PROJECT # 17.03



CHURCH CONVERSION TO 7-UNIT APARTMENT 1276 W 29TH STREET LOS ANGELES, CA 90007

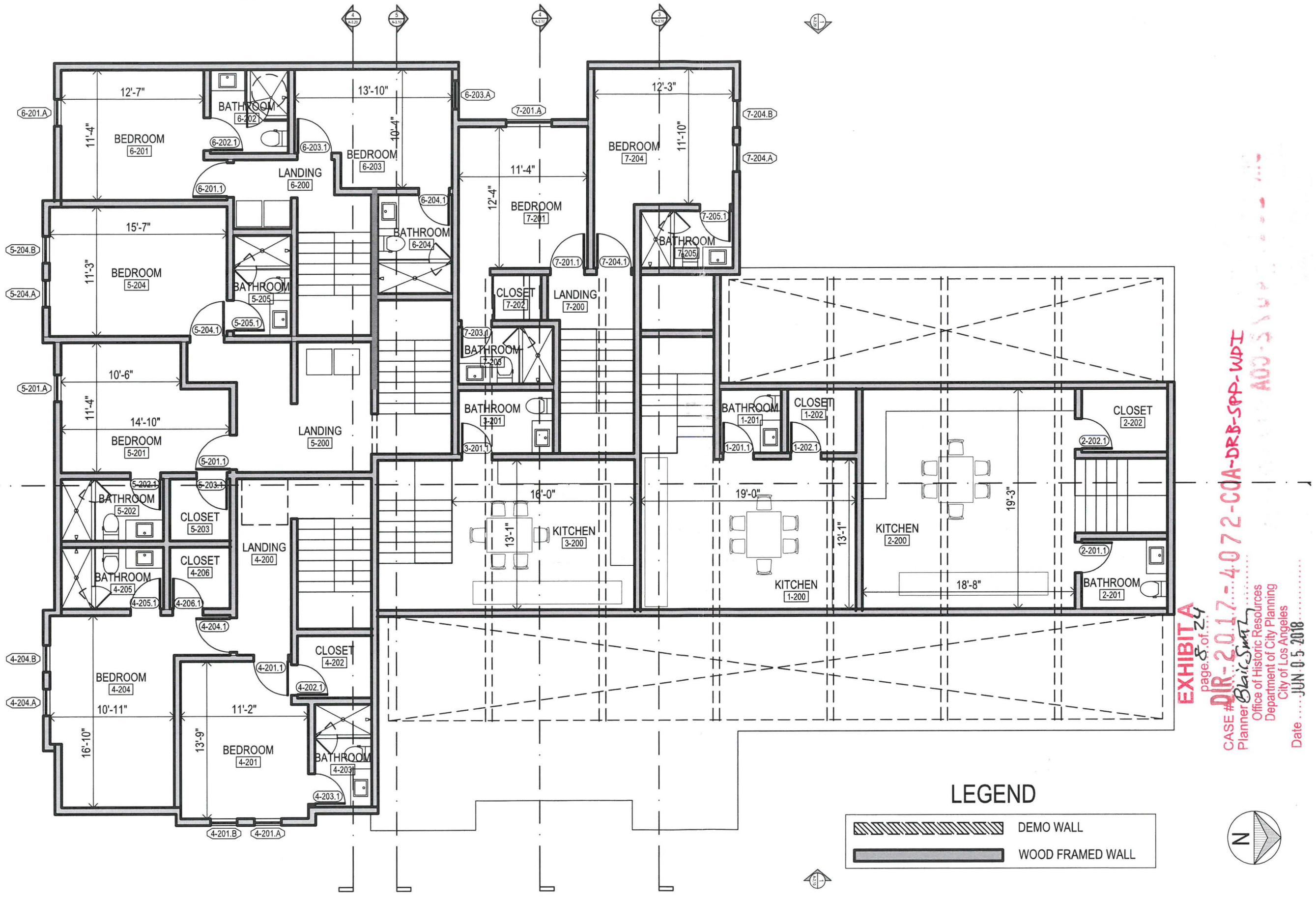


EXHIBIT A
page 8 of 24
CASE # DIR-2017-4072-CCA-DRB-SPP-WPI
Planner Blair Smith
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUN 05 2018



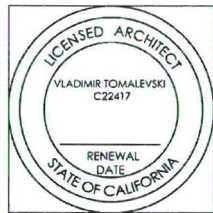
PROPOSED SECOND FLOOR PLAN SCALE 1/8" = 1'-0" 1

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West Los Angeles, CA 90044
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FLOOR PLAN title
01.19.2018 date
1/8" = 1'-0" scale

A-1.20 page
PROJECT # 17.03

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CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

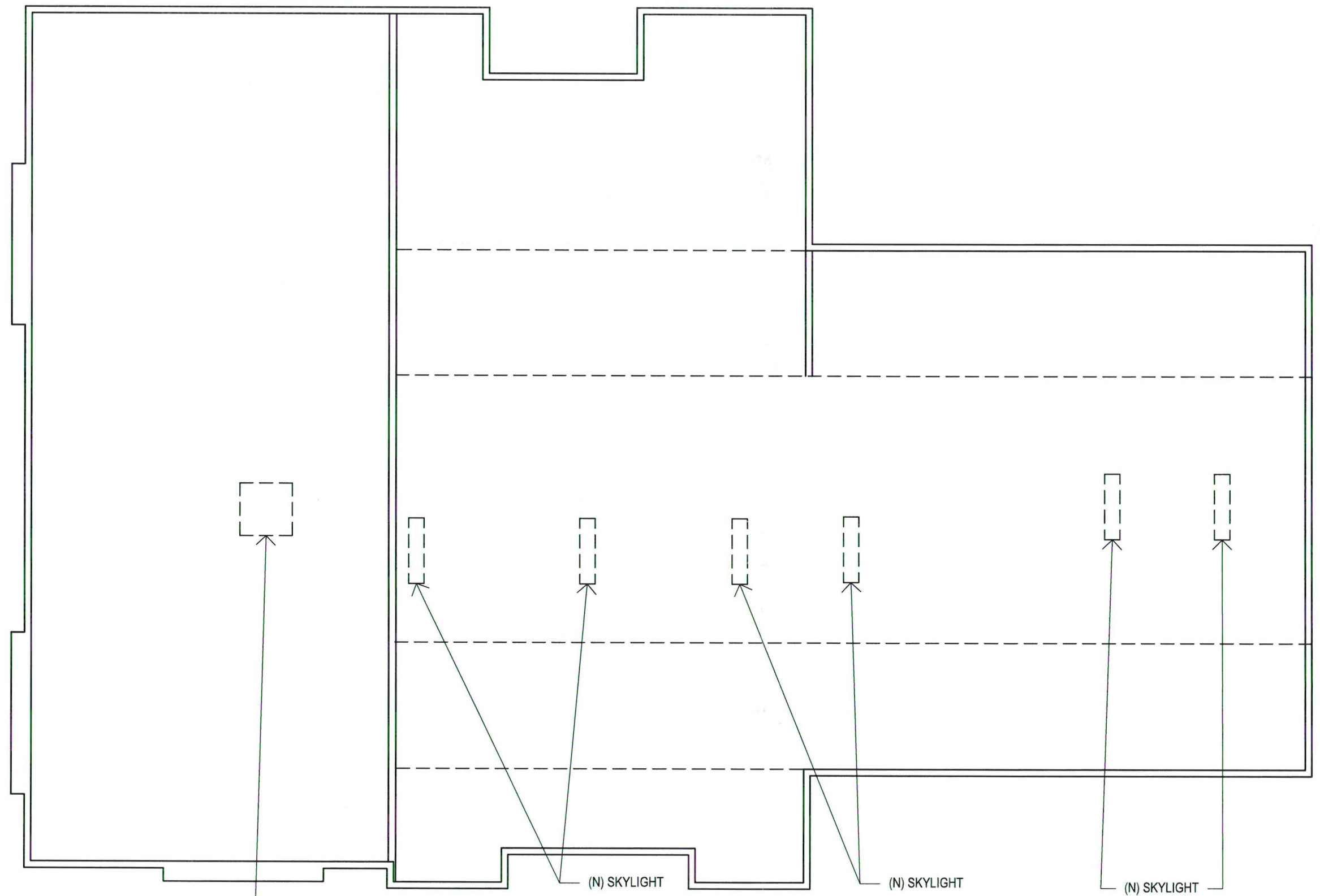
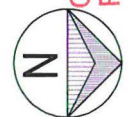


EXHIBIT A
page 9 of 24
DIR-2017-4072-COA-DRB-SPP-WPI
Planner **Blair Smith**
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: **JUN 05 2018**



L+V Architects Inc.
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West Los Angeles, CA 90064
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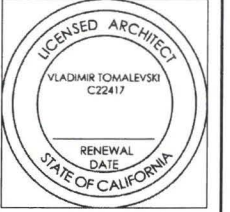
ROOF PLAN title
01.19.2018 date
1/8" = 1'-0" scale

PROPOSED ROOF PLAN SCALE 1/8" = 1'-0"

1

A-1.30 page
PROJECT # 17.03

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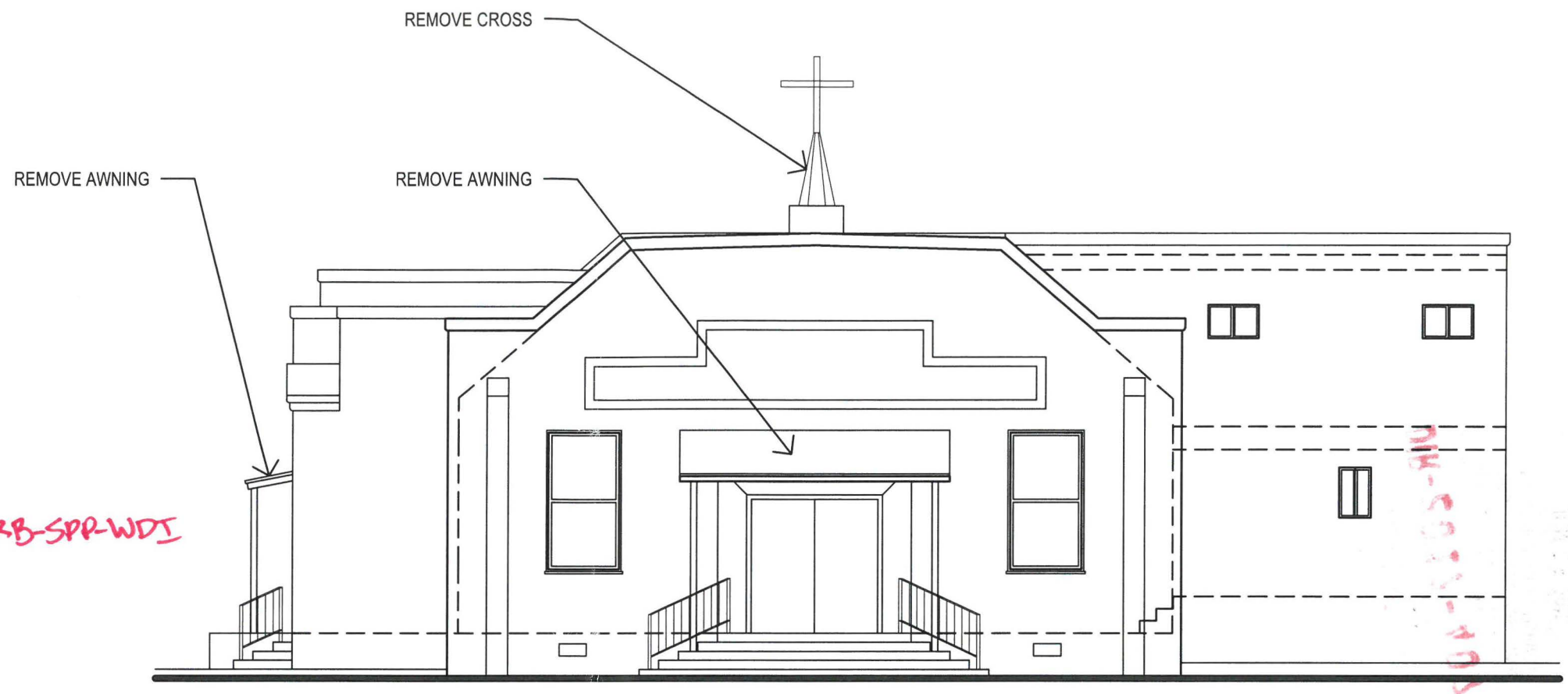


CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

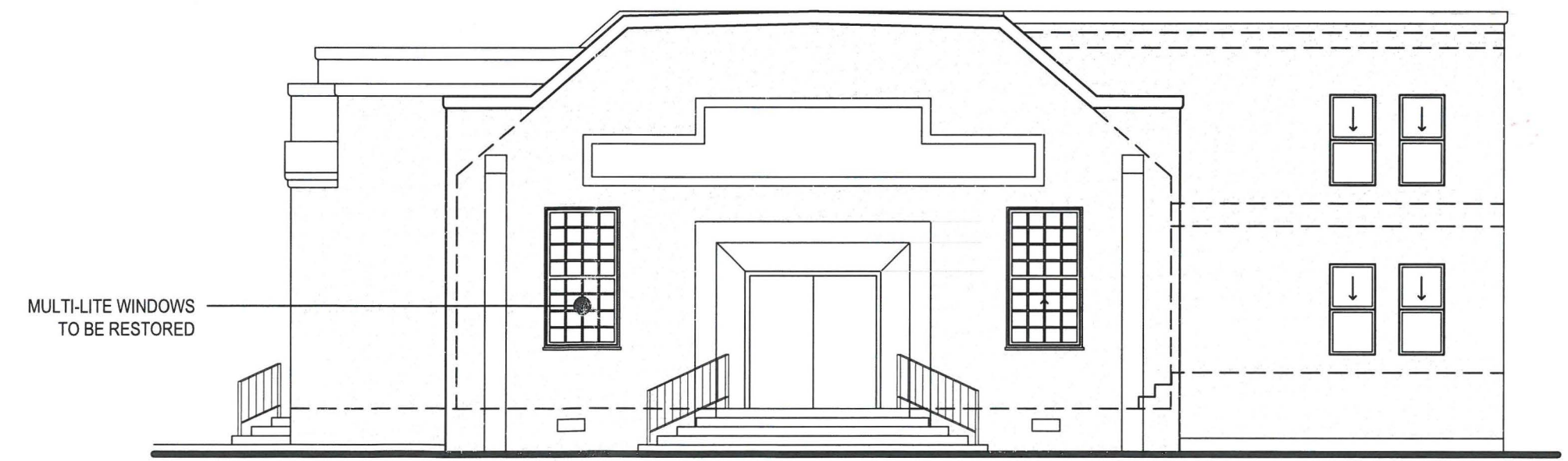
L+V Architects Inc.
 2332 Cotner Ave., Suite 303
 West Los Angeles, CA 90044
 t: 310. 914. 5577; f: 310. 914. 5578

ELEVATIONS title
 10.09.2017 date
 1/8" = 1'-0" scale

A-2.30 page
 PROJECT # 17.03



EXISTING NORTH ELEVATION SCALE 1/8" = 1'-0" 2



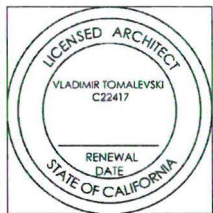
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EXHIBIT A
 page 10 of 24
DIR-2017-4072-COA-DRB-SPP-WDI
 Planner: *Smith*
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 Date: **JUN 05 2018**

KEY NOTE	INFORMATION	FINISH REFERENCE
1	SMOOTH-TROWEL STUCCO	EF-1
2	MEMBRANE ROOFING	EF-3
3	ALUMINUM WINDOW PER SCHEDULE	EF-5
4	METAL GUARDRAIL	EF-4
5	EXPOSED RAFTER TAIL	
6	SCONCE LIGHT	
7	GUTTER	
8	DOWNSPOUT	
9		
10		

NOTE: REFER TO 1 / A-6.01 FOR FINISH SPECS AND MANUFACTURER INFORMATION

EXTERIOR FINISH LEGEND 3



EXISTING EAST ELEVATION SCALE 1/8" = 1'-0" 2



PROPOSED EAST ELEVATION SCALE 1/8" = 1'-0" 1

CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

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ELEVATIONS	title
10.09.2017	date
1/8" = 1'-0"	scale

A-2.31
page
PROJECT # 17.03

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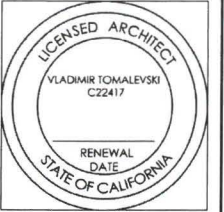
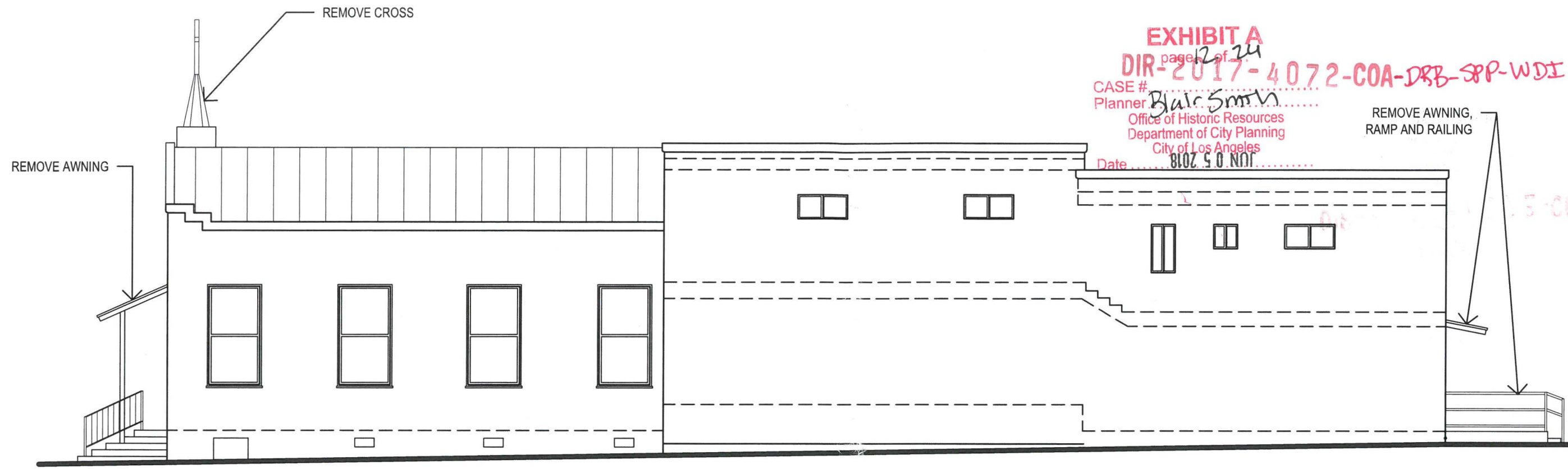
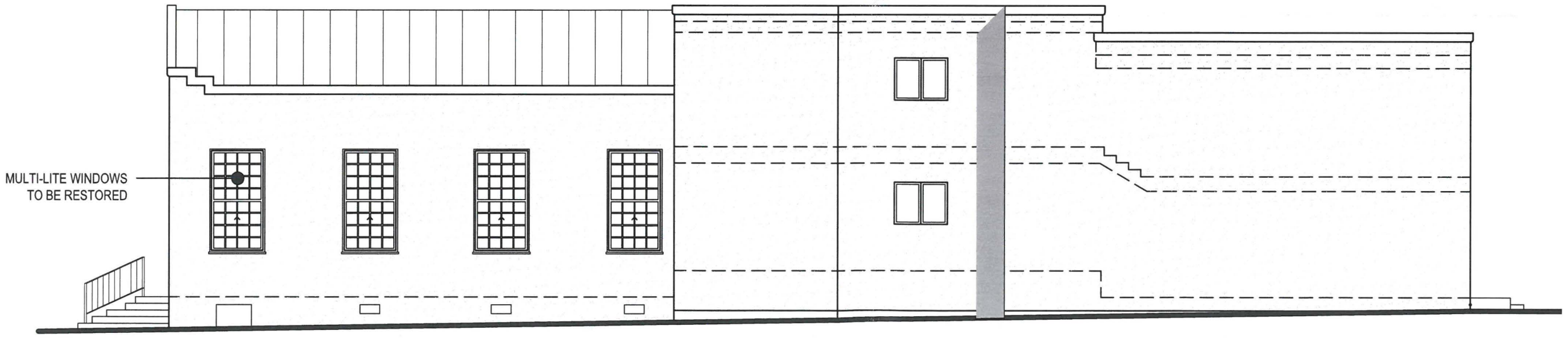


EXHIBIT A
page 12 of 24
DIR-2017-4072-COA-DRB-SP-WDI
CASE #
Planner *Blair Smith*
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date *8/02/50 NOT*



EXISTING WEST ELEVATION SCALE 1/8" = 1'-0" 2



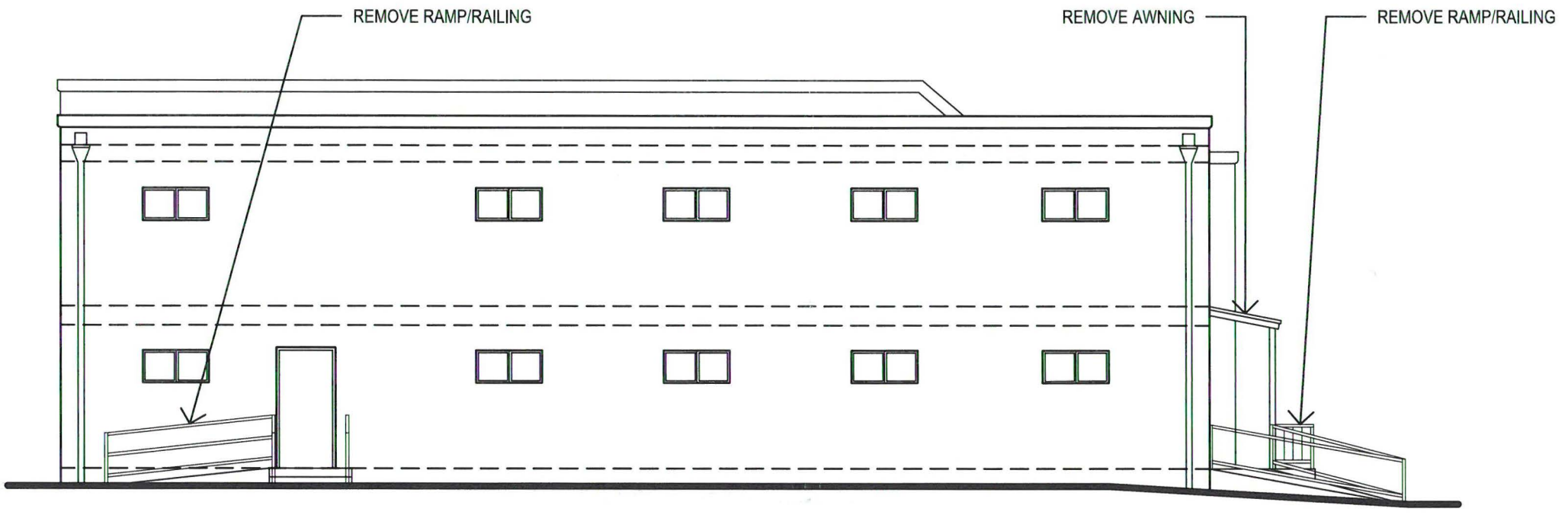
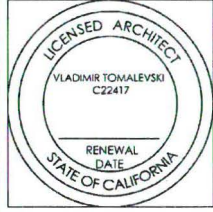
PROPOSED WEST ELEVATION SCALE 1/8" = 1'-0" 1

CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

L+V Architects Inc.
2332 Cotner Ave., Suite 303
West Los Angeles, CA 90064
t: 310. 914. 5577; f: 310. 914. 5578

ELEVATIONS	title
10.09.2017	date
1/8" = 1'-0"	scale

A-2.32
page
PROJECT # 17.03



EXISTING SOUTH ELEVATION SCALE 1/8" = 1'-0" 2



PROPOSED SOUTH ELEVATION SCALE 1/8" = 1'-0" 1

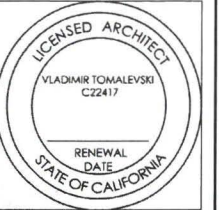
CHURCH CONVERSION TO 7-UNIT APARTMENT
 1276 W 29TH STREET
 LOS ANGELES, CA 90007

EXHIBIT A
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 DIR-2017-4072-COA-DRB-SPR-W-DI
 CASE #
 Planner: Blair Smith
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 Date: 8/07/2017

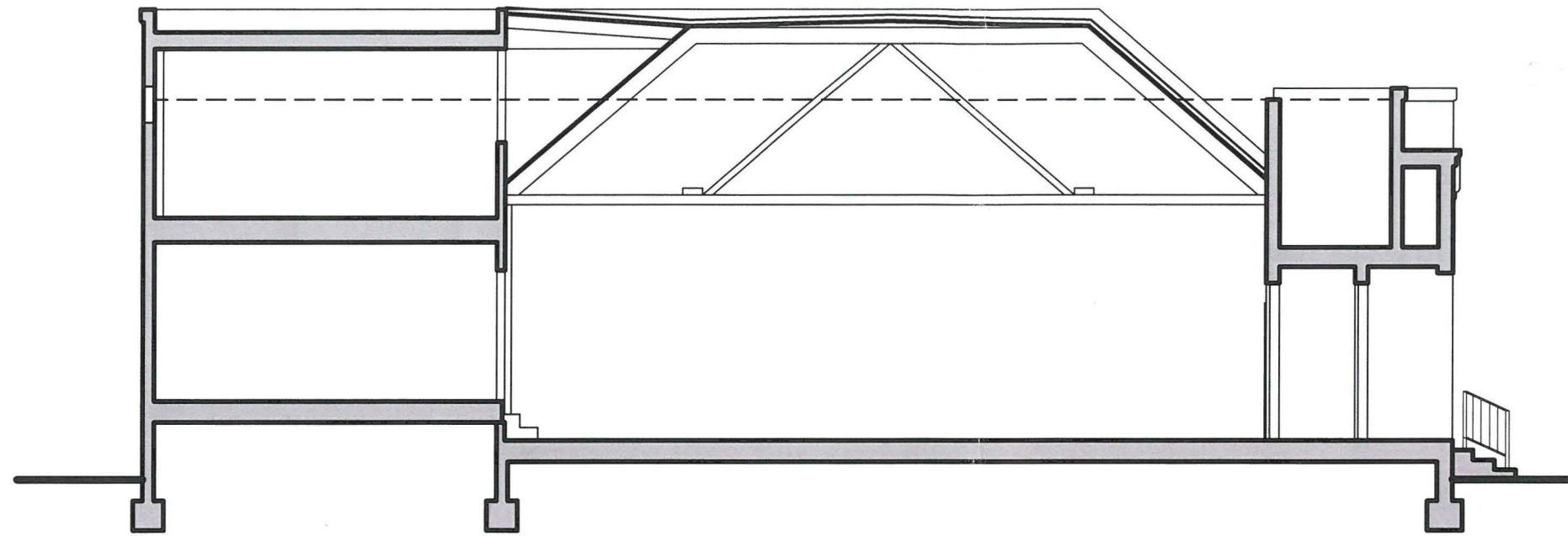
ELEVATIONS title
 10.09.2017 date
 1/8" = 1'-0" scale

A-2.33 page
 PROJECT # 17.03

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CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007



EXISTING BUILDING SECTION SCALE 1/8" = 1'-0"

2

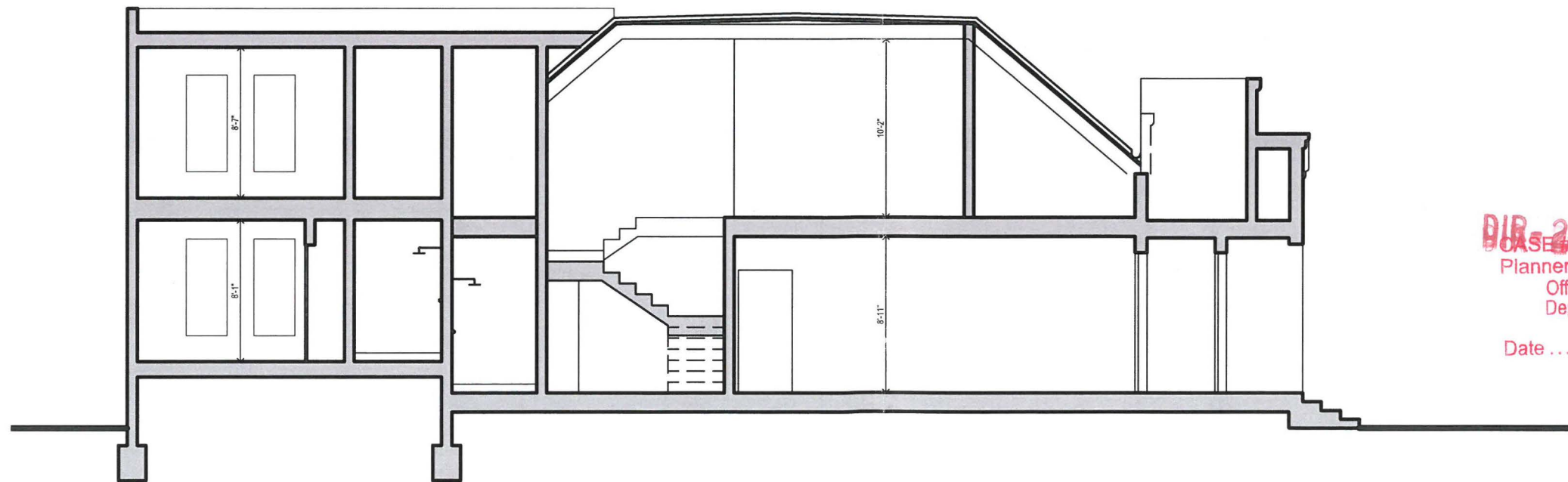


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DRB-2017-4072-COA-DRB-SPA WDI
CASE # 2017-4072-COA
Planner **Blair Smith**
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date **JUN 05 2018**

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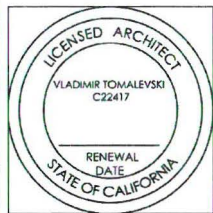
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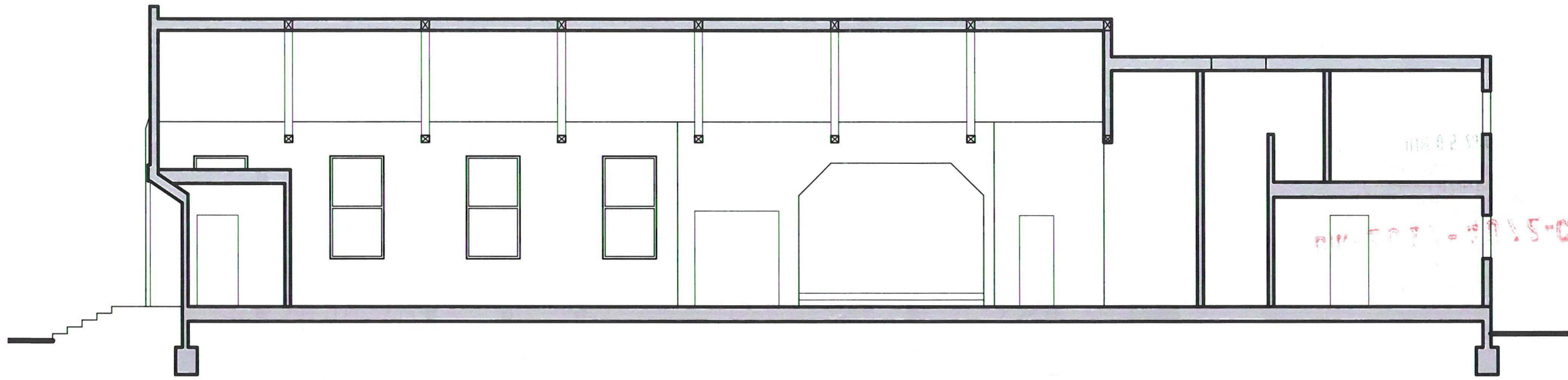
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01.19.2018 date
1/8" = 1'-0" scale

A-3.10

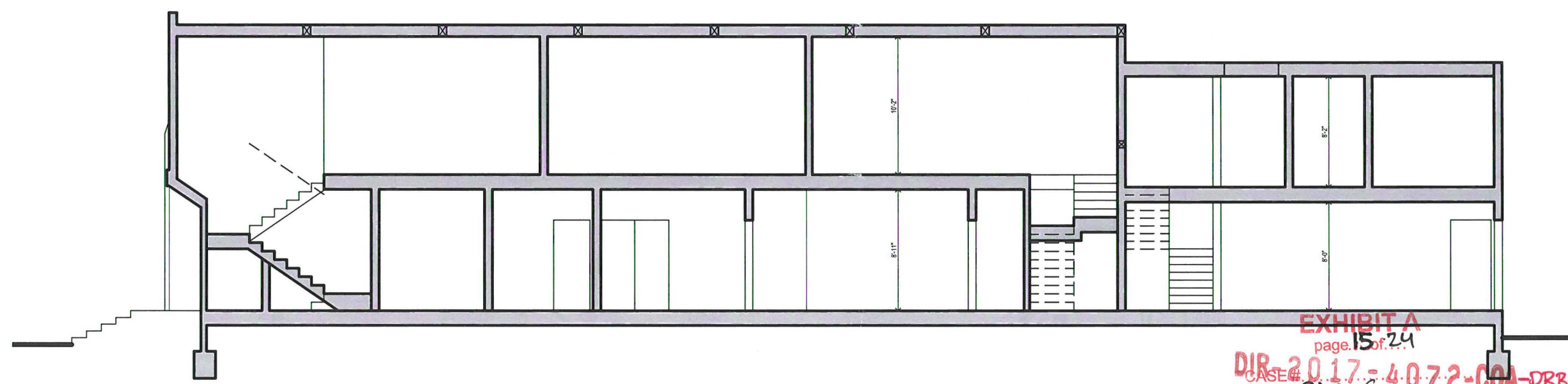
PROJECT # 17.03



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007



EXISTING BUILDING SECTION SCALE 1/8" = 1'-0" 2



PROPOSED BUILDING SECTION SCALE 1/8" = 1'-0" 1

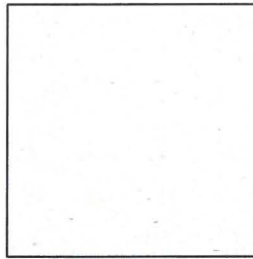
EXHIBIT A
page 15 of 24
DIR-2017-4072-00A-DRB-SPP-WLOS
Planner *Blair Smith*
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUN 05 2018

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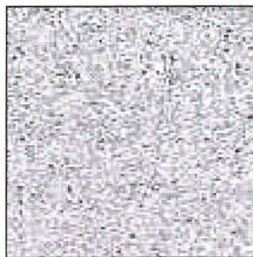
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01.19.2018	date
1/8" = 1'-0"	scale

A-3.20
page
PROJECT # 17.03

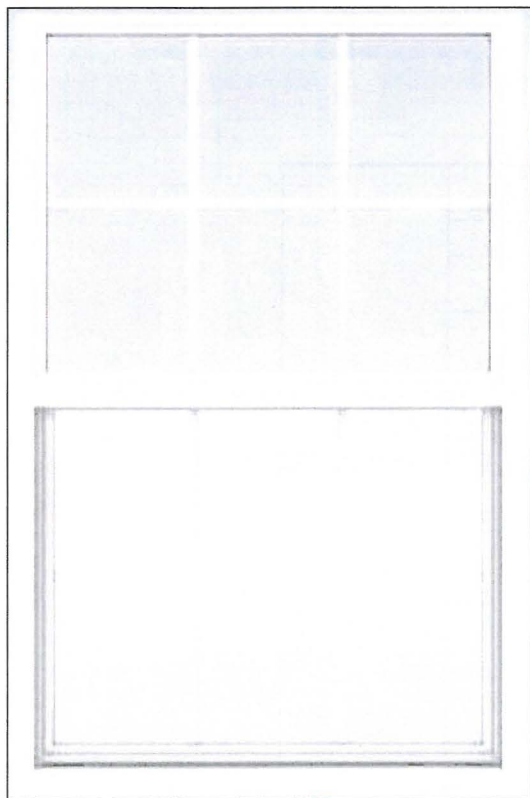
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STUCCO TO MATCH



MEMBRANE ROOFING



JELD-WEN PREMIUM ALUMINUM

EXTERIOR FINISHES

EF-1 Plaster (Smooth Trowel Finish)

- Manufacturer - Merlex
- Type - Polymer-modified base coat and anti-fracture membrane for smooth-troweled finishes
- Application - Hand Applied with embedded mesh (BaseX system)
- Finish - Santa Barbara (Smooth Troweled)
- Color - To Match Existing
- Note - Paint over plaster with color to match EF-3
- Note - See manufacturer's technical sheet for full specifications and application procedures
- Website - <http://www.merlex.com/index.htm>

EF-2 Paint Over Existing Plaster

- Manufacturer - Dunn Edwards
- Product - EVERSIELD | Exterior flat paint | EVSH10
- Primer - See manufacturers recommendations
- Color 1 - DE6225 Fossil (light)
- Color 2 - DE6369 Legendary Grey (dark)
- Website - <http://www.dunnedwards.com/>

EF-3 Low-Slope Membrane Roofing

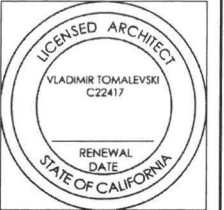
- Manufacturer - GAF
- Type - Liberty SBS Self-Adhering Roofing
- Application - "White"
- Website - <http://www.gaf.com/>

EF-4 Paint Over Guard Rail

- Type - Metal per structural details
- Installation - Top mounted per structural details
- Paint
 - Manufacturer - Dunn Edwards
 - Product - EVERSIELD | Exterior flat paint | EVSH10
 - Primer - See manufacturers recommendations
 - Color - DE6360 Foil
 - Website - <http://www.dunnedwards.com/>

EF-5 Aluminum Window

- Manufacturer - Jeld-Wen
- Type - Premium Aluminum Single or Double-Hung
- Color - "White"
- Website - <http://www.jeld-wen.com/>



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

EXHIBIT A
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 Blair Smith
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 JUN 05 2018

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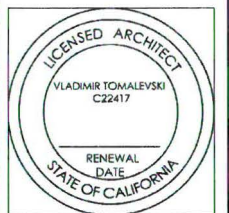
SPECIFICATIONS title
 10.09.2017 date
 1/16" = 1'-0" scale

SPECIFICATIONS N.T.S. 1

A-6.01 page
 PROJECT # 17.03

BUILDING 1 WINDOW SCHEDULE																	
FLOOR	UNIT	NUMBER	ROOM	DESCRIPTION	WIDTH	HEIGHT	MARK	FRAME	TEMPERED	EGRESS	MANUFACTURER	SERIES	FINISH	GLAZING	REMARKS	SCREENS	
1	1	1-101.A	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			YES							
		1-101.B	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			NO							
		1-102.A	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			YES							
		1-103.A	BATHROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			NO							
	1-104.A	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			YES								
	2	2-101.A	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			YES							
		2-101.B	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			NO							
		2-102.A	BATHROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			NO							
		2-103.A	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			YES							
	2-104.A	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			YES								
	3	3-103.A	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			YES							
		3-104.A	BEDROOM	DOUBLE-HUNG	3'-11"	7'-6"	A			YES							
		3-105.A	BEDROOM	DOUBLE-HUNG	2'-6"	5'-0"	B			YES							
	3	3-105.B	BEDROOM	DOUBLE-HUNG	2'-6"	5'-0"	B			NO							
		4-100.A	ENTRY	DOUBLE-HUNG	2'-6"	5'-0"	B			NO							
	4	4-102.A	BEDROOM	DOUBLE-HUNG	2'-6"	5'-0"	B			YES							
		4-102.B	BEDROOM	DOUBLE-HUNG	2'-6"	5'-0"	B			NO							
		4-103.A	BATHROOM	DOUBLE-HUNG	2'-6"	5'-0"	B			NO							
		5-100.A	ENTRY	DOUBLE-HUNG	2'-6"	5'-0"	B			NO							
	5	5-102.A	BEDROOM	DOUBLE-HUNG	2'-6"	5'-0"	B			YES							
		5-102.B	BEDROOM	DOUBLE-HUNG	2'-6"	5'-0"	B			NO							
	6	6-100.A	ENTRY	DOUBLE-HUNG	2'-6"	5'-0"	B			NO							
		6-102.A	BEDROOM	SLIDER	4'-0"	3'-2"	D			YES							
	7	7-102.A	KITCHEN	SLIDER	4'-0"	3'-2"	D			NO							
		7-103.A	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			YES							
		7-103.B	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			NO							
	2	4	4-201.A	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			YES						
			4-201.B	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			NO						
4-204.A			BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			YES							
4-204.B			BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			NO							
5	5-201.A	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			YES								
	5-204.A	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			YES								
	5-204.B	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			NO								
6	6-201.A	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			YES								
	6-203.A	BEDROOM	SLIDER	4'-0"	3'-2"	D			YES								
7	7-201.A	BEDROOM	SLIDER	4'-0"	3'-2"	D			YES								
	7-204.A	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			YES								
	7-204.B	BEDROOM	SINGLE-HUNG	2'-6"	5'-0"	C			NO								

11/18/18
 1276 W 29TH STREET
 LOS ANGELES, CA 90007
 #215-COV-18



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

- NOTE: JUSTIFY ALL DOORS AND WINDOWS TO ALIGN AT HEADER (U.O.N.)
- NOTE: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING OR FABRICATING ANY MATERIALS
- NOTE: ALL WINDOWS DRAWN FROM EXTERIOR
- NOTE: WINDOW MANUFACTURER - JEN-WELD ALUMINUM OR EQUIVALENT
- NOTE: VERIFY TITLE-24 REQUIREMENTS PRIOR TO ORDERING OR FABRICATING WINDOWS
- NOTE: GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.3(6)), WITHIN 18" OF FLOOR, WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.3(5)), OR WITHIN 5' OF STAIRS AND STAIR LANDINGS (CBC 2406.3(10)) SHALL BE TEMPERED.
- NOTE: ALL WINDOWS TO BE TEMPERED WHEN LOCATED IN A HIGH FIRE SEVERITY ZONE

NOTE: EGRESS WINDOW DIAGRAM
 EGRESS FROM SLEEPING ROOMS. MIN.- 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT MIN AREA (5.0 SQ FT AT GRADE LEVEL) & 44" MAX TO SILL. (R310.1)

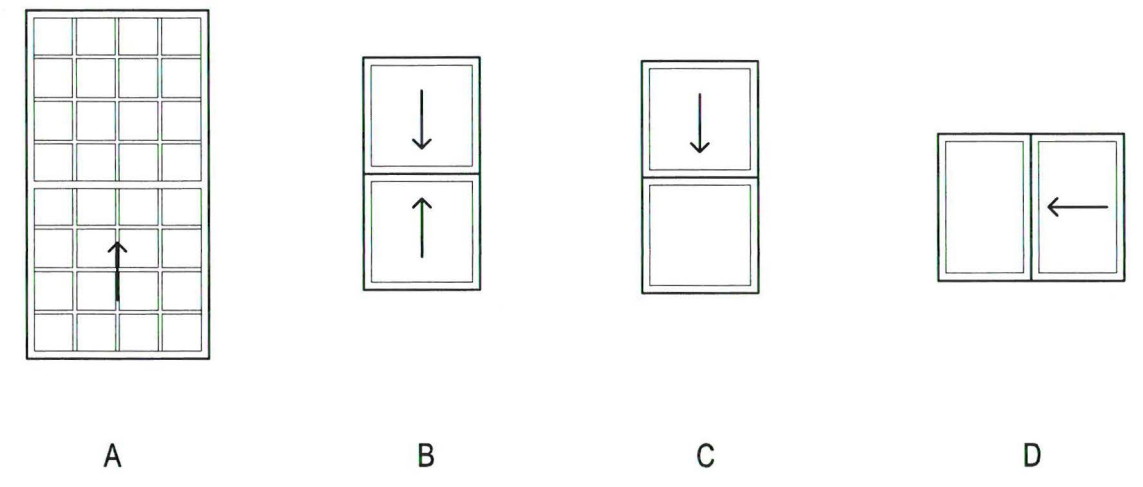
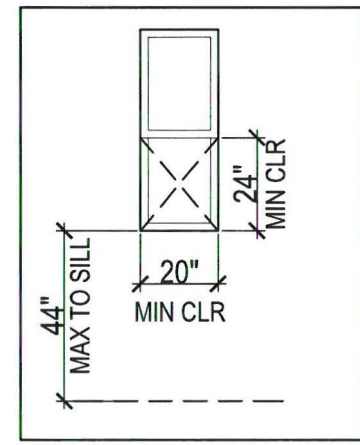


EXHIBIT A
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 DIR-2017-4072-COA
 CASE #
 Planner: Blair Smith
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 Date: JUN 05 2018

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ORR-SPR-WIDE
 SCHEDULES title
 01.19.2018 date
 1/16" = 1'-0" scale
A-6.10 page
 PROJECT # 17.03

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BUILDING 1 DOOR SCHEDULE																				
FLOOR	UNIT	NUMBER	ROOM	DESCRIPTION	WIDTH	HEIGHT	MARK	FRAME	TEMPERED	EGRESS	MANUFACTURER	SERIES	FINISH	GLAZING	REMARKS	SCREENS	LOCK FUNCTION			
1	1	1-100.1	ENTRY																	
		1-101.1	BEDROOM	INTERIOR - SOLID-CORE - FLUSH				PRE-HUNG	NO	NO										
		1-102.1	BEDROOM	INTERIOR - SOLID-CORE																
		1-103.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		1-104.1	BEDROOM	INTERIOR - SOLID-CORE																
		1-105.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
	2	2	2-100.1	ENTRY																
			2-101.1	BEDROOM	INTERIOR - SOLID-CORE															
			2-102.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB							
			2-103.1	BEDROOM	INTERIOR - SOLID-CORE															
			2-104.1	BEDROOM	INTERIOR - SOLID-CORE															
			2-105.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB							
	3	3	3-100.1	ENTRY																
			3-101.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB							
			3-102.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB							
			3-103.1	BEDROOM	INTERIOR - SOLID-CORE															
			3-104.1	BEDROOM	INTERIOR - SOLID-CORE															
			3-105.1	BEDROOM	INTERIOR - SOLID-CORE															
	4	4	4-100.1	ENTRY																
			4-101.1	BEDROOM	INTERIOR - SOLID-CORE	3'-0"	7'-0"													
			4-102.1	BEDROOM	INTERIOR - SOLID-CORE															
			4-103.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB							
			4-104.1	BEDROOM	INTERIOR - SOLID-CORE															
			4-105.1	BEDROOM	INTERIOR - SOLID-CORE															
	5	5	5-100.1	ENTRY																
			5-101.1	BEDROOM	INTERIOR - SOLID-CORE															
			5-102.1	BEDROOM	INTERIOR - SOLID-CORE															
			5-103.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB							
			5-104.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB							
			5-105.1	BEDROOM	INTERIOR - SOLID-CORE															
	6	6	6-100.1	ENTRY																
			6-101.1	BEDROOM	INTERIOR - SOLID-CORE	3'-0"	7'-0"													
			6-102.1	BEDROOM	INTERIOR - SOLID-CORE															
			6-103.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB							
			6-104.1	BEDROOM	INTERIOR - SOLID-CORE															
			6-105.1	BEDROOM	INTERIOR - SOLID-CORE															
7	7	7-100.1	ENTRY																	
		7-101.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		7-102.1	BEDROOM	INTERIOR - SOLID-CORE																
		7-103.1	BEDROOM	INTERIOR - SOLID-CORE																
		7-104.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		7-105.1	BEDROOM	INTERIOR - SOLID-CORE																
2	1	1-201.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG			TMCOBB									
		1-202.1	CLOSET	INTERIOR - SOLID-CORE																
		2-201.1	BATHROOM	INTERIOR - SOLID-CORE																
		2-202.1	CLOSET	INTERIOR - SOLID-CORE																
		3-201.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		4-201.1	BEDROOM	INTERIOR - SOLID-CORE																
		4-202.1	CLOSET	INTERIOR - SOLID-CORE																
		4-203.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		4-204.1	BEDROOM	INTERIOR - SOLID-CORE																
		4-205.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		4-206.1	CLOSET	INTERIOR - SOLID-CORE																
		5-201.1	BEDROOM	INTERIOR - SOLID-CORE																
		5-202.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		5-203.1	CLOSET	INTERIOR - SOLID-CORE																
		5-204.1	BEDROOM	INTERIOR - SOLID-CORE																
		5-205.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		6-201.1	BEDROOM	INTERIOR - SOLID-CORE																
		6-202.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
		6-203.1	BEDROOM	INTERIOR - SOLID-CORE																
		6-204.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB								
7-201.1	BEDROOM	INTERIOR - SOLID-CORE																		
7-203.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB										
7-204.1	BEDROOM	INTERIOR - SOLID-CORE																		
7-205.1	BATHROOM	INTERIOR - SOLID-CORE	2'-8"	6'-8"		PRE-HUNG				TMCOBB										

NOTE: JUSTIFY ALL DOORS AND WINDOWS TO ALIGN AT HEADER

NOTE: ALL DOORS DRAWN FROM PUSH SIDE (U.O.N.)

NOTE: ALL PAINT TO BE DUNN EDWARDS, BENJAMIN MORE OR EQUIVALENT - low V.O.C.

NOTE: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING OR FABRICATING ANY MATERIALS

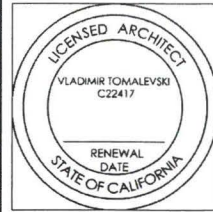
NOTE: GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.4(6)), WITHIN 18" OF FLOOR, WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.4(5)), OR WITHIN 5' OF STAIRS AND STAIR LANDINGS (CBC 2406.4(10)) SHALL BE TEMPERED.

NOTE: ALL EXTERIOR DOORS TO BE WEATHER TIGHT

LOCK FUNCTION LEGEND

FUNCTION 1	EXTERIOR DOOR LOCK
FUNCTION 2	BATH / BEDROOM PRIVACY LOCK
FUNCTION 3	PASSAGE LATCH

EXHIBIT A
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 City of Los Angeles
 Date JUN 05 2018



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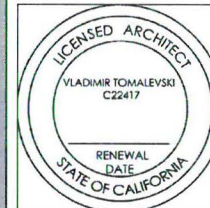
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SCHEDULES
 10.09.2017
 1/16" = 1'-0"

DOOR SCHEDULE N.T.S.

1

A-6.11



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

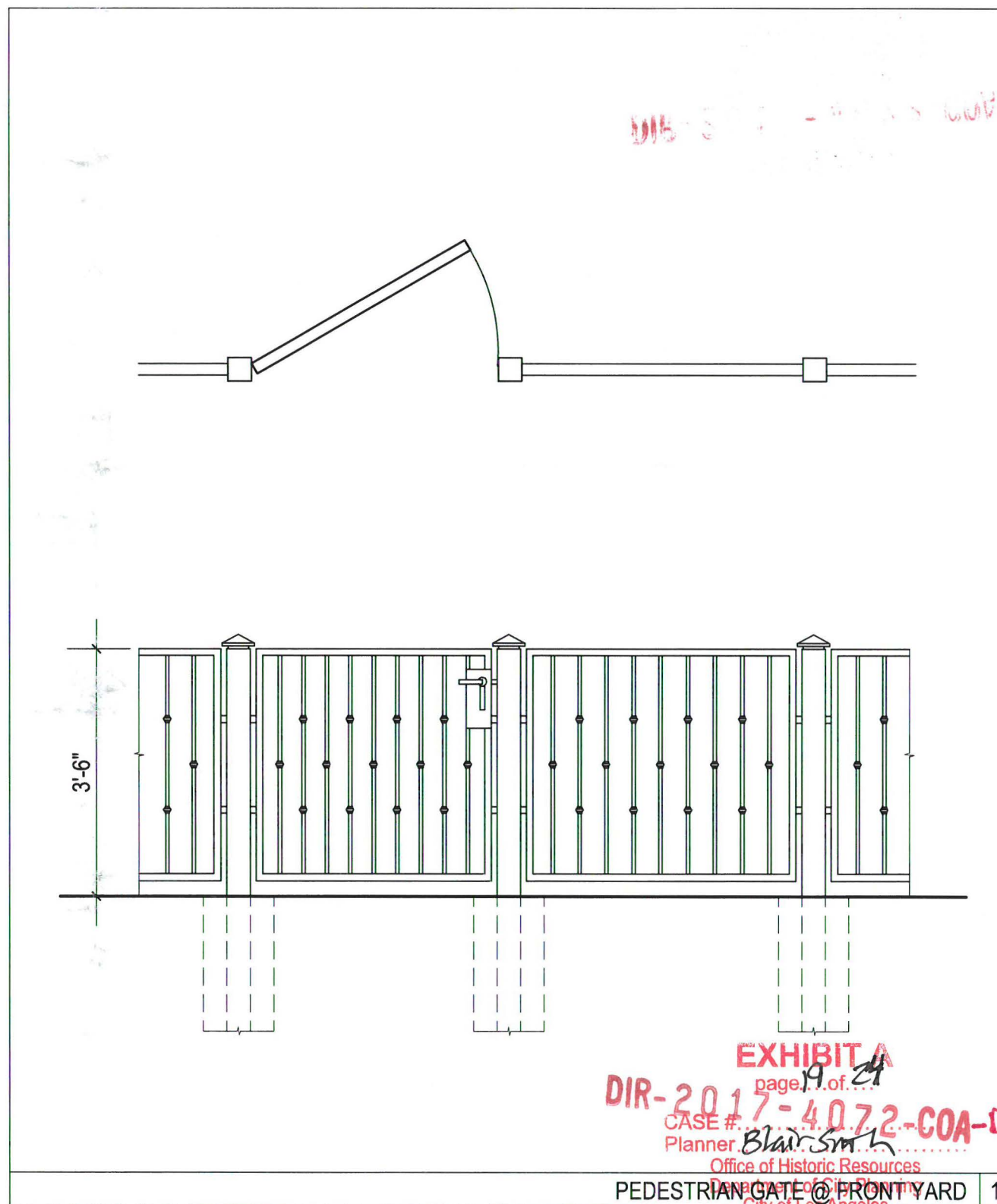


EXHIBIT A
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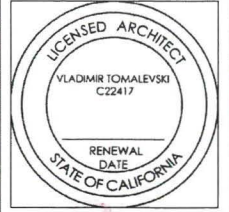
PEDESTRIAN GATE @ FRONT YARD 1

DETAILS SCALE 1/16" = 1'-0" 1

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DETAILS title
01.19.2018 date
1/16" = 1'-0" scale

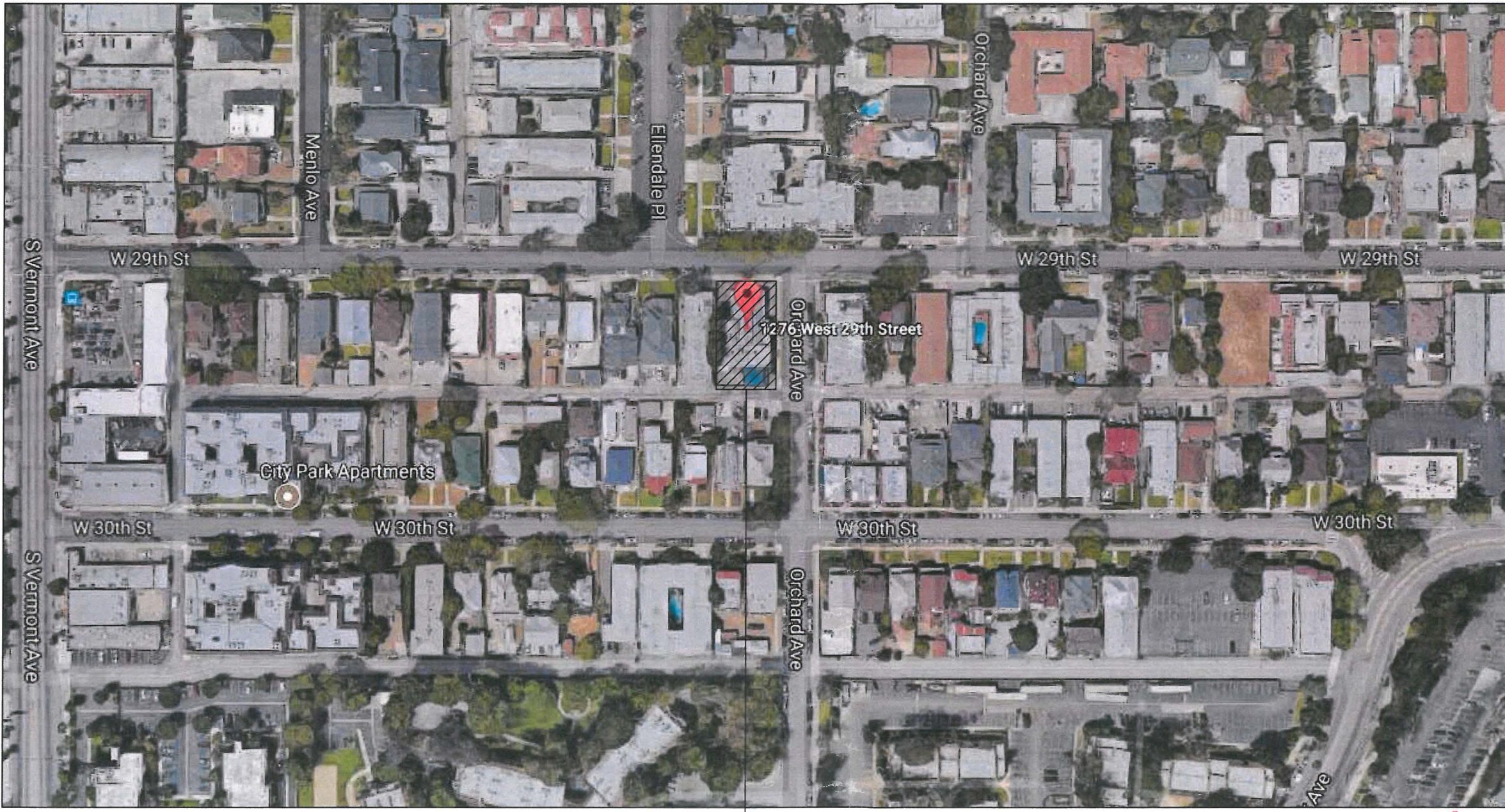
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PROJECT # 17.03



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

L+V architects inc.
 2332 Colner Ave., Suite 303
 West Los Angeles, CA 90064
 t: 310. 914. 5577; f: 310. 914. 5578

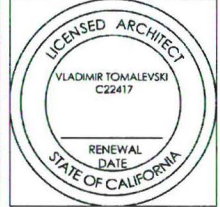
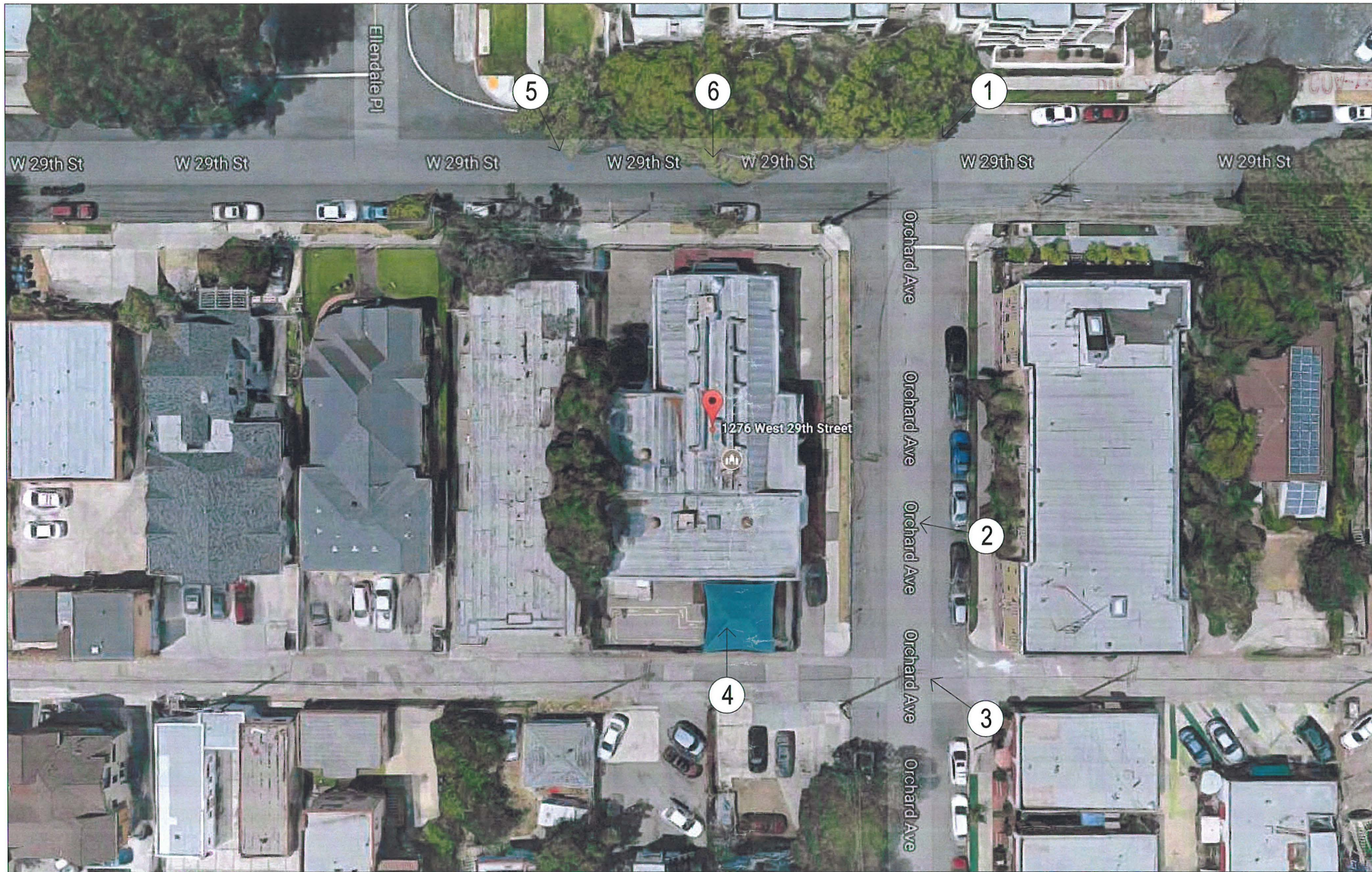
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PROJECT # 17.03	



PROJECT SITE

EXHIBIT A
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 CASE # **DIR-2017-4072-COA-DRB-SPP-WDI**
 Planner **Blair Smith**
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 Date **JUN 05 2018**

AERIAL PHOTO OF AREA SCALE 1/8" = 1'-0" 1



CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007

EXHIBIT A
 part of 2.4
 CAS# 2.7-1-0-7.2-COA-DRB-
 SPA-W02

Planner: *B. [unclear]*
 Office of Public Resources
 Department of City Planning
 City of Los Angeles
 Date: JUN 05 2018

INDEX MAP
 10.09.2017
 NO SCALE
 scale

AERIAL PHOTO OF AREA SCALE 1/8" = 1'-0"

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RENDER 2 | 4



RENDER 1 | 2



PICTURE 2 | 3



PICTURE 1 | 1

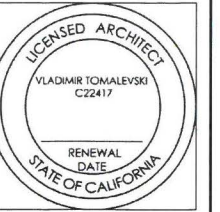
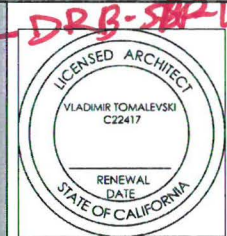


EXHIBIT CHURCH CONVERSION TO 7-UNIT APARTMENT
1276 W 29TH STREET
LOS ANGELES, CA 90007
DIR-17-4072-COA-DRB
Blair Smith
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Department of City Planning
City of Los Angeles
Date JUN 05 2018

IMAGES title
10.09.2017 date
1/8" = 1'-0" scale

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PROJECT # 17.03

Planner Blair Smith
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUN 05 2018



RENDER 4 4



RENDER 3 2



PICTURE 4 3



EXHIBIT A
page of
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date

PICTURE 3 1

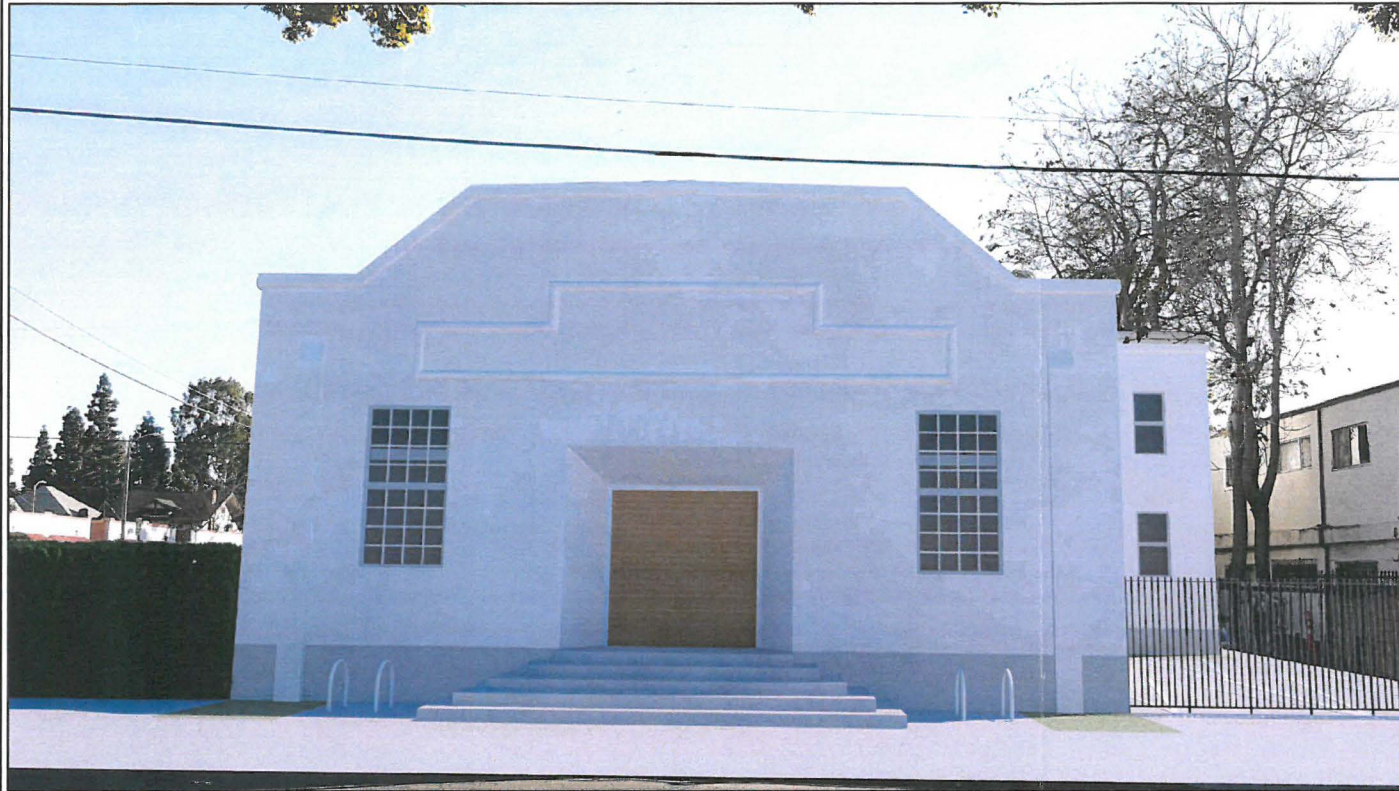
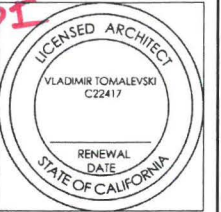
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IMAGES title
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PROJECT # 17.03

CASE # DIR-2017-4072-COA-DRB-SAP-WPI
Planner Blair Smith
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUN 05 2017



RENDER 6 4

RENDER 5 2



PICTURE 6 3

PICTURE 5 1

CHURCH CONVERSION TO 7-UNIT APARTMENT
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PROJECT # 17.03

EXHIBIT E: Specific Plan

NORTH UNIVERSITY PARK

Specific Plan

Ordinance No. 158,194
Effective September 19, 1983



Specific Plan Procedures
Amended by Ordinance No. 173,455

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- C. Definitions
- D. Design Review
- E. Application of Requirements
- F. Land Use Regulations
- G. Termination of Provisions of the Plan
- H. Jurisdiction
- I. Owner Acknowledgment of Limitations

Credits

NORTH UNIVERSITY PARK SPECIFIC PLAN

An Ordinance establishing a Specific Plan, known as the North University Park Specific Plan, for a portion of the South Central Los Angeles Community Plan Area.

WHEREAS, the South Central Los Angeles Community Plan proposes a Specific Plan for the Exposition Park/University of Southern California area to consider the unique characteristics of the area, the specific cultural needs of the population and the economic potential of the area; and

WHEREAS, the purpose of such Specific Plan is to designate qualitative and quantitative standards to regulate floor area ratios, the use of land and buildings, height and bulk of buildings, architectural and landscape treatment, signs, and vehicular and pedestrian circulation; and

WHEREAS, North University Park, a portion of the larger Exposition Park/University of Southern California area, is characterized by homes of historic and architectural interest and importance; and

WHEREAS, there has been noticeable interest in developing lots within such North University Park Area and the nature of such development and the social and economic factors related to such development cannot be properly managed within the existing controls and regulations of such Community Plan; and

WHEREAS, certain lots contained within such North University Park Area require rezoning in order to permit development in substantial conformity with the previously adopted South Central Los Angeles Community Plan; and

WHEREAS, in order to assure that such development proceeds in compliance with the South Central Los Angeles Community Plan, it is necessary to adopt the following North University Park Specific Plan;

NOW THEREFORE:

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1.

ESTABLISHMENT OF THE NORTH UNIVERSITY PARK SPECIFIC PLAN AND MAP OF PLAN AREA

The City Council hereby establishes the North University Park Specific Plan which shall be applicable to that area of the City of Los Angeles shown within heavy black lines on the map in this Specific Plan.

Section 2.

The following regulations shall apply to lots within the North University Park Specific Plan Area.

A. PURPOSES

1. Protect and enhance the buildings, structures, sites and areas which are reminders of the City's history or unique and irreplaceable assets to the City and the North University Park neighborhood or worthy examples of past architectural styles; and
2. Develop and maintain the appropriate setting and environment to preserve the aforementioned structures, sites and areas; and
3. Enhance property values, stabilize the North University Park neighborhood, render property eligible for financial benefits, and promote tourist trade and interest; and
4. Foster public appreciation of the beauty of the City and the accomplishments of its past as reflected through its structures, sites and areas; and
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of the City's history; and
6. Promote development which is compatible with the architectural character of the early growth of North University Park between the years 1870 and 1941; and
7. Promote, under appropriate conditions, limited commercial and business uses in the residential portions of North University Park.

B. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

1. The regulations set forth in this ordinance are in addition to those set forth in the other provisions of the Los Angeles Municipal Code (LAMC) and do not convey any rights or privileges not otherwise granted under such other provisions and procedures except as specifically provided for herein.
2. Wherever this Specific Plan contains provisions which differ from, or conflict with, provisions contained elsewhere in Chapter I of the LAMC, the Specific Plan shall prevail and supersede the other applicable provisions. Procedures for the granting of exceptions to the requirements of this Section are established in Section 11.5.7 D of Chapter I of the LAMC. An application pursuant to Section 11.5.7 D does not require any additional application pursuant to the provisions of Sections 12.24, 12.27 and 12.32 of the LAMC. In the event an application pursuant to Section 11.5.7 D is denied, the procedures contained in Sections 12.24, 12.27 and 12.32 of the LAMC are applicable unless otherwise explicitly superseded by this Specific Plan.

C. DEFINITIONS

For the purpose of this Specific Plan, the following words and phrases are defined:

Alteration: Any exterior change or modification of a structure or site within the Plan Area.

Architectural: Anything pertaining to the science, art or profession of designing and constructing buildings.

Architectural Style: One or a combination of the following architectural styles, as referenced in Section II of the Survey Guide, Bureau of Engineering, 1980, which existed in the Specific Plan area prior to January 1, 1941.

<u>No.</u>	<u>Style</u>
4	Italianate
5	Gothic Revival
6	Eastlake
7	Queen Anne
8	French Second Empire
9	Colonial Revival
10	Chateausque
11	Mission Revival
12	Craftsman
13	Tudor Revival

Certificate of Appropriateness: An approved certificate issued for the change in occupancy, construction, demolition, alteration, removal or relocation of any structure within the Plan Area.

Change in Occupancy: A change in the use of a building or land as approved by the Department of Building and Safety through the issuance of a Certificate of Occupancy.

Cultural: Anything pertaining to the concepts, skills, habits, arts, instruments or institutions of the people at a given point in time.

Design Review Board: A committee which reviews and makes recommendations to the Planning Commission concerning any application for building permit for a project within the Plan Area.

Facade: The exterior portion of a building or structure.

Historic: Any structure or site which depicts, represents or is associated with persons or phenomena which significantly affect or which have significantly affected the functional activities, heritage, growth or development of this City, State or Nation.

Landmark: Any structure or site designated on the City, State or National Register list of historical or cultural monuments.

Map: The map contained in this Specific Plan.

Owner: Any person, association, partnership, firm, corporation or public entity holding any title onto any property within the Plan Area as shown on the records of the City Clerk or on the last assessment roll of the County of Los Angeles, as applicable.

Plan: The North University Park Specific Plan as set forth herein.

Plan Area: The area shown within heavy black lines on the map in this Specific Plan.

Preserve: The protection, refurbishment and maintenance of a building structure, feature or site in a condition representative of its original condition or of a condition, style or representation of a particular period in history.

Relocated Building: A structure constructed prior to January 1, 1941 and relocated to a site within the Plan Area.

Sign: Any display, board, screen, object or part thereof used to announce, declare, demonstrate, display, identify or otherwise advertise and attract the attention of the public, including signs identifying services or products available on the premises or identifying the occupant or premises.

West Adams Gardens: The lots on both sides of a private street commonly known as West Adams Gardens and located between Adams Boulevard and 27th Street.

D. DESIGN REVIEW [Design Review Board Procedures Amended by Ordinance No. 171,128](#)



1. **Purpose.** To provide residents of the Plan Area, historic preservation organizations and other persons and groups interested in the historic preservation of the Plan area an opportunity to advise the Department of City Planning concerning the compatibility of proposed construction, demolition or relocation projects with the historic and cultural character of the Plan Area.
2. **Establishment and Composition.** There is hereby established within the Plan area the North University Park Design Review Board, hereafter known as the Board. The Board shall consist of five members. At least three members shall reside in the Plan Area, at least two members shall be members of one or more historic preservation organizations, and at least two members shall be architects or landscape architects licensed by the State of California. Wherever possible, members of the Board shall reside in the Plan Area; shall be members of an historic preservation organization located within or outside of the Plan Area; shall have professional experience in architecture, landscape architecture, architectural history, design or planning; or shall be the owners or occupants of a designated City, State or National Register landmark within the Plan Area. All members shall have demonstrated a knowledge of, and interest in, the culture, structures, sites, features, and historic preservation in the Plan Area.

3. **Quorum.** The presence of three members shall constitute a quorum.
4. **Term of Membership.** Members of the Board shall serve for a term of five years, except that initial appointments of members shall be staggered so that one term becomes vacant each successive year. The term of each member appointed to a full term shall be five years. No person shall serve more than ten years as a member of the Board.
5. **Appointment of Members.** The members shall be appointed by the Councilperson(s) of the Councilmanic District(s) in which the Plan Area is located. Prior to making appointments of new members to the Board, the Councilperson(s) shall request written recommendations from at least three organizations which are active in historic preservation within the City of Los Angeles.
6. **Vacancies.** In the event of a vacancy occurring during the term of a member of the Board, the same official, or successor of the official, who appointed the member shall make an interim appointment of a person to fill out the unexpired term of the member. Where the member is required to have specified qualifications, the vacancy shall be filled for the unexpired term of the member by the interim appointment of a person having such required qualifications.
7. **Expiration of Term.** Upon expiration of a term for any member of the Board, the appointment for the next succeeding term shall be made by the same official, or successor of the official, who made the previous appointment. Where the member is required to have specified qualifications, the expired term shall be filled by the appointment of a person having such required qualifications.
8. **Powers and Duties.** When considering any matter under its jurisdiction, the Board shall have the following powers and duties. The Board shall evaluate all applications for a Certificate of Appropriateness within the Plan Area and make recommendations thereon to the City Planning Commission pursuant to this Specific Plan.

E. APPLICATION OF REQUIREMENTS

A change in occupancy, construction, alteration, relocation or removal of a building, natural feature or site, or any combination thereof within the Plan Area shall comply with the Section 12.20.3, Subsections F through N of the LAMC except that:

1. The term Board shall be substituted for the term Association in such provisions.

2. **Delegation of Commission Authority.** The City Planning Commission may authorize the Director of Planning to approve, conditionally approve or disapprove an application for a Certificate of Appropriateness pursuant to this Specific Plan.

F. LAND USE REGULATIONS

1. General Provisions.

- a. **Zone Redesignations.** The Zoning Map incorporated in the LAMC by Section 12.04 is hereby amended by changing the zone and zone boundaries shown thereon so that such portion of the Zoning Map shall be as designated on the map contained in this Specific Plan.
- b. **Certificate of Appropriateness.**
 - 1) Purpose. To assure that any change made to a Facade of an existing, relocated or a new building or structure is compatible with the Architectural Styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation and retention of architecturally unique structures.
 - 2) A Certificate of Appropriateness shall be required for the alteration of a Facade, construction, demolition, or removal of any building located within the Plan Area; the relocation of any building within or to the Plan Area or the conversion of any building within the Plan Area to a condominium, cooperative or restaurant use.
 - 3) Where the Facade of a structure is altered without authorization, the owner shall be required to secure a Certificate of Appropriateness for such alteration. The Certificate of Appropriateness may require that the subject alterations be modified to comply with the provisions of this Specific Plan.
- c. **Residential Conversion Projects.** A residential conversion project shall be subject to the provisions of Section 12.95.2 of the LAMC, provided that where such a residential conversion project includes or converts a unit or units which legally existed prior to such conversion, no additional parking shall be required for such legally existing unit or units and the parking requirements of Section 12.95.2 of the LAMC shall apply only to a new unit or units, and shall satisfy the following conditions:
 - 1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural style and condition, or, where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.

- 2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.
- 3) Where additional on-site parking is provided in conjunction with such a conversion, the parking shall not be visible from any adjoining street and any structure constructed for the parking shall not alter or obscure the Facade of the converted structure.
- 4) Notification of the Exclusive Right to Lease. The applicant shall give each tenant of any proposed residential conversion project written notice of an exclusive right to contract for the lease of the dwelling unit occupied by the tenant for a period of five years from the date the lease is finalized. The right shall run for a period of not less than 90 days from the issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Professions Code, unless the applicant receives prior written notice of the tenant's intention not to exercise such right.

Where two or more units are combined pursuant to conditions of tentative map or preliminary map approval, the notice required by this Paragraph shall be given to all tenants of the combined units and priority among tenants shall be determined in an equitable manner. A tenant who is prevented from leasing the unit in which the tenant resides due to combination of units shall be given the right of first refusal of a lease with respect to the comparable unit in the same residential conversion project, to the extent possible.

The maximum rent plus any rent increases set forth in the lease agreement shall comply with the provisions of the City Rent Stabilization Ordinance, Chapter IV of the LAMC.

- d. **Demolition.** A structure constructed prior to January 1, 1941 shall not be relocated or demolished to provide a parking lot or any other non-residential use incidental to a restaurant except as provided by Subsection F 1 (g) of this Specific Plan.
- e. **Fences.** Notwithstanding any provision of the LAMC to the contrary, fences are permitted in any front or side yard setback within the Plan Area so long as the following conditions are satisfied. Fences, other than open wrought iron, shall be screened from the pedestrian level of any adjoining lot or street by landscaping such as pyracantha, natal plum, Texas ligustrum, raphiolepis or tecomaria capensis. Such landscaping shall be watered by an automatic sprinkler system.

- f. **Use, Home Occupational Uses.** In addition to the uses permitted by the LAMC for zones within the Plan Area, the following home occupation uses shall be permitted in single-family or two-family dwellings: accounting office, advertising agency office, architect's office, art studio, attorney's office, chimney sweep's office, clock repair studio, clothing design studio, drafting technician's office, financial consultant's office, insurance agent or broker's office, interior decorator or designer's studio, investment counselor's office, landscape architect's office, management consultant's office, photographer's studio, planning consultant's office, real estate or property manager's office, stained glass designer's studio, office of a tutor, or urban design consultant's office, or other similar uses provided that:
- 1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural style and condition, or where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.
 - 2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.
 - 3) Only one home occupation is permitted per dwelling unit.
 - 4) The home occupation use is conducted within the dwelling unit.
 - 5) The home occupation is conducted by the owner-occupant, renter-occupant or lessee-occupant of the dwelling in which the business is located, and not more than one additional employee.
 - 6) The only sign or nameplate used to identify the business is one identification nameplate which shall not exceed 12 inches by 6 inches in area.
 - 7) The home occupation use does not generate noise, odors, glare, fire or explosion nuisance or hazard to the dwelling unit or adjoining lots.
 - 8) The home occupation use complies with the City Clerk Tax and Permit provisions of the LAMC.
- g. **Use, Restaurant.** Notwithstanding any provision of the Municipal Code to the contrary, restaurant use shall be permitted in single-family dwellings, duplexes and multi-family dwellings fronting on Hoover Street and Adams Boulevard within the Plan Area provided that:
- 1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural

style and condition, or, where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.

- 2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.
- 3) The primary use of such a restaurant use is for sitdown service to patrons.
- 4) The total dining area of a restaurant use is a minimum of 350 square feet with at least 15 square feet per customer.
- 5) No separate cocktail lounge or bar is located on the premises.
- 6) All access is restricted to Hoover Street, Adams Boulevard or a street or alley adjoining the lot on which the restaurant is or will be located, subject to the approval of the Department of Transportation. Said alley or street must be fully dedicated and improved, to the satisfaction of the City Engineer, from the subject lot or lots to the nearest available street. A verification of such approval shall be noted on the building permit by the Bureau of Engineering.
- 7) Live entertainment for such a restaurant use is limited to no more than two persons and one unamplified instrument and no amplification is used in conjunction with such entertainment.
- 8) There shall be at least one automobile parking space for each 75 square feet indoor or outdoor dining area,
 - i) Except that for pre-1941 structures, the Director of Planning may reduce parking pursuant to Section 12.21 A of the LAMC providing the Director finds that parking as required by this Specific Plan would create an undue hardship for the operator of the restaurant due to configuration of the lot or configuration of development on the lot.
 - ii) The fee for an application for such reduction shall be the same as for a plan approval for a conditional use pursuant to Section 19.01 C of the LAMC.
- 9) Off-site parking is not on a public street and is located within 750 feet of the lot on which the restaurant building is located, subject to the provisions of Section 12.26 E 5 of the LAMC and may be located in a residential zone.

- 10) Notwithstanding any provision of the LAMC to the contrary, any on-site or off-site parking shall be screened from view from any street adjacent to such parking by a minimum 4-foot high fence complying with the landscaping requirements outlined in Subsection F 1 (e) hereof. Such landscaping shall be watered by an automatic sprinkler system.
 - 11) The only sign or nameplate used to identify the business is one identification nameplate which shall not exceed 18 inches by 24 inches in area shall be attached to the building and may be exhibited only along the highway frontage of the restaurant.
 - 12) Outdoor seating:
 - i) is screened from view from the adjoining streets and adjacent lots; and
 - ii) is in keeping with the facade of the building in which the restaurant is located; and
 - iii) does not exceed 20 percent of the total seating of the restaurant.
 - 13) Hours of indoor operation are limited to between the hours of 6 a.m. and 2 a.m. and the hours of outdoor operation are limited to between 11:30 a.m. and 10:30 p.m.
 - 14) Where the restaurant is located in a multiple residential building:
 - i) Restaurant patrons shall not have access to the residential portions of the building or to facilities accessory to those residential uses including but not limited to recreation, parking, lounge and laundry facilities.
 - ii) Entry to the restaurant shall be separated from entry to the residential portion of the building.
 - iii) Noise and odors from the restaurant shall not be a disturbance to the tenants when they are within their dwellings in the building, or to tenants of adjacent properties.
 - 15) The restaurant complies with the City Clerk Tax and Permit provisions of the LAMC.
- h. **Yards.** Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, all front yards in the Plan Area shall average the depth of all front yards on the block frontage in which the property is located.

- i. **Sidewalks.** Whenever an applicant is required to replace or construct a sidewalk as a requirement of the permit approval, said sidewalk shall have a diamond pattern to match the original pattern of sidewalks in the area and shall be constructed to the satisfaction of the Bureau of Engineering.
- 2. **RD1.5 Restricted Density Multiple Dwelling Zone.** Properties designated on the Plan Map as within an RD1.5 Zone shall conform to Section 12.09.1 of the LAMC, except:
 - a. The Facade of any new dwelling unit or units constructed on or relocated to any lot shall reflect an architectural style as defined herein.
 - b. A Certificate of Appropriateness shall be obtained for any new or relocated dwelling unit in accordance with the provisions of this Specific Plan.
- 3. **West Adams Gardens.** Properties fronting on West Adams Gardens shall conform with the RD1.5 Zone provisions of this Specific Plan, except:
 - a. Structures and Facades shall be limited to the existing architectural style, yards, height, color, bulk and density now existing along the West Adams Gardens frontages.
 - b. On-site parking shall not be permitted within five feet of any dwelling unit.

G. TERMINATION OF PROVISIONS OF THE PLAN

Upon the effectuation of a Historic Preservation Overlay Zone for all or a portion of the Plan Area, the provisions of the Specific Plan shall terminate for that portion of the Plan Area not included within said Historic Preservation Overlay Zone.

H. JURISDICTION

The provisions of this Specific Plan shall not apply where the Department of Building and Safety determines that emergency or hazardous conditions exist in whole or in part of a building or structure within the Plan Area which must be corrected in the interest of public health, safety or welfare and which conditions can be reasonably abated only by demolition or change in the exterior of aiding or structure.

I. OWNER ACKNOWLEDGEMENT OF LIMITATIONS

The Department of Building and Safety shall not issue any building permit for construction upon any lot within the Plan Area until such time as the owner of such lot has recorded with the City Recorder an acknowledgement that such lot is within the Specific Plan area.

NORTH UNIVERSITY PARK HILLS SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING

Calvin S. Hamilton, Director of Planning

Kei Uyeda, Deputy Director

Glenn F. Blossom, City Planning Officer

HEARING EXAMINER SECTION

Arch D. Crouch, Principal City Planner

Roy Bundick, Principal City Planner*

PUBLICATION

Gary Booher, City Planner

Jae H. Kim, City Planning Associate

Hilda Garcia, Principal Clerk

Edna Roxas-Zafra, Clerk Typist

Joyce Odell, Cartographer

*Former Project Staff

EXHIBIT F: LAMC Section 12.20.3, HPOZ Ordinance

ORDINANCE NO. 184903

An ordinance amending Section 12.20.3 of the Los Angeles Municipal Code to clarify review procedures, add frequently used definitions, and outline procedures and fees for technical corrections to Historic Resources Surveys, and unpermitted demolition.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.20.3 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 12.20.3. "HP" HISTORIC PRESERVATION OVERLAY ZONE.

The following regulations shall apply in an HP Historic Preservation Overlay Zone:

A. Purpose. It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of buildings, structures, Landscaping, Natural Features, and areas within the City of Los Angeles having Historic, architectural, cultural or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment and general welfare of the people. The purpose of this section is to:

1. Protect and enhance the use of buildings, structures, Natural Features, and areas, which are reminders of the City's history, or which are unique and irreplaceable assets to the City and its neighborhoods, or which are worthy examples of past architectural styles;
2. Develop and maintain the appropriate settings and environment to preserve these buildings, structures, Landscaping, Natural Features, and areas;
3. Enhance property values, stabilize neighborhoods and/or communities, render property eligible for financial benefits, and promote tourist trade and interest;
4. Foster public appreciation of the beauty of the City, of the accomplishments of its past as reflected through its buildings, structures, Landscaping, Natural Features, and areas;
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history;
6. Promote the involvement of all aspects of the City's diverse neighborhoods in the historic preservation process; and

7. To ensure that all procedures comply with the California Environmental Quality Act (CEQA).

B. Definitions. For the purposes of this Section 12.20.3, the following words and phrases are defined:

1. **ADDITION** is an extension or increase in floor area or height of a building or structure.

2. **ALTERATION** is any exterior change or modification of a building, structure, Landscaping, Natural Feature or lot within a Historic Preservation Overlay Zone, including, but not limited to, changing exterior paint color, removal of significant trees or Landscaping, installation or removal of fencing, and similar Projects, and including street features, furniture or fixtures.

3. **BOARD** is the respective Historic Preservation Board as established by this section.

4. **BUILDING COVERAGE** is the area of a parcel covered by buildings measured from the outside of the exterior perimeter of a building, including covered porches, patios, and detached or attached accessory structures. Building Coverage does not include uncovered areas such as paved parking, driveways, walkways, steps, terraces, decks, and porches; or roof overhangs and architectural projections not designed for shelter or occupancy.

5. **CERTIFICATE OF APPROPRIATENESS** is an approved certificate issued for the construction, Additions over established thresholds outlined in Section 12.20.3 K, Demolition, Reconstruction, Alteration, removal, or relocation of any publicly or privately owned building, structure, Landscaping, Natural Feature, or lot within a Historic Preservation Overlay Zone that is identified as a Contributing Element in the Historic Resources Survey for the zone, including street features, furniture or fixtures.

6. **CERTIFICATE OF COMPATIBILITY** is an approved certificate issued for the construction of a new building or structure on a lot, Demolition, or building replacement of an element, identified as Non-Contributing, or not listed, in the Historic Resources Survey for the zone.

7. **CONTRIBUTING ELEMENT** is any building, structure, Landscaping, Natural Feature identified on the Historic Resources Survey as contributing to the Historic significance of the Historic Preservation Overlay Zone, including a building or structure which has been altered, where the nature and extent of the Alterations are determined reversible by the Historic Resources Survey.

8. **CULTURAL** is anything pertaining to the concepts, skills, habits, arts, instruments or institutions of a given people at any given point in time.
9. **DEMOLITION** is the removal of more than 50% of the perimeter wall framing, the removal of more than 50% of the roof framing, or the substantial removal of the exterior of a facade in the Street-Visible Area.
10. **HISTORIC** is any building, structure, Landscaping, Natural Feature, or lot, including street features, furniture or fixtures which depicts, represents or is associated with persons or phenomena which significantly affect or which have significantly affected the functional activities, heritage, growth or development of the City, State, or Nation.
11. **HISTORIC RESOURCES SURVEY** is a document, which identifies all contributing and non-contributing buildings, structures and all contributing Landscaping, Natural Features and lots, individually or collectively, including street features, furniture or fixtures, and which is certified as to its accuracy and completeness by the Cultural Heritage Commission.
12. **HISTORICAL PROPERTY CONTRACT** is a contract, between an Owner or Owners of a Historical-Cultural Monument or a Contributing Element and the City of Los Angeles, which meets all requirements of California Government Code Sections 50281 and 50282 and 19.140, et seq., of the Los Angeles Administrative Code.
13. **LANDSCAPING** is the design and organization of landforms, hardscape, and softscape, including individual groupings of trees, shrubs, groundcovers, vines, pathways, arbors, etc.
14. **MAINTENANCE AND REPAIR** is any work done to correct the deterioration, decay of, or damage to a building, structure or lot, or any part thereof, including replacement in-kind where required, and which does not involve a change in the existing design, materials, or exterior paint color.
15. **MONUMENT** is any building, structure, Landscaping, Natural Feature, or lot designated as a City Historic-Cultural Monument.
16. **NATURAL FEATURE** is any significant tree, plant life, geographical or geological feature identified individually or collectively on the Historic Resources Survey as contributing to the Cultural or Historical significance of the Historic Preservation Overlay Zone.
17. **NON-CONTRIBUTING ELEMENT** is any building, structure, Natural Feature, lot, or Landscaping, that is identified in the Historic Resources Survey as a Non-Contributing Element, or not listed in the Historic Resources Survey.

18. OWNER is any person, association, partnership, firm, corporation or public entity identified as the holder of title on any property as shown on the records of the City Engineer or on the last assessment roll of the County of Los Angeles, as applicable. For purposes of this section, the term Owner shall also refer to an appointed representative of an association, partnership, firm, corporation, or public entity which is a recorded Owner.

19. PRESERVATION ZONE is any area of the City of Los Angeles containing buildings, structures, Landscaping, Natural Features or lots having Historic, architectural, Cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone under the provisions of this section.

20. PROJECT is the Addition, Alteration, construction, Demolition, Reconstruction, Rehabilitation, relocation, removal or Restoration of the exterior of any building, structure, Landscaping, Natural Feature, or lot, within a Preservation Zone, except as provided under Subsection H. A Project may or may not require a building permit, and may include, but not be limited to changing exterior paint color, removal of significant trees or Landscaping, installation or removal of fencing, replacement of windows and/or doors which are character-defining features of architectural styles, removal of features that may or may not have a building permit, or changes to public spaces and similar activities.

21. RECONSTRUCTION is the act or process of reproducing by new construction the exact form, features and details of a vanished building, portion of a building, structure, landscape, Natural Feature, or object as it appeared at a specific period of time, on its original or a substitute lot.

22. REHABILITATION is the act or process of returning a property to a state of utility, through repair or Alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its Historical, architectural and Cultural values.

23. RENTER is any person, association, partnership, firm, corporation, or public entity which has rented or leased a dwelling unit or other structure within a Preservation Zone for a continuous time period of at least three years. For purposes of this section, the term Renter shall also refer to an appointed representative of an association, partnership, firm, corporation, or public entity which is a renter.

24. RESTORATION is the act or process of accurately recovering the form, features and details of a property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

25. RIGHT-OF-WAY is the dedicated area that includes roadways, medians and/or sidewalks.

26. STREET VISIBLE AREA is any portion of the front, side, and rear facades that can be seen from any adjacent street, alley, or sidewalk, or that would be visible but are currently obstructed by landscaping, fencing, or freestanding walls. The Street Visible Area includes undeveloped portions of the lot where new construction would be visible from the adjacent street or sidewalk; facades that are generally visible from non-adjacent streets due to steep topography; or second stories visible over adjacent one-story structures.

C. Relationship to Other Provisions of the Code. Whenever the City Council establishes, adds land to, eliminates land from or repeals in its entirety a Preservation Zone, the provisions of this section shall not be construed as an intent to abrogate any other provision of this Code. Any street, or portion thereof, located within or sharing a boundary with a Preservation Zone(s), is not subject to the street dedication and/or improvement requirements as set forth in Sections 12.37 A-C and 17.05 of the Los Angeles Municipal Code unless requested by the Director of Planning, provided that the existing sidewalk(s) is in compliance with any accessibility guidelines within the public right-of-way that are adopted to comply with Title II of the Americans with Disabilities Act. When it appears that there is a conflict, the most restrictive requirements of this Code shall apply, except for a requirement in this section, which may compromise public safety if enforced.

D. Historic Preservation Board.

1. Establishment. There is hereby established for each Preservation Zone a Historic Preservation Board. A Board may serve two or more Preservation Zones in joint name and administration. Preservation Zones may have separate, individual Preservation Plans administered under one Board. Each Board shall have, as part of its name, words linking it to its area(s) of administration and distinguishing it from all other boards.

2. Composition. A Board shall be comprised of five members. Where a Board serves two or more Preservation Zones, the Board shall be comprised of seven members. At least three members shall be Renters or Owners of property in the Preservation Zone(s), with a Renter or property Owner representative from each Preservation Zone on the Board. In the event a Preservation Zone is established for an area insufficient in size to provide for a Board whose members meet the requirements of this subsection, for appointment purposes only, the area may be expanded to include the community plan area in which the Preservation Zone is located. In the event a Board still cannot be comprised of members who meet the requirements of this subsection, the Director of Planning shall assume all the powers and duties otherwise assigned to the Board for the Preservation Zone(s) until a Board can be established.

3. Term of Membership. Members of the Board shall serve for a term of four years. Members of the Board whose terms have expired may continue to serve on the Board until their replacements are appointed.

4. Appointment of Members. All members shall have demonstrated a knowledge of, and interest in, the culture, buildings, structures, historic architecture, history and features of the area encompassed by the Preservation Zone and, to the extent feasible, shall have experience in historic preservation. The appointing authorities are encouraged to consider the cultural diversity of the Preservation Zone in making their appointments. Appointees serve at the pleasure of the appointing authority, and the appointment may be rescinded at any time prior to the expiration of a member's term. To the maximum extent practicable, members shall be appointed as follows:

(a)

Appointing Body	Appointee Qualifications
Mayor	One member having extensive real estate or construction experience.
Councilmember	<p>One member who is a Renter or Owner of Property in the Preservation Zone(s) shall be appointed by the Councilmember of the district in which the Preservation Zone is located.</p> <p>Where a Board serves two or more Preservation Zones two Renters or Owners of Property shall be appointed.</p>
Cultural Heritage Commission	One member shall be an architect licensed by the State of California.
Cultural Heritage Commission	<p>One member who is a Renter or Owner of Property in the Preservation Zone(s).</p> <p>Where a Board serves two or more Preservation Zones two Renters or Owners of Property shall be appointed.</p>
Board	One member who is a Renter or Owner of Property in the Preservation Zone(s), pursuant to the criteria set forth in Subsection D.4(d).

(b) Where a Board serves two or more Preservation Zones in joint name and administration, a Renter or property Owner representative shall be appointed for each Preservation Zone the Board serves.

(c) In cases where the Preservation Zone(s) is/are located in more than one council district, the appointment shall be made by the Councilmember representing the greatest land area in the Preservation Zone(s).

(d) The Board shall consider appointee suggestions from the certified Neighborhood Council representing the district in which the Preservation Zone(s) is/are located. In cases where the Preservation Zone(s) is/are located in an area represented by more than one Neighborhood Council, the appointee suggestions shall be made by the Neighborhood Council representing the greatest land area in the Preservation Zone(s). In those Preservation Zones containing no Certified Neighborhood Councils, or if, after notification of a vacancy by the Planning Department, the Certified Neighborhood Council fails to make suggestions within 45 days, or at least one Certified Neighborhood Council meeting has been held, whichever occurs first, the Board may make its appointment without delay.

5. Vacancies. In the event of a vacancy occurring during the term of a member of the Board, the same body or official, or their successors, who appointed the member shall make a new appointment. The new appointment shall serve a four-year term beginning on the date of appointment. Where the member is required to have specified qualifications, the vacancy shall be filled with a person having these qualifications. If the appointing authority does not make an appointment within 60 days of the vacancy, the President of the City Council shall make a temporary appointment to serve until the appointing authority makes an appointment to occupy the seat or for a period of no more than one year.

6. Expiration of Term. Upon expiration of a term for any member of the Board, the appointment for the next succeeding term shall be made by the same body or official, or their successors, which made the previous appointment. No member of a Board shall serve more than two consecutive four-year terms.

7. Boardmember Performance. Boardmembers shall be expected to regularly attend scheduled Board meetings and fully participate in the powers and duties of the Board. Appointees serve at the pleasure of the appointing authority and the appointment may be rescinded at any time prior to the expiration of a member's term. A Boardmember with more than three consecutive unexcused absences or eight unexcused absences in a year period from regularly scheduled meetings may be removed by the appointing

authority. Excused absences may be granted by the Board chair. In the event a Boardmember accrues unexcused absences, the Board shall notify the appointing authority.

8. Organization and Administration. Each Board shall schedule regular meetings at fixed times within the month with a minimum of two meetings a month. Meetings may be canceled if no deemed complete applications are received at least three working days prior to the next scheduled meeting. There shall be at least one meeting a year. The Board shall establish rules, procedures and guidelines as it may deem necessary to properly exercise its function. The Board shall elect a Chairperson and Vice-Chairperson who shall serve for a one-year period. The Board shall designate a Secretary who shall serve at the Board's pleasure. For a five-member Board, three members shall constitute a quorum. For a seven-member Board, four members shall constitute a quorum. Decisions shall be determined by majority vote of the Board. Public minutes and records shall be kept of all meetings and proceedings showing the attendance, resolutions, findings, determinations and decisions, including the vote of each member. To the extent possible, the staff of the Department of City Planning may assist the Board in performing its duties and functions.

9. Power and Duties. When considering any matter under its jurisdiction, the Board shall have the following power and duties:

(a) To evaluate any proposed changes to the boundaries of the Preservation Zone it administers and make recommendations to the City Planning Commission, Cultural Heritage Commission and City Council.

(b) To evaluate any Historic Resources Survey, resurvey, partial resurvey, or modification undertaken within the Preservation Zone it administers and make recommendations to the City Planning Commission, Cultural Heritage Commission and City Council.

(c) To study, review and evaluate any proposals for the designation of Historic-Cultural Monuments within the Preservation Zone it administers and make recommendations to the Cultural Heritage Commission and City Council, and to request that other City departments develop procedures to provide notice to the Boards of actions relating to Historic-Cultural Monuments.

(d) To evaluate applications for Certificates of Appropriateness or Certificates of Compatibility and make recommendations to the Director or the Area Planning Commission.

(e) To encourage understanding of and participation in historic preservation by residents, visitors, private businesses, private organizations and governmental agencies.

(f) In pursuit of the purposes of this section, to render guidance and advice to any Owner or occupant on construction, Demolition, Alteration, removal or relocation of any Monument or any building, structure, Landscaping, Natural Feature or lot within the Preservation Zone it administers. This guidance and advice shall be consistent with approved procedures and guidelines, and the Preservation Plan, or in absence of a Plan, the guidance and advice shall be consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

(g) To tour the Preservation Zone it represents on a regular basis, to promote the purposes of this section and to report to appropriate City agencies matters which may require enforcement action.

(h) To assist in the updating of the Historic Resources Survey for the Preservation Zone utilizing the criteria in Subsection F.3(c), below.

(i) To make recommendations to decision makers concerning façade easements, covenants, and the imposition of other conditions for the purposes of historic preservation.

(j) To make recommendations to the City Council concerning the utilization of grants and budget appropriations to promote historic preservation.

(k) To assist in the preparation of a Preservation Plan, which clarifies and elaborates upon these regulations as they apply to the Preservation Zone, and which contains the elements listed in Subsection E.3.

10. Conflict of Interest. No Boardmember shall discuss with anyone the merits of any matter pending before the Board other than during a duly called meeting of the Board or subcommittee of the Board. No member shall accept professional employment on a case that has been acted upon by the Board in the previous 12 months or is reasonably expected to be acted upon by the Board in the next 12 months.

E. Preservation Plan. A Preservation Plan clarifies and elaborates upon these regulations as they apply to individual Preservation Zones. A Preservation Plan is used by the Director, Board, property Owners and residents in the application of preservation principles within a Preservation Zone.

1. Preparation of a Preservation Plan. A draft Preservation Plan shall be made available by the Board for review and comment to property Owners and Renters within the Preservation Zone.

(a) Creation of a Preservation Plan where a Board exists. Where established, a Board, with the assistance of the Director, shall prepare a Preservation Plan, which may be prepared with the assistance of historic preservation groups.

(b) Creation of a Preservation Plan where no Board exists. Where no Board exists, or has yet to be appointed, the Director, in consultation with the Councilmember(s) representing the Preservation Zone, may create a working committee of diverse neighborhood stakeholders to prepare a Preservation Plan for the Preservation Zone. This committee shall not assume any duties beyond preparation of the Preservation Plan.

2. Approval of a Preservation Plan.

(a) **Commission Hearing and Notice.** A draft Preservation Plan shall be set for a public hearing before the City Planning Commission or a hearing officer as directed by the City Planning Commission prior to the Commission action. Notice of the hearing shall be given as provided in Section 12.24 D.2 of this Code.

(b) **Cultural Heritage Commission Recommendation.** The Cultural Heritage Commission shall submit its recommendation regarding a proposed Preservation Plan within 45 days from the date of the submission to the Commission. Upon action, or failure to act, the Cultural Heritage Commission shall transmit its recommendation, if any, comments, and any related files to the City Planning Commission.

(c) **Decision by City Planning Commission.** Following notice and public hearing, pursuant to Subsection E.2(a), above, the City Planning Commission may make its report and approve, approve with changes, or disapprove a Preservation Plan.

3. **Elements.** A Preservation Plan shall contain the following elements:

(a) A mission statement;

(b) Goals and objectives;

(c) A function of the Plan section, including the role and organization of a Preservation Plan, Historic Preservation Overlay Zone process overview, and work exempted from review, if any, and delegation of Board authority to the Director, if any;

(d) The Historic Resources Survey;

(e) A brief context statement which identifies the Historic, architectural and Cultural significance of the Preservation Zone;

(f) The Secretary of the Interior's Standards for Rehabilitation;

(g) Design guidelines for Rehabilitation or Restoration, Additions, Alterations, infill and the form of single- and multi-family residential, commercial, mixed-use and other non-residential buildings, structures, and public areas. The guidelines shall use the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and

(h) Preservation incentives and adaptive reuse policies, including policies concerning adaptive reuse projects permitted under Section 12.24 X.12 of this Code.

4. Modification of a City Planning Commission Approved Preservation Plan. After approval by the City Planning Commission, a Preservation Plan shall be reviewed by the Board at least every five years, or as needed. Any modifications to the Plan resulting from the review shall be processed pursuant to the provisions of Subsection E, above.

F. Procedures for Establishment, Boundary Change or Repeal of a Preservation Zone.

1. Requirements. The processing of an initiation or an application to establish, change the boundaries of or repeal a Preservation Zone shall conform with all the requirements of Section 12.32 A through D of this Code, and the following additional requirements.

2. Initiation of Preservation Zone.

(a) **By City Council, the City Planning Commission, the Director of Planning and the Cultural Heritage Commission.** In addition to the provisions of Section 12.32 A, the Cultural Heritage Commission may initiate proceedings to establish, repeal, or change the boundaries of a Preservation Zone. Upon initiation by City Council, the City Planning Commission, the Director of Planning, or the Cultural Heritage Commission, a Historic Resources Survey shall be prepared, pursuant to Subdivision 3, below.

(b) **By Application.** The proceedings for the establishment of a Preservation Zone may also be initiated by Owners or Renters of property within the boundaries of the proposed or existing Preservation Zone, pursuant to Section 12.32 S.3(b) of this Code.

(1) An Historic Resources Survey shall not be prepared for a proposed Preservation Zone until such an application is verified by the Planning Department to contain the signatures of at least 75 percent of the Owners or lessees of property within the proposed district, pursuant to the requirements of Section 12.32 S.3 (b) of this Code.

(2) The application shall not be deemed complete until the requirements of Subsection F.2(b)(1), above, are met and an Historic Resources Survey for the proposed Preservation Zone has been certified by the Cultural Heritage Commission pursuant to Subdivision 4(a), below.

3. Historic Resources Survey.

(a) **Purpose.** Each Preservation Zone shall have an Historic Resources Survey, which identifies all Contributing and Non-Contributing Elements and is certified as to its accuracy and completeness by the Cultural Heritage Commission.

(b) **Context Statement.** In addition to the requirements above, the Historic Resources Survey shall also include a context statement supporting a finding establishing the relation between the physical environment of the Preservation Zone and its history, thereby allowing the identification of Historic features in the area as contributing or non-contributing. The context statement shall represent the history of the area by theme, place, and time. It shall define the various Historical factors which shaped the development of the area. It shall define a period of significance for the Preservation Zone, and relate Historic features to that period of significance. It may include, but not be limited to, Historical activities or events, associations with Historic personages, architectural styles and movements, master architects, designers, building types, building materials, landscape design, or pattern of physical development that influenced the character of the Preservation Zone at a particular time in history.

(c) **Finding of Contribution.** For the purposes of this section, no building, structure, Landscaping, or Natural Feature shall be considered a Contributing Element unless it is identified as a Contributing Element in the Historic Resources Survey for the applicable Preservation Zone. Features designated as contributing shall meet one or more of the following criteria:

(1) Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was

present during the period of significance, and possesses Historic integrity reflecting its character at that time; or

(2) Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

(3) Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of an Historic place or area of Historic interest in the City.

(d) Modification of a Previously Certified Historic Resources Survey. The City Council, City Planning Commission, or Director may find that a previously certified Historic Resources Survey needs to be modified, and may call for a revision, re-survey, or partial re-survey to a previously certified survey. Modifications, including boundary changes, re-surveys, partial re-surveys, and minor corrections of a previously certified Historic Resources Survey shall be processed as follows:

(1) Revisions involving a boundary change, expansion, or contraction of a Preservation Zone shall be certified by the Cultural Heritage Commission as to the accuracy of the survey, and shall be forwarded to the City Planning Commission for recommendation and the City Council for final action.

(2) Revisions involving a re-survey or partial re-survey of an existing Preservation Zone shall be certified by the Cultural Heritage Commission as to the accuracy of the survey, and shall be forwarded to the City Planning Commission for final action.

(3) The correction of technical errors and omissions in a previously certified Historic Resources Survey can be made by the Director based on input from the Board and the Cultural Heritage Commission or its designee.

(e) Application Procedure for Redesignation of an Individual Property in a Certified Historic Resources Survey (Technical Correction).

(1) **Application, Form and Contents.** To apply for a technical correction to a previously certified Historic Resources Survey pursuant to Section 12.20.3 F.3(d)(3), an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application. Prior to deeming the application

complete, the Director shall advise the applicant of the processes to be followed and fees to be paid. Upon receipt of a complete application, the Director or his/her designee shall review all documents submitted and have the authority to approve or deny a technical correction.

(2) Application Fees. The application fees for a Property Survey Redesignation shall be as set forth in Section 19.01 F of this Code.

4. Approval Process.

(a) Cultural Heritage Commission Determination. The Cultural Heritage Commission shall certify each Historic Resources Survey as to its accuracy and completeness, and the establishment of or change in boundaries of a Preservation Zone upon: (1) a majority vote and (2) a written finding that structures, Landscaping, and Natural Features within the Preservation Zone meet one or more of criteria (1) through (3), inclusive, in Subdivision 3(c) of Subsection F within 45 days from the date of the submission to the Commission. This time limit may be extended for a specified further time period if the Cultural Heritage Commission requests an extension, in writing, from the City Planning Commission. Upon action, or failure to act, the Cultural Heritage Commission shall transmit their determination, comments, and any related files to the City Planning Commission for recommendation.

(b) City Planning Commission Approval. The City Planning Commission shall make its report and recommendation to approve, approve with changes, or disapprove the consideration to establish, repeal, or change the boundaries of a Preservation Zone, pursuant to Section 12.32 C of this Code. In granting approval, the City Planning Commission shall find that the proposed boundaries are appropriate and make the findings of contribution required in Subsection F.3(c). The City Planning Commission shall also carefully consider the Historic Resources Survey and the determination of the Cultural Heritage Commission. The Director and the City Planning Commission may recommend conditions to be included in the initial Preservation Plan for a specific Preservation Zone, as appropriate to further the purpose of this section.

(c) City Council. Pursuant to Section 12.32 C.7 of this Code, the City Council may approve or disapprove the establishment, repeal, or change in the boundaries of a Preservation Zone. The City Council may require that a specific Preservation Zone does not take effect until a Preservation Plan for the Preservation Zone is first approved by the City Planning Commission.

G. Review of Projects in Historic Preservation Overlay Zones. All Projects within Preservation Zones, except as exempted in Subsection H, shall be submitted in conjunction with an application, if necessary, to the Department of City Planning upon a form provided for that purpose. Upon receipt of an application, the Director shall review a request and find whether the Project requires a Certificate of Appropriateness, pursuant to Subsection K; a Certificate of Compatibility, pursuant to Subsection L; or is eligible for review under Conforming Work on Contributing Elements, pursuant to Subsection I; or Conforming Work on Non-Contributing Elements, pursuant to Subsection J. All questions of Street Visible Area are to be determined by Department of City Planning Staff. In instances where multiple applications are received, which collectively involve an impact to a Structure or feature in the Street-Visible-Area, a Certificate of Appropriateness or Certificate of Compatibility may be required for additional work.

H. Exemptions. The provisions of Section 12.20.3 shall not apply to the following:

1. The correction of Emergency or Hazardous Conditions where the Department of Building and Safety, Housing and Community Investment Department, or other enforcement agency has determined that emergency or hazardous conditions currently exist and the emergency or hazardous conditions must be corrected in the interest of the public health, safety and welfare. When feasible, the Department of Building and Safety, Housing and Community Investment Department, or other enforcement agency should consult with the Director on how to correct the hazardous condition, consistent with the goals of the Preservation Zone. However, any other work shall comply with the provisions of this section.

2. Department of Public Works improvements located, in whole or in part, within a Preservation Zone, where the Director finds:

(a) That the certified Historic Resources Survey for the Preservation Zone does not identify any Contributing Elements located within the Right-of-Way and/or where the Right-of-Way is not specifically addressed in the approved Preservation Plan for the Preservation Zone; and

(b) Where the Department of Public Works has completed the CEQA review of the proposed improvement, and the review has determined that the improvement is exempt from CEQA, or will have no potentially significant environmental impacts.

The relevant Board shall be notified of the Project, given a description of the Project, and an opportunity to comment.

3. Work authorized by an approved Historical Property Contract by the City Council.

4. Where a building, structure, Landscaping, Natural Feature or lot has been designated as a City Historic-Cultural Monument by the City Council, unless proposed for demolition.

However, those properties with Federal or State historic designation which are not designated as City Historic-Cultural Monuments or do not have a City Historical Property Contract are not exempt from review under Section 12.20.3.

5. Where work consists of Repair to existing structural elements and foundations with no physical change to the exterior of a building.

6. Where work consists of interior Alterations that do not result in a change to an exterior feature.

7. Where the type of work has been specifically deemed exempt from review as set forth in the approved Preservation Plan for a specific Preservation Zone.

I. **Conforming Work on Contributing Elements.** Conforming Work may fall into two categories, Major Conforming Work and Minor Conforming Work. It is the further intent of this section to require Conforming Work on Contributing Elements for some Projects which may, or may not, require a building permit, including, but not limited to, changing exterior paint color, removal of significant trees or Landscaping, installation or removal of fencing, window and door replacement, changes to public spaces, and similar Projects. Conforming Work meeting the criteria and thresholds set forth in this subsection shall not require Certificates of Appropriateness set forth in Subsection K.

1. **Procedure.** Pursuant to Subsection G, the Director shall forward applications for Conforming Work on Contributing Elements to the Board for conformance review and sign off. The Board may delegate its review authority to the Director of Planning as specified in the Preservation Plan approved for the Preservation Zone.

(a) **Application, Form and Contents.** To apply for Conforming Work on a Contributing Element, an owner shall file an application with the Department of City Planning and include all information required by the instructions on the application. Prior to deeming the application complete, the Director shall determine and, if necessary, advise the applicant of the processes to be followed and fees to be paid.

(b) **Application Fees.** The application fees for Major Conforming Work on a Contributing Element shall be as set forth in

Section 19.01 F. Minor Conforming Work shall not require an application fee.

2. Review Criteria. A request for Conforming Work on Contributing Elements shall be reviewed for conformity with the Preservation Plan for the Preservation Zone or, if none exists, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and at least one of following conditions:

Review Criteria for Contributing Elements		
Project Scope		
(a) Minor Conforming Work	(1)	Restoration work, Rehabilitation, Maintenance, and/or Repair of architectural features on any Contributing Building, structure, Landscaping, Natural Feature or lot.
	(2)	Projects that do not require the issuance of a building permit but affect the building or site, pursuant to Section 91.106.2 of this Code.
(b) Major Conforming Work	(1)	Addition(s) to any and all structures on a lot or new Building(s) that satisfy all of the following: (a) The Addition(s) or new Building(s) result(s) in an increase of less than twenty (20) percent of the Building Coverage legally existing on the effective date of the Historic Preservation Overlay Zone; (b) The Addition(s) or new Building(s) is/are located outside of a Street Visible Area; (c) No increase in height is proposed; and (d) The Addition(s) and/or new Building does/do not involve two or more structures.
	(2)	Construction of detached garage, porte cochere, carport, storage building, tool or garden shed, or animal-keeping use structure in a Street Visible Area in which the proposed square footage is equal to less than ten (10) percent of the lot area.
	(3)	Demolition of a detached garage, porte cochere, carport, storage building, tool or garden shed, or animal-keeping use structure pursuant to the criteria set forth in Subsection 1.2(c).
	(4)	Demolition and Reconstruction taken in response to natural disaster or to correct a hazardous condition (subject to the provisions of Public Resources Code Section 5028, where applicable).
	(5)	Correction of Code Enforcement Conditions.

(c) Where the Project consists of the Demolition of a detached garage, porte cochere, carport, storage building, tool or garden shed, or animal-keeping use structure, the Director of Planning shall review a request and determine whether such requests qualify for review under Conforming Work, based on at least one of the following considerations:

(1) It can be demonstrated that the structure was built outside of the Period of Significance for the HPOZ through building permits, or where building permits do not exist, through Sanborn Fire Insurance Maps or historic records or photographs.

(2) The Demolition of the structure will not degrade the status of the lot as a Contributing Element in the Historic Preservation Overlay Zone.

(3) The Demolition will not affect the integrity and development pattern of the district as a whole.

Any request for the Demolition of a detached garage, porte cochere, carport, storage building, tool or garden shed, or animal-keeping use structure that does not meet one or more of the above criteria shall be reviewed pursuant to Certificate of Appropriateness provisions in Section 12.20.3 K.4.

3. Time to Act. The Board shall act on the request for Conforming Work on Contributing Elements at its next agendaized Board meeting within 21 days of the Director deeming an application complete, unless the applicant and the Director mutually agree in writing to an extension of time. The applicant may request a transfer of jurisdiction to the Director if the Board fails to act within 21 days. Applications reviewed under Conforming Work shall be agendaized by the Board.

4. Certification. The Board shall review and sign off a request for Conforming Work on Contributing Elements if it finds that the work meets the criteria as set forth in Subdivision 2, above. The Board does not have the authority to impose conditions on Conforming Work. If the Board finds that the work does not meet the criteria, as set forth in Subdivision 2, above, it shall specify in writing as to why.

5. If an application fails to conform to the criteria of Conforming Work on Contributing Elements, an applicant may elect to file for review under the Certificate of Appropriateness procedure pursuant to Subsection K.

J. Conforming Work on Non-Contributing Elements. Conforming Work may fall into two categories, Major Conforming Work and Minor Conforming Work. It is the further intent of this section to require Conforming Work on Non-Contributing

Elements for some Projects which may or may not require a building permit, including, but not limited to, changing exterior paint color, removal of trees or Landscaping, installation or removal of fencing, window and door replacement, changes to public spaces, and similar Projects. Conforming Work meeting the criteria and thresholds set forth in this subsection shall not require Certificates of Compatibility set forth in Subsection L. However, an applicant not approved under Subsection J may elect to file for a Certificate of Compatibility.

1. Procedure. Pursuant to Subsection G, the Director shall forward applications for Conforming Work on Non-Contributing Elements to the Board for conformance review and sign off. The Board may delegate its review authority to the Director as specified in the Preservation Plan approved for the Preservation Zone.

(a) Application, Form and Contents. To apply for Conforming Work on a Non-Contributing Element, an owner shall file an application with the Department of City Planning and include all information required by the instructions on the application. Prior to deeming the application complete, the Director shall determine and, if necessary, advise the applicant of the processes to be followed and fees to be paid.

(b) Application Fees. The application fees for Major Conforming Work on a Non-Contributing Element shall be as set forth in Section 19.01 F of this Code. Minor Conforming Work shall not require an application fee.

2. Review Criteria. A request for Conforming Work on Non-Contributing Elements shall be reviewed for conformity with the Preservation Plan for the Preservation Zone, and at least one of following conditions:

Review Criteria for Non-Contributing Elements		
Project Scope		
(a) Minor Conforming Work	(1)	Rehabilitation, Maintenance, or Repair of architectural features on any Non-Contributing building, structure, Landscaping, Natural Feature or lot.
	(2)	Relocation of buildings or structures dating from the Preservation Zone's Period of Significance onto a lot designated as a Non-Contributing Element in a Preservation Zone.
	(3)	Projects that do not require the issuance of a building permit but affect the building or site, pursuant to Section 91.106.2 of this Code.
(b) Major Conforming Work	(1)	Addition(s) to any and all structures on a lot.

	(2)	Construction or Demolition of a structure located outside of a Street Visible Area.
	(3)	Construction of a detached garage, porte cochere, carport, storage building, tool or garden shed, or animal-keeping use structure located in a Street Visible Area in which the proposed square footage is equal to less than ten (10) percent of the lot area.
	(4)	Relocation or Demolition of a detached garage, porte cochere, carport, storage building, tool or garden shed, or animal-keeping use structure located in a Street Visible Area.
	(5)	Correction of Code Enforcement conditions.

3. Time to Act. The Board shall act on a request for Conforming Work on Non-Contributing Elements at its next agendized Board meeting within 21 days of the Director deeming an application complete, unless the applicant and the Director mutually agree in writing to an extension of time. The applicant may request a transfer of jurisdiction to the Director if the Board fails to act within the 21 days. Applications reviewed under Conforming Work shall be agendized by the Board.

4. Certification. The Board shall review and sign off a request for Conforming Work on Non-Contributing Elements if it finds that the work meets the criteria as set forth in Subdivision 2, above. The Board does not have the authority to impose conditions on Conforming Work. If the Board finds that the work does not meet the criteria, as set forth in Subdivision 2, above, it shall specify in writing as to why.

5. If an application fails to conform to the criteria of Conforming Work on Non-Contributing Elements, an applicant may elect to file for review under the Certificate of Compatibility procedure pursuant to Subsection L.

K. Certificate of Appropriateness for Contributing Elements.

1. Purpose. It is the intent of this section to require the issuance of a Certificate of Appropriateness for any Project affecting a Contributing Element, except as set forth in Subdivision 2(b), below. It is the further intent of this section to require a Certificate of Appropriateness for some Projects which may or may not require a building permit, including, but not limited to, changing exterior paint color, removal of significant trees or Landscaping, installation or removal of fencing, window and door replacement which are character-defining features of architectural styles, changes to public spaces and similar Projects. However, an applicant not approved under Subsection I may elect to file for a Certificate of Appropriateness.

2. Requirements.

(a) **Prohibition.** No person shall construct, add to, alter, cause the Demolition, relocation or removal of any building, structure, Landscaping, or Natural Feature designated as contributing in the Historic Resources Survey for a Preservation Zone unless a Certificate of Appropriateness has been approved for that action pursuant to this section, with the exception of Conforming Work on Contributing Elements, which shall not require a Certificate of Appropriateness. In the event that Demolition, removal, or relocation has occurred without a Certificate of Appropriateness for Demolition, removal, or relocation having been approved for such action pursuant to Section 12.20.3 K.5 below, a Certificate of Appropriateness shall be based on the existing conditions of the Historic Resource prior to the Demolition, removal, or relocation. No Certificate of Appropriateness shall be approved unless the plans for the construction, Demolition, Alteration, Addition, relocation, or removal conform with the provisions of this section. Any approval, conditional approval, or denial shall include written findings in support.

(b) **Conforming Work.** Nothing in this section shall be construed as to require a Certificate of Appropriateness for the ordinary Maintenance and Repair of any exterior architectural feature of a property within a Preservation Zone, which does not involve a change in design, material, color, or outward appearance. Work meeting the criteria for Conforming Work on Contributing Elements shall not require a Certificate of Appropriateness.

3. Procedures For Obtaining a Certificate of Appropriateness.

(a) Any plan for the construction, Addition, Alteration, Demolition, Reconstruction, relocation or removal of a building, structure, Landscaping, or Natural Feature, or any combination designated as contributing in the Historic Resources Survey for a Preservation Zone shall be submitted, in conjunction with an application, to the Department of City Planning upon a form provided for that purpose. Upon an application being deemed complete by the Director, one copy each of the application and relevant documents shall be mailed by the Department of City Planning to both the Cultural Heritage Commission and to each Board member for the Preservation Zone for evaluation.

(b) **Application Fees.** The application fees for a Certificate of Appropriateness shall be as set forth in Section 19.01 F of this Code.

(c) Cultural Heritage Commission and Board

Recommendations. A notice and hearing shall be completed pursuant to Subsection M below. The Cultural Heritage Commission and the Board shall submit their recommendations to the Director as to whether the Certificate should be approved, conditionally approved or disapproved. In the event that the Cultural Heritage Commission or Board does not submit its recommendations within 30 days of the postmarked date of mailing of the application from the City Planning Department, the Cultural Heritage Commission or Board shall be deemed to have forfeited all jurisdiction in the matter and the Certificate may be approved, conditionally approved or disapproved as filed. The applicant and the Director may mutually agree in writing to a longer period of time for the Board to act.

(d) Director and Area Planning Commission

Determination. The Director shall have the authority to approve, conditionally approve or disapprove a Certificate of Appropriateness for construction, Addition, Alteration or Reconstruction. The Area Planning Commission shall have the jurisdiction to approve, conditionally approve or disapprove a Certificate of Appropriateness for Demolition, removal or relocation.

(e) Time to Act. The Director or Area Planning Commission, whichever has jurisdiction, shall render a determination on any Certificate of Appropriateness within 75 days of an application being deemed complete, unless the applicant and the Director mutually consent in writing to a longer period. A copy of the determination shall be mailed to the applicant, the Board, the Cultural Heritage Commission and any other interested parties. No Certificate of Appropriateness shall be issued until the appeal period in Subsection N has expired or until any appeal has been resolved.

(f) Other City Approvals. The requirements for a Certificate of Appropriateness are in addition to other City approvals (building permits, variances, etc.) or other legal requirements, such as Public Resources Code Section 5028, which may be required. The time periods specified above may be extended, if necessary, with the written mutual consent of the applicant and the Director.

(g) Modification of an Approved Certificate of

Appropriateness. Once a Certificate of Appropriateness becomes effective, any subsequent proposed modification to the project shall require review by the Director, who shall grant approval of the modification if he or she finds the modification to be substantially in conformance with the original approved project. If the Director finds that the proposed modification does not substantially conform with the original approved

project, then the applicant shall resubmit the project for a new Certificate of Appropriateness.

(1) Modification Procedure. To modify an approved Certificate of Appropriateness, an applicant shall submit to the Department of City Planning plans, elevations, or details of the proposed modification and any additional information determined necessary for conformance review. The Director may forward proposed modifications to the Board and/or the Cultural Heritage Commission's Designee for consultation.

4. Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction. The Director shall base a determination whether to approve, conditionally approve or disapprove a Certificate of Appropriateness for construction, Addition, Alteration or Reconstruction on each of the following:

(a) If no Preservation Plan exists, whether the Project complies with Standards for Rehabilitation approved by the United States Secretary of the Interior considering the following factors:

- (1)** architectural design;
- (2)** height, bulk, and massing of buildings and structures;
- (3)** lot coverage and orientation of buildings;
- (4)** color and texture of surface materials;
- (5)** grading and site development;
- (6)** landscaping;
- (7)** changes to Natural Features;
- (8)** antennas, satellite dishes and solar collectors;
- (9)** off-street parking;
- (10)** light fixtures and street furniture;
- (11)** steps, walls, fencing, doors, windows, screens and security grills;
- (12)** yards and setbacks; or
- (13)** signs; and

(b) Whether the Project protects and preserves the Historic and architectural qualities and the physical characteristics which make the building, structure, landscape, or Natural Feature a Contributing Element of the Preservation Zone; or

(c) If a Preservation Plan exists, whether the Project complies with the Preservation Plan approved by the City Planning Commission for the Preservation Zone.

5. Standards for Issuance of Certificate of Appropriateness for Demolition, Removal or Relocation. Any person proposing Demolition, removal or relocation of any contributing building, structure, Landscaping, or Natural Feature within a Preservation Zone not qualifying as Conforming Work on Contributing Elements shall apply for a Certificate of Appropriateness and the appropriate environmental review.

No Certificate of Appropriateness shall be issued for Demolition, removal or relocation of any building, structure, Landscaping, Natural Feature or lot within a Preservation Zone that is designated as a Contributing Element, and the application shall be denied unless the Owner can demonstrate to the Area Planning Commission that the Owner would be deprived of all economically viable use of the property. In making its determination, the Area Planning Commission shall consider any evidence presented concerning the following:

(a) An opinion regarding the structural soundness of the structure and its suitability for continued use, renovation, Restoration or Rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Professional Qualification Standards as established by the Code of Federal Regulation, 36 CFR Part 61. This opinion shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines;

(b) An estimate of the cost of the proposed Alteration, construction, Demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendation of the Board for changes necessary for it to be approved;

(c) An estimate of the market value of the property in its current condition; after completion of the proposed Alteration, construction, Demolition, or removal; after any expenditure necessary to comply with the recommendation of the Board for changes necessary for the Area Planning Commission to approve a Certificate of Appropriateness; and, in the case of a proposed Demolition, after renovation of the existing structure for continued use;

(d) In the case of a proposed Demolition, an estimate from architects, developers, real estate consultants, appraisers, or other real estate professionals experienced in Rehabilitation as to the economic feasibility of Restoration, renovation or Rehabilitation of any existing structure or objects. This shall include tax incentives and any special funding sources, or government incentives which may be available.

In a case where Demolition, removal, or relocation of any Contributing Element, without a Certificate of Appropriateness for Demolition, Removal, or Relocation has occurred, Section 12.20.3 K.5 shall not apply. Procedures in Sections 12.20.3 K.1-4 and/or Section 12.20.3 Q shall apply.

L. Certificate of Compatibility for Non-Contributing Elements.

1. **Purpose.** The intent of this section is to ensure compatibility of Non-Contributing Elements with the character of the Preservation Zone and to ensure that any construction or Demolition work is undertaken in a manner that does not impair the essential form and integrity of the Historic character of its environment.

(a) A request for a Certificate of Compatibility shall be reviewed for conformity with the Preservation Plan for the Preservation Zone and shall consist of at least one of the following project types:

(1) Where the Project on a Non-Contributing Element does not qualify as Conforming Work;

(2) Where construction or Demolition of a structure is done in a Street Visible Area on a lot designated as a Non-Contributing Element;

(3) Where structures not dating from the Preservation Zone's period of significance are replaced or relocated onto a lot designated as a Non-Contributing Element.

(b) Other types of work solely involving Non-Contributing Elements, including the relocation of buildings or structures dating from the Preservation Zone's period of significance onto a lot designated as a Non-Contributing Element, are eligible for review under Conforming Work on Non-Contributors as set forth in Subsection J. The Director shall review a request, pursuant to Subsection G and find whether the application is eligible for Conforming Work on Non-Contributors as outlined in Subsection J or requires a Certificate of Compatibility. An applicant not approved under Subsection J may elect to file for a Certificate of Compatibility.

2. Prohibition. No person shall construct, add to, alter, cause the Demolition, relocation or removal of any building, structure, Landscaping, or Natural Feature designated as a Non-Contributing Element or not listed in the Historic Resources Survey for a Preservation Zone unless a Certificate of Compatibility has been approved for that action pursuant to this section. Additions and Alterations may be exempt from this section provided they meet the criteria in Subsection J. No Certificate of Compatibility shall be approved unless the plans for the construction, Demolition, Alteration, Addition, relocation, or removal conform with the provisions of this section. Any approval, conditional approval, or denial shall include written justification pursuant to Section 12.20.3 L.4.

3. Procedures For Obtaining A Certificate of Compatibility.

(a) Plans shall be submitted, in conjunction with an application, to the Department of City Planning upon a form provided for that purpose. Upon an application being deemed complete by the Director, one copy of the application and relevant documents shall be mailed by the Department of City Planning to each Boardmember of the Preservation Zone for evaluation.

(b) Application Fees. The application fees for a Certificate of Compatibility shall be as set forth in Section 19.01 F of this Code.

(c) Cultural Heritage Commission and Board Recommendations. A notice and hearing shall be completed pursuant to Subsection M, below. The Cultural Heritage Commission and the Board shall submit their recommendations to the Director as to whether the Certificate of Compatibility should be approved, conditionally approved, or disapproved within 30 days of the postmarked date of mailing of the application from the City Planning Department. In the event the Cultural Heritage Commission or the Board does not submit its recommendation within 30 days, the Cultural Heritage Commission or the Board shall forfeit all jurisdiction. The applicant and the Director may mutually agree in writing to a longer period of time for the Board to act.

(d) Director Determination. The Director shall have the authority to approve, conditionally approve or disapprove a Certificate of Compatibility.

(e) Time to Act. The Director shall render a determination on a Certificate of Compatibility within 75 days of an application being deemed complete, unless the applicant and the Director mutually consent in writing to a longer period. A copy of the determination shall be mailed to the applicant, the Board, and any other interested parties. No permits shall be issued for the subject Certificate of Compatibility until the appeal period,

as set forth in Subsection N, has expired or until any appeal has been resolved.

(f) Other City Approvals. The requirements for a Certificate of Compatibility are in addition to other City approvals (building permits, variances, etc.) and other legal requirements, such as Public Resources Code Section 5028, which may be required. The time periods specified above may be extended, if necessary, with the written mutual consent of the applicant and the Director.

(g) Modification of an Approved Certificate of Compatibility. Once a Certificate of Compatibility becomes effective, any subsequent proposed modification to the project shall require review by the Director, who shall grant approval of the modification if he or she finds the modification to be substantially in conformance with the original approved project. If the Director finds that the proposed modification does not substantially conform with the original approved project, then the applicant shall resubmit the project for a new Certificate of Compatibility.

(1) Modification Procedure. To modify an approved Certificate of Compatibility, an applicant shall submit to the Department of City Planning plans, elevations, or details of the proposed modification and any additional information determined necessary for conformance review. The Director may forward proposed modifications to the Board and/or the Cultural Heritage Commission's Designee for consultation.

4. Standards for Issuance of Certificate of Compatibility for New Building Construction or Replacement, and the Relocation of Buildings or Structures Not Dating from the Preservation Zone's Period of Significance Onto a Lot Designated as a Non-Contributing Element. The Director shall base a determination whether to approve, conditionally approve or disapprove a Certificate of Compatibility on each of the following:

(a) If no Preservation Plan exists, whether the following aspects of the Project do not impair the essential form and integrity of the Historic character of its surrounding built environment, considering the following factors;

- (1)** architectural design;
- (2)** height, bulk, and massing of buildings and structures;
- (3)** lot coverage and orientation of buildings;
- (4)** color and texture of surface materials;
- (5)** grading and lot development;

- (6) Landscaping;
- (7) changes to Natural Features;
- (8) steps, walls, fencing, doors, windows, screens, and security grills;
- (9) yards and setbacks;
- (10) off street parking;
- (11) light fixtures and street furniture;
- (12) antennas, satellite dishes and solar collectors; or
- (13) signs.

New construction shall not destroy Historic features or materials that characterize the property. The design of new construction shall subtly differentiate the new construction from the surrounding Historic built fabric, and shall be contextually compatible with the massing, size, scale, and architectural features of nearby structures in the Preservation Zone; or

(b) Whether the Project complies with the Preservation Plan approved by the City Planning Commission for the Preservation Zone.

5. Certificates of Compatibility for the Demolition of Non-Contributing Elements. After notice and hearing pursuant to Subsection M below, the Board shall submit its comments on a request for Demolition of a Non-Contributing Element, considering the impact(s) of the Demolition of the Non-Contributing Element to the essential form and integrity of the Historic character of its surrounding built environment within 30 days of the postmarked date of mailing of the application from the City Planning Department. In the event the Board does not submit its comment within 30 days, the Board shall forfeit all jurisdiction. The applicant and the Director may mutually agree in writing to a longer period of time for the Board to comment.

(a) In a case where Demolition of any Non-Contributing Element, without a Certificate of Compatibility for the Demolition of Non-Contributing Elements or permit has occurred, Section 12.20.3 L.5 shall not apply. Procedures in Sections 12.20.3 L.1-4 and/or Section 12.20.3 Q shall apply.

M. Notice and Public Hearing. Before making its recommendation to approve, conditionally approve or disapprove an application pursuant to this section for a Certificate of Appropriateness or Certificate of Compatibility, the Board shall hold a public hearing on the matter. The applicant shall notify the Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the

subject property at least ten days prior to the date of the hearing. Notice of the public hearing shall be posted by the applicant in a conspicuous place on the subject property at least ten days prior to the date of the public hearing.

(1) A copy of the Board's recommendation pursuant to Subsection K.3(b) regarding a Certificate of Appropriateness or Subsection L.3(b) regarding a Certificate of Compatibility shall be sent to the Director.

(2) A copy of the final determination by the Director, or Area Planning Commission shall be mailed to the Board, to the Cultural Heritage Commission, to the applicant, and to other interested parties.

N. Appeals. For any application for a Certificate of Appropriateness pursuant to Subsection K or a Certificate of Compatibility pursuant to Subsection L, the action of the Director or the Area Planning Commission shall be deemed to be final unless appealed. No Certificate of Appropriateness or Certificate of Compatibility, shall be deemed approved or issued until the time period for appeal has expired.

(1) An initial decision of the Director is appealable to the Area Planning Commission

(2) An initial decision by the Area Planning Commission is appealable to the City Council.

An appeal may be filed by the applicant or any aggrieved party. An appeal may also be filed by the Mayor or a member of the City Council. Unless a Board member is an applicant, he or she may not appeal any initial decision of the Director or Area Planning Commission as it pertains to this section. An appeal shall be filed at the public counter of the Planning Department within 15 days of the date of the decision to approve, conditionally approve, or disapprove the application for Certificate of Appropriateness or Certificate of Compatibility. The appeal shall set forth specifically how the petitioner believes the findings and decision are in error. An appeal shall be filed in triplicate, and the Planning Department shall forward a copy to the Board and the Cultural Heritage Commission. The appellate body may grant, conditionally grant or deny the appeal. Before acting on any appeal, the appellate body shall set the matter for hearing, giving a minimum of 15 days' notice to the applicant, the appellant, the Cultural Heritage Commission, the relevant Board and any other interested parties of record. The failure of the appellate body to act upon an appeal within 75 days after the expiration of the appeal period or within an additional period as may be agreed upon by the applicant and the appellate body shall be deemed a denial of the appeal and the original action on the matter shall become final.

O. Authority of Cultural Heritage Commission not Affected. Notwithstanding any provisions of this section, nothing here shall be construed as superseding or overriding the Cultural Heritage Commission's authority as provided in Los Angeles Administrative Code Section 22.171, et seq.

P. Publicly Owned Property. The provisions of this section shall apply to any building, structure, Landscaping, Natural Feature or lot within a Preservation Zone which is owned or leased by a public entity to the extent permitted by law.

Q. Enforcement. The Department of Building and Safety, the Housing and Community Investment Department, or any successor agencies, whichever has jurisdiction, shall make all inspections of properties which are in violation of this section when apprised that work has been done or is required to be done pursuant to a building permit. Violations, the correction of which do not require a building permit, shall be investigated and resolved jointly by the Planning Department, the Department of Building and Safety, the Housing and Community Investment Department, or any successor agencies, whichever has jurisdiction, and if a violation is found, the Planning Department may then request the Department of Building and Safety, the Housing and Community Investment Department or any successor agencies to issue appropriate orders for compliance. Any person who has failed to comply with the provisions of this section shall be subject to the provisions of Section 11.00 (m) of this Code. The Owner of the property in violation shall be assessed a minimum inspection fee, as specified in Section 98.0412 of this Code for each site inspection. No building permit shall be cleared by the Planning Department while an outstanding violation exists, regardless of whether a building permit is required or not for the violation.

R. Demolition of Buildings without a Permit. Any Demolition or relocation of a Contributing or Non-Contributing Element, or a portion thereof, done without a building permit and Certificate of Appropriateness or Certificate of Compatibility approvals pursuant to Sections 12.20.3 K.5 and 12.20.3 L.5, shall be reviewed by the Director of Planning in accordance with the provisions of Section 12.20.3 S.

S. Preliminary Evaluation of Demolition or Relocation without Permit.

1. Purpose. The purpose of this subsection is to require the documentation of the loss of historic features as a result of unpermitted construction or Demolition activities, relocation, neglectful ownership, or man-made disaster.

2. Prohibition. Where Demolition or relocation to all or portions of a Contributing or Non-Contributing Element has occurred without the necessary approvals, the provisions of Section 12.20.3 K.5 (COA-DEM) or 12.20.3 L.5 (CCMP) shall not apply. Upon completion of a Preliminary Evaluation of Demolition or Relocation without Permit, and Section 91.106.4.1(10) proceedings by the Department of Building and Safety, an application for Certificate of Appropriateness or Certificate of Compatibility shall be reviewed in accordance with the provisions of Sections 12.20.3 K and 12.20.3 L, whichever is applicable.

3. Procedures

(a) Evaluation. The Director of Planning or his or her designee can initiate review on the Demolition or relocation of a structure, in whole or in part, commenced prior to the issuance of a building permit. During the investigation, all work on the site shall cease and an order to comply shall be issued per Section 12.20.3 Q. Review by the Director shall include, but is not limited to, documentation of the structure(s) as it (they) existed at the time of the Historic Resources Survey, permit history research, site visits, documentation of the loss of building features, identification of salvageable features, and evaluation of the demolition's impact on the historic resource.

(b) Evaluation Fees. Fees for the preliminary evaluation will be assessed pursuant to Section 19.01 F of this Code.

4. Notice. A copy of the evaluation shall be mailed to the Department of Building and Safety, the applicant, the Board, Council Office, and any other interested parties.

5. Proceedings Pursuant to Los Angeles Municipal Code Section 91.106.4.1(10). Upon completion of the evaluation, the matter shall be referred to the Department of Building and Safety for investigation and enforcement pursuant to Section 91.106.4.1(10). The Department of Building and Safety shall be authorized to withhold development permits on said property for five years if it determines that demolition occurred in violation of Section 91.106.4.1(10). Any person who has failed to comply with the provisions of Section 12.20.3 K.5 or 12.20.3 L.5 shall be subject to the provisions of Section 11.00 (I) of this Code.

6. During the Section 91.106.4.1(10) proceedings and the five year-penalty period, the property owner shall be responsible for protecting any features of the original structure which remain intact, securing the property from vandalism and theft, and keeping the property free of other nuisances.

T. Injunctive Relief. Where it appears that the Owner, occupant or person in charge of a building, structure, Landscaping, Natural Feature, lot or area within a Preservation Zone threatens, permits, is about to do or is doing any work or activity in violation of this section, the City Attorney may forthwith apply to an appropriate court for a temporary restraining order, preliminary or permanent injunction, or other or further relief as appears appropriate.


Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of APR 25 2017.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved MAY 02 2017

 Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
OSCAR MEDELLIN
Deputy City Attorney

Date January 30, 2017

File No. CF 16-1157

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

January 31, 2017

See attached report.


Vincent P. Bertoni, AICP
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, JULIA AMANTI, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 184903 – An Ordinance amending Section 12.20.3 of the Los Angeles Municipal Code to clarify review procedures, add frequently used definitions, and outline procedures and fees for technical corrections to Historic Resources Surveys, and unpermitted demolition – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **April 24, 2017**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **May 8, 2017** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **May 8, 2017** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **8th** day of **May, 2017** at Los Angeles, California.


Julia Amanti, Deputy City Clerk

Ordinance Effective Date: June 17, 2017

Council File No. **16-1157**

EXHIBIT G: Historic Resources Survey

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

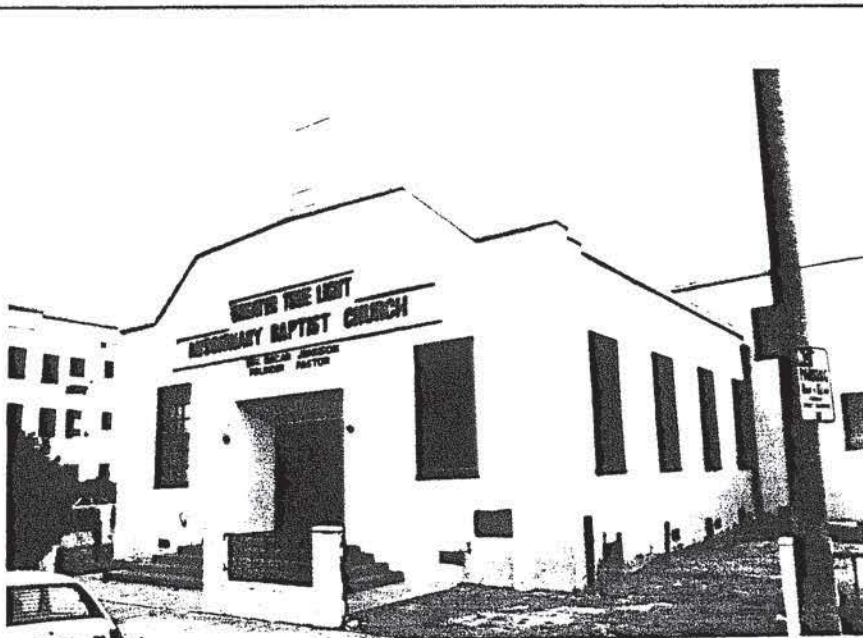
IDENTIFICATION

1. Common name: Greater True Light Missionary Baptist Church
2. Historic name: _____
3. Street or rural address: 1276 W. 29th Street (N. University Park)
City Los Angeles Zip 90007 County Los Angeles
4. Parcel number: Lot 48 Waverly Tract (5055 010 001)
5. Present Owner: Greater True Light Baptist Church Address: 1276 W. 29th St.
City Los Angeles Zip 90007 Ownership is: Public _____ Private X
6. Present Use: Church Original use: Church

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This building is a one story stucco church, built in a rectangular plan and designed in a manner influenced by the Spanish Colonial Revival style. Major architectural features include a raised central entrance, a symmetrical facade, a flat roof with a stepped parapet wall, a prominent cross on the roof, and two rear wings. Architectural details include dual entrance doors, multi-paned windows, an absence of ornamentation and a side entrance. The structure has had several additions and some interior modifications.



8. Construction date:
Estimated 1911 Factual _____
9. Architect _____
10. Builder William Neely
(probable)
11. Approx. property size (in feet)
Frontage 77 Depth 137
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
June 1983

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: rear additions
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ___ Private development ___ X Zoning X Vandalism X
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The North University Park area was annexed to the City of Los Angeles on April 2, 1896 as a portion of the Southern and Western Additions. This church is located on Lot 48 of the Waverly Tract, which was recorded in November 1886. In 1901, there was a structure already in existence on the lot, valued at \$3,000. This structure was gone by 1911. In 1912, there was a structure assessed on the lot for \$2,500. The owner was the Orchard Avenue Baptist Church. On May 8, 1911, Type 3 permit #3914 was issued to build several additions onto the existing 60' X 62' building. The architect and contractor was William Neely, who is listed in the 1911 City Directory as a contractor. This church, which is still active today, was apparently in existence in 1901. The Orchard Avenue Baptist Church and W.W. Fisher also owned the structure that preceded the current church. This church relates to the other residential structures along W. 29th Street, and is an addition to the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Dept. of Building & Safety
Los Angeles County Archives
Los Angeles City Directory 1911
1912

22. Date form prepared 8/83 revision/update
By (name) of 1982 R. Iredale form
Organization Bur of Engineering
Address: 200 N. Spring St.
City Los Angeles Zip 90012
Phone: 485-6556

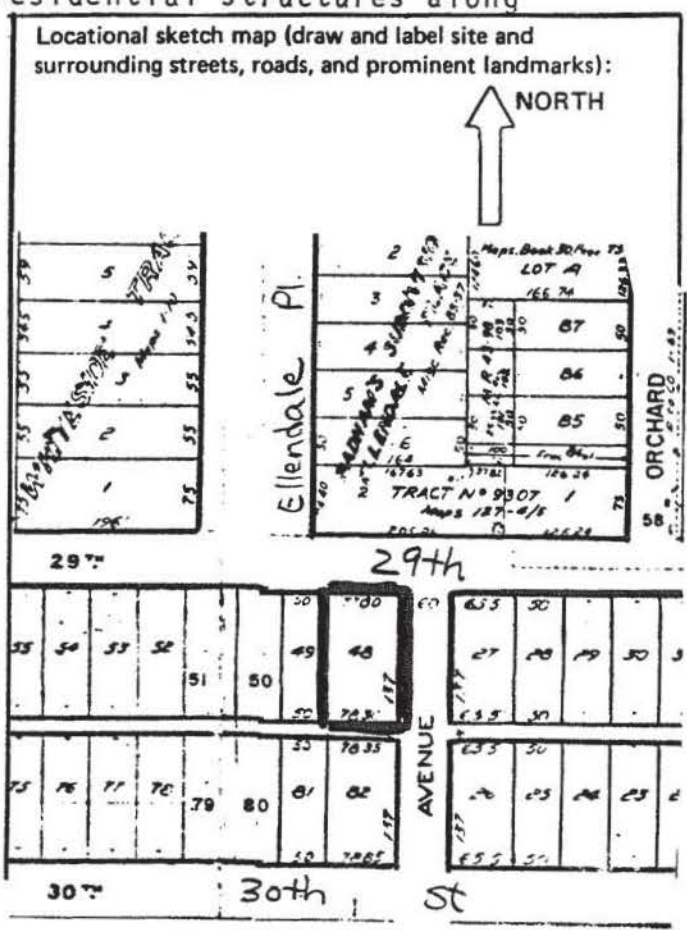


Exhibit H: Historic Resources Report

1276 WEST 29TH STREET

HISTORIC RESOURCE ASSESSMENT AND IMPACTS ANALYSIS



Prepared for: The Pews at SC, LLC

Prepared by: Kathryn McGee

August 2017

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Attachments

- Attachment A: Current Maps and Aerials
- Attachment B: Historic Maps and Aerials
- Attachment C: Contemporary Photographs of Subject Property
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- Attachment E: Historic Photographs
- Attachment F: 1911 Alteration Permit
- Attachment G: 1983 Survey Form
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I. INTRODUCTION AND EXECUTIVE SUMMARY

Located at 1276 West 29th Street in the South Los Angeles Community Plan Area (CPA), the subject property encompasses one assessor parcel (Assessor Parcel Number 5055-010-001) and contains one building currently used as a church and day care facility. As discussed in this report, there is conflicting information about the church's date of construction, but the building appears to have been constructed in 1895, with a rear addition constructed in 1911, and other alterations over time.

The building served as a Baptist church from its construction until the mid-1930s, when it became a Pentecostal church. It was sold to the Los Angeles Korean Methodist Church in 1945 and served that congregation until being sold to an African American congregation, the Greater True Light Missionary Baptist Church, in 1959, which occupied the facility until it was sold to the current owner in 2017. The church is currently vacant, although the day care is in operation.

The subject property was previously evaluated in an historic resource survey conducted in 1983. While the 1983 survey form does not contain a California Historical Resource Status Code (CHRSC), the finding is listed in the Los Angeles County Historic Property Data File (HPDF) with CHRSC "7R," which means the property needs to be reevaluated. The property was not identified in SurveyLA, the City of Los Angeles' recent citywide historic resources survey.

The current property owner is proposing a project to retain the existing building and modify the interior to accommodate residential apartment units, with some modifications to the exterior. An evaluation has been requested in order to determine whether or not the subject property qualifies as an historical resource under the California Environmental Quality Act (CEQA). To this end, this report evaluates eligibility for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and as a local City of Los Angeles Historic-Cultural Monument (HCM).

This report provides a history of the subject property, focusing on construction and alterations, as well as persons, churches, and other histories associated with the property. Historic contexts were prepared for the South Los Angeles CPA, Korean American population in Los Angeles, and African American population in Los Angeles. Due to its early date of construction, the subject property was found significant for its association with initial development of the South Los Angeles CPA. However, it has been substantially altered and does not retain sufficient integrity from 1895 to convey its significance. Therefore, the subject property is not eligible for listing in the National or California Registers or for listing as a local HCM and therefore does not qualify as an historical resource under CEQA.

The subject property is located adjacent to an identified historical resource, the boundary of the University Park Extension Historic District, which was recently identified as a potential locally eligible historic district in SurveyLA. The subject property is also in the vicinity of two National Register-listed historic districts, North University Park Historic District and Menlo Avenue-West 29th Street Historic District. Potential impacts of the proposed project on these three districts are studied in this report. The proposed project does not appear to cause direct or indirect historical resources impacts to the setting of any district, or to historical resources under CEQA.

II. CONSULTANT QUALIFICATIONS

This report was prepared by Kathryn McGee with assistance by Jenna Snow. Ms. McGee visited and photographed the site on June 8, 2017.

Kathryn McGee

Ms. McGee is an architectural historian and historic preservation planner based in Los Angeles. She has over eight years of experience in the field of historic preservation consulting and launched an independent practice in 2015. Her educational background includes a Bachelor of Arts degree in architectural history from the University of California, Santa Barbara and a Master of Urban and Regional Planning degree from the University of California, Irvine. She has also completed the Summer Program in Historic Preservation at the University of Southern California and is a LEED Accredited Professional with specialty in Neighborhood Development. Her consulting work entails writing reports for purposes of environmental and local project review; preparation of historic resource assessments and surveys; preparation of technical reports for General Plan Updates; evaluation of properties seeking or complying with Mills Act Contracts; and consultation on adaptive reuse and federal Investment Tax Credit projects.

Jenna Snow

In January 2015, Jenna Snow launched an independent historic preservation consulting practice offices in Los Angeles. With over fifteen years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. She has worked on a wide range of projects on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for nearly 100 historic preservation projects, including a wide variety of historic resource assessments, National Register nominations, and historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning. Ms. Snow has prepared multiple National Register nominations, including the Twohy Building in San José, CA; the Beverly Hills Women's Club in Beverly Hills, CA; the Sam and Alfreda Maloof Compound in Rancho Cucamonga, CA; the Boyle Hotel/Cummings Block in Los Angeles, CA; the West Los Angeles Veterans Affairs Historic District in Los Angeles, CA, and Temple Ohave Israel in Brownsville, PA. She has completed historic resources surveys, including coauthoring historic context statements in Hollywood, Whittier, CA, and South Los Angeles. Prior to her consulting work, Ms. Snow worked for the New York City Department of Design and Construction in New York, NY, the Freedom Trail Foundation in Boston, MA, and the Neighborhood Preservation Center in New York, NY.

III. REGULATORY SETTING

National Register

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 indicate what properties should be considered for protection from destruction or impairment,”¹ Administered by the National Park Service, the National Register is the nation’s official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) 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) have yielded or may be likely to yield, information important in history or prehistory.²

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for “integrity.”³ Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

As a religious property, the subject property also must be examined under Criteria Consideration A for National Register eligibility. Listing religious properties in the National Register presents a unique challenge as they not only must retain a higher degree of integrity than what is required for other building types, but also must appear eligible for listing in a broader historic or cultural context. Guidance provided by the National Park Service in National Register Bulletin #15 states that “historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.”⁴

Relationship to Project

The subject property is not listed in the National Register, and for the reasons stated in this report, does not appear to meet National Register eligibility requirements.

¹ National Register Bulletin #16A: *How to Complete the National Register Registration Form* (National Park Service, 1997).

² National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

³ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation*.

⁴ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation*.

California Register

Based substantially on the National Register, the California Register is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected.”⁵ For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; or
- 2) is associated with the lives of persons important in our past; or
- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in, or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

The primary difference between eligibility for listing in the National and California Registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance.

Relationship to Project

The subject property is not listed in the California Register, and for the reasons stated in this report, does not appear to meet California Register eligibility requirements.

City of Los Angeles

§22.171.7 of the Los Angeles Administrative Code defines criteria for designation of a Historic-Cultural Monument (HCM). For ease in applying local eligibility, the following numbers are assigned to the criteria, which align, to a large degree, with National and California Register criteria. Resources eligible for HCM designation are:

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

⁵ California Public Resources Code §5024.1(a),
<<http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>>.

An HPOZ is defined as:

a planning tool which recognizes the special qualities of areas of historic, cultural, or architectural significance. An HPOZ does not change the underlying zoning, rather it lays an added level of protection over a zone through local board oversight.⁶

The HPOZ criteria for evaluation state that structures, natural features, or sites within the involved area, or the area as a whole, shall meet one or more of the following:

- A. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possess historic integrity reflecting its character at that time.
- B. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or City.
- C. Retaining the structure would help preserve and protect an historic place or area of historic interest in the City.⁷

Relationship to Project

The subject property is not designated as an HCM. The subject property was previously evaluated in an historic resource survey in 1983 (see Attachment G). The survey form does not contain a California Historical Resource Status Code (CHRSC), and the survey finding is listed in the Los Angeles County Historic Property Data File (HPDF) with CHRSC “7R,” which means the property needs to be reevaluated. The property was not identified in SurveyLA, the City of Los Angeles’ citywide historic resources survey, as part of the recent evaluation of the South Los Angeles CPA. However, the subject property is evaluated for potential significance in this report, and is found eligible for its contribution to the early development of the neighborhood as a religious property type with an early date of construction. However, the subject property has been substantially altered and does not retain sufficient integrity to convey significance. Therefore, it does not appear eligible as an HCM or contributor to any HPOZ.

While the subject property is not located in an HPOZ, it is adjacent to the boundary of the “University Park Extension Historic District,” recently identified as a locally eligible historic district in SurveyLA. The district is treated as an historical resource under CEQA. Because the project site is adjacent to an historical resource, potential impacts of the project on the setting of the district are also evaluated in this report. The proposed project does not appear to cause direct or indirect historical resources impacts to the setting of the district.

⁶ *Cultural Heritage Masterplan*, City of Los Angeles Cultural Affairs Department, adopted 2000: 44. preservation.lacity.org. Web. May 2016.

⁷ *Cultural Heritage Masterplan*, City of Los Angeles Cultural Affairs Department, 45.

IV. DESCRIPTION AND HISTORY

Physical Description

Current maps and aerials are included in Attachment A and current photographs are included in Attachment C.

Located at the southwest corner of 29th Street and Orchard Avenue, the subject property is bounded by West 30th Street to the south and Vermont Avenue to the west. The subject property is located on a residential street and oriented north toward 29th Street. The site is sloped slightly downward from north to south. The subject property contains one building. The building has a single-story portion at its front (north) end with a two-story portion at its rear (south) end. The front portion of the building contains the church and is oriented north toward 29th Street, while the rear portion contains the day care and is oriented south, opening up onto a paved outdoor playground. A metal fence borders the property. Hardscape consisting of asphalt surrounds the building. There is no designed landscaping, although there is a single shrub located near the east elevation. Automobile access is provided through small driveways at the northeast, northwest, and southeast corners of the property, while access to the building is provided through doors at north, east, and south elevations.

The building does not have an identifiable architectural style, although there are minor elements of the Spanish Colonial Revival, including exterior walls clad in stucco. The front, church, portion is one-story, with a roof that can almost be described as having the shape of a gambrel roof. It is flat with a parapet at its outer edges and steps up to express the high-volume sanctuary of the interior. The uppermost portion is flat at the ridge. The roof is clad in composite roofing material and contains mechanical equipment. At its north end, the roof includes a cross that is supported on a conical base, located behind the parapet, and centered over the façade. The rear portion of the building is two-stories with a flat roof.

Relatively unadorned, the facade of the single-story church portion of the building is symmetrical with a stepped parapet that references the roof shape and simple coping. The main entrance is recessed at the center, flanked by one window on each side. Window sash is contemporary and consists of vertical-sliding sash. Glazing is textured and tinted yellow. The entrance consists of a pair of doors accessed by five concrete steps leading to a concrete stoop. A simple wood canopy with a shed roof, and supported by wood posts, crowns the entrance. Above the wood canopy is a geometric sign area framed in simple molding. The sign area does not contain any signage. Set back from the façade, the north elevation of the two-story rear portion of the building extends west of the church. This wall has three small, horizontal-sliding windows: one located at the first floor and two at the second floor. Two small, one-story sheds sit in front of the elevation.

The east elevation is simple and unadorned, with three bays. The north bay contains a row of four evenly spaced windows matching those on the façade. The center bay contains a secondary entrance, accessed by four concrete steps leading to a concrete stoop. The entrance is recessed in the elevation and set within a stucco enframingent that projects from the elevation, with a semicircular recessed, blank transom topped by a front gable eyebrow. There is a second projection to the south where the wall steps out and contains a small window. The south bay is two stories and contains an additional entrance, accessed by a concrete ramp with metal railing. There is a simple wood canopy with a shed roof over the entrance.

The west elevation of the front, church portion of the building contains a row of four windows matching those at the façade. The west elevation of the south portion of the building is not readily visible because it closely abuts a wall and the adjacent property, and entrances to the narrow side yard are blocked by debris.

A secondary entrance is located toward the west end of the south elevation, accessed by two concrete steps and ramp, and a low stoop. There are rows of five small, horizontal sliding windows located at the first and second floor levels. The south elevation looks onto a small outdoor playground for the daycare. The playground is clad in asphalt, with a moveable rubber mat covering the east half and moveable furniture and shade tent.

The church interior is accessed by double-doors in the north facade, which lead into a small, unadorned entry lobby with a wood floor, flanked by restrooms. Restroom fixtures and finishes are contemporary. Another pair of doors provides access into the sanctuary, which opens up into a high-volume space with vaulted ceilings and visible wood trusses. The ceiling is clad in wood boards. Lighting consists of contemporary fixtures hanging from the horizontal trusses and from the ceiling.

At the north end of the sanctuary, a narrow balcony is situated over the lobby and restrooms. The balcony contains a few rows of pews but is not currently accessible. The sanctuary contains ten rows of pews, divided by a center aisle and oriented south toward a raised pulpit. Flooring is wood under the pews and carpet at the perimeter and aisle. The pulpit is framed by a recessed niche, clad in contemporary paneling, and is accessed by two steps. The niche is flanked by doors on either side that lead to a hallway behind. The east wall of the sanctuary contains a row of four windows at its north end, corresponding to the windows at the exterior; a double door providing access to the exterior; a niche near the stage, where music equipment is currently stored; and a storage room just south of the niche. Similarly, the west wall of the sanctuary contains a row of four windows at its north end, while at its south end there is an opening into additional space located west of the sanctuary, where steps lead up to a raised storage area and kitchen, with an additional restroom. To the south of the sanctuary, is a double-height hallway open to second floor offices above, running east-west behind the pulpit. Stairs on either end provide access to the second floor, while two sets of doors provide access to the south portion of the building that functions as a day care.

The day care facility is situated a few feet below the level of the church and a stair and ramp at the west end provide access down into the space. The open, one-story space, generally rectangular in plan, has restrooms at its east end. Fixtures and finishes are contemporary.

A door in the north wall of the day care center provides access to stairs to the basement, where a combination of wood and concrete steps lead down to a landing, where there is another door providing access into the basement. The basement is full-height and currently used for storage. The concrete foundation is visible; the floor is of concrete as well. There is evidence of a brick wall or chimney in the northwest corner. The west wall contains a door accessing a low-height crawl space leading to the west elevation.

The second floor is accessed by the two aforementioned staircases, which lead to an L-shaped hallway with a balcony overlooking the first floor. The hallway provides access to five offices: four arranged in a row oriented east-west along the south end of the building, and one located northwest of the others. The northwest has two panels in its east wall providing access to the ceiling and truss system over the sanctuary. Each office varies slightly in terms of materials and finishes. The offices in the southeast corner contain wood wall paneling. Floors throughout the second floor have carpeting.

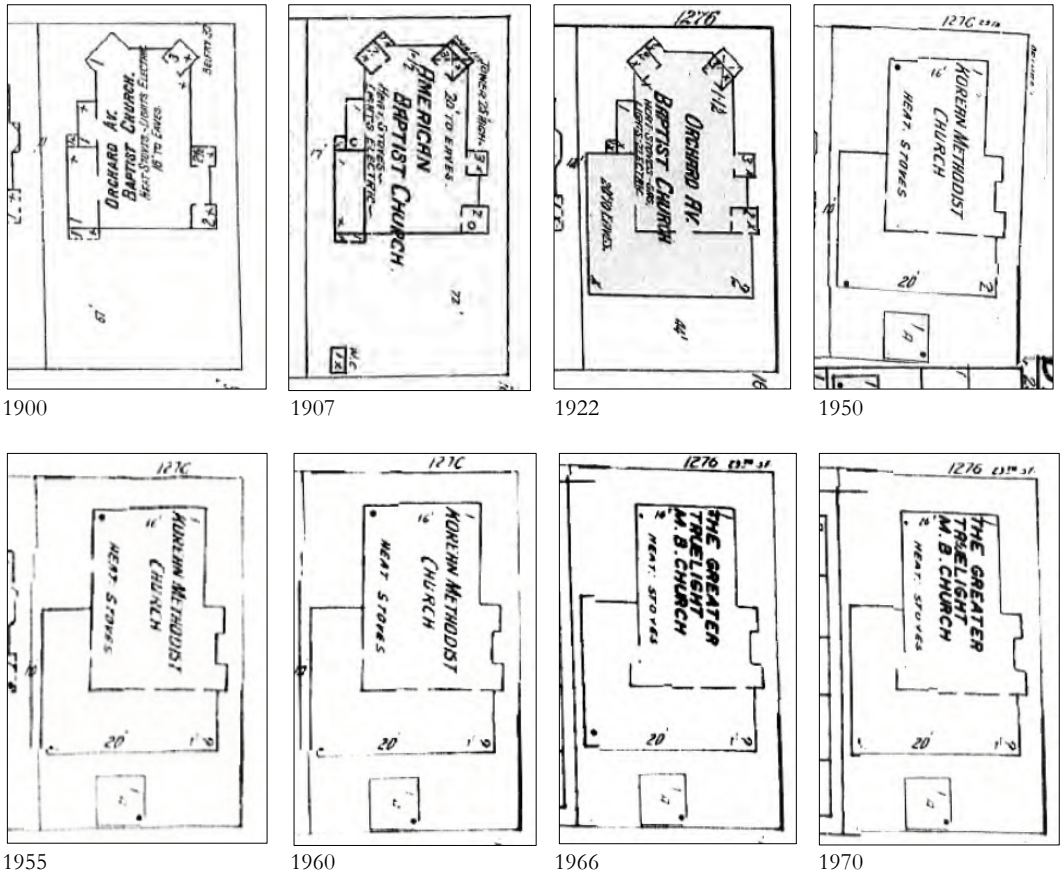
History of Construction and Alterations

The following describes history of construction and alterations, based on available building permits, Sanborn Maps, historic map books of the Los Angeles County Assessor, city directories, historic photographs, and physical evidence. See attachments for supporting images and documentation.

Due to conflicting historical records, the precise date of construction of the building is unclear, although it appears most likely that the building was constructed in 1895 with a substantial addition in 1911. Historic Sanborn maps show a building constructed by 1900 that appears to have been added onto over time; this construction history is supported by available building permits. While there is no available permit documenting construction of the original building, there is a building permit from 1911 documenting a substantial addition, which corresponds to what is shown in Sanborn maps. Historic city directories and *Los Angeles Times* articles support that there was a building at the subject property in 1895.

Historic Sanborn Maps of Subject Property

The following cropped Sanborn maps show development of the subject property from 1900-1970. Larger versions are included in Attachment B.



The following list describes known alterations based on available building permit records. As previously noted, there is no original building permit from 1895.

- In 1911, an alteration permit was issued to Orchard Avenue Baptist Church for an L-shaped, 28x65-foot and 6x32-foot rear addition with a shingle roof with deck.⁸ Work under this permit involved cutting into the existing building, and also digging a 12x14, 6½-foot-deep cellar. The addition was designed and constructed by William Neely, listed as both architect and contractor on the permit. A biography for William Neely follows. Valuation of proposed

⁸ "1276 West 29th Street," Application to Alter, Repair or Demolish, City of Los Angeles, Board of Public Works, Department of Buildings, Permit No. 3914, May 8, 1911.

work was \$3,000. The purpose of the building was “Sunday school room and church.” This section appears in the 1922 Sanborn map as an A-shaped addition to the west and south elevations.

- In 1930, an alteration permit was issued to owner Roger Williams Baptist Church to “cut in door 3x7, building landing 4x6 with steps leading to ground, by order of Fire Department.”⁹ It is unclear where on the building this work was done. No architect was listed on the permit. The contractor was L.W. Smith. Valuation of proposed work was \$35.
- In 1933, a permit was issued to owner Reverend Fisher for construction of a one-story 18x20-foot private garage building, located at the rear of the property.¹⁰ No architect was listed on the 1933 permit. The contractor’s name is illegible. Valuation of proposed work was \$90. The building appears on 1950 and later Sanborn maps, though it has been demolished and is no longer extant.
- In 1937, a permit was issued to owner W.W. Fisher (presumably Reverend Fisher) for building repairs, including to the rear section and side sections of the building, although no details about the work were provided. The permit also included replacement of the roof and work to “[rebuild] auditorium from the floor up.”¹¹ The existing building was described as a 2-story, 22-foot-high, 40x100-foot structure on the permit. No architect was listed. The contractor was M. Lund and Son. Valuation of proposed work was \$4,000.
- In 1962, the building was altered to accommodate a day care facility. A permit was issued to owner Reverend Oscar Johnson for a change of occupancy of 600 square-feet “to comply with building requirements.”¹² The building was described as a church and day nursery on the permit. No architect or contractor were listed. Valuation of the permit was \$1,040.
- In 1965, a permit was issued to owner Reverend Oscar Johnson to “comply with mandatory requirements,” although the nature of such compliance is not described.¹³ The building is described as a church on the permit. No architect is listed. The contractor was the owner. Valuation of the permit was \$1,800.
- In 1967, a permit was issued to owner Reverend Oscar Johnson for “change of occupancy inspection.” The building was described as a church and Sunday school on the permit. No architect is listed. The contractor was the owner. Valuation of the permit was \$800.¹⁴
- In 1969, a certificate of occupancy was issued for “A 15’4x44’ school day care classroom converted form a portion of a one and two-story, Type V, 70’x100’ church building, approved for federally assisted head start program only, S-1 occupancy.”¹⁵

⁹ “1276 West 29th Street,” Application to Alter, Repair or Demolish, City of Los Angeles Building Division, Department of Building and Safety, Permit No. 11211, May 14, 1930.

¹⁰ “1276 West 29th Street,” Application for the Erection of a Building of Class “D,” City of Los Angeles Building Division, Department of Building and Safety, Permit No. 3669, March 22, 1933.

¹¹ “1276 West 29th Street,” Application to Alter, Repair, Move or Demolish, City of Los Angeles, Department of Building and Safety, Building Division, Permit No. 34943, October 22, 1937.

¹² “1276 West 29th Street,” Application to Alter-Repair-Demolish and for Certificate of Occupancy, City of Los Angeles, Department of Building and Safety, Permit No. 5931, March 2, 1962.

¹³ “1276 West 29th Street,” Application to Alter-Repair-Demolish and for Certificate of Occupancy, City of Los Angeles, Department of Building and Safety, Permit No. 9147, November 24, 1965.

¹⁴ “1276 West 29th Street,” Application to Alter-Repair-Demolish and for Certificate of Occupancy,” City of Los Angeles, Department of Building and Safety, Permit No. 44528, April 19, 1967.

History of Ownership

The following history of ownership was obtained from historic map books of the Los Angeles County Assessor, building permits, and other sources cited in this report.

The property was originally developed by a Baptist church. Earliest available ownership data is from 1901, when the property was owned by W.W. Tinker, founder of Orchard Avenue Baptist Church, although earlier city directories describe Orchard Avenue Baptist Church as the tenant as early as 1895. Tinker eventually transferred property ownership to Orchard Avenue Baptist Church. A biography for Tinker and history of the Orchard Avenue Baptist congregation follows. In 1928, the property was transferred to Southwest Baptist Church, and appears to have been owned by related Baptist churches through at least 1931. A history of these churches follows. The subsequent owners through the early 1940s include: John D. Burnham,¹⁶ W. W. Fisher, Central Pentecostal Church, and Your Gospel Church. Despite searches in the historic *Los Angeles Times*, there is little available information on the history of these individuals and congregations, suggesting they were not of substantial importance to history; no biographies or histories for them follow. In 1945, the property was purchased by Los Angeles Korean Methodist Church, which remained the owner and tenant until 1959. A history of Korean Americans in Los Angeles and of the Los Angeles Korean Methodist Church is included in the historic context section of this report. In 1959, the subject property was sold to a primarily African American congregation, Greater True Light Baptist Church, which remained the owner and tenant until purchase by the current owner in 2017. Following is a list of known owners, primarily based on historic map books of the Los Angeles County Assessor.

1901-1917: William W. Tinker¹⁷

1917-1928: Orchard Avenue Baptist Church¹⁸

1928-1931: Southwest Baptist Church¹⁹

1931-1931: Central Baptist Church²⁰

1931-1933: John D. Burnham²¹

1933-1934: W.W. Fisher²²

1934-1945: Central Pentecostal Church; ²³ Your Gospel Church²⁴

1945-1959: Korean Methodist Church;²⁵ Los Angeles Missionary and Church Extension Society of the Methodist Church²⁶

1959-2017: Greater True Light Missionary Baptist Church²⁷

History of Tenants

The history of ownership and tenants are closely linked. Historic city directories and Sanborn maps provided sources for the following history of tenants. It should be noted that it was common for churches to share space with other congregations. For example, First Presbyterian Church appears to have met briefly at the church while its new building was being constructed, although it was never a

¹⁶ "Building Projects Listed," *Los Angeles Times*, December 20, 1931: F3.

¹⁷ Los Angeles County Assessor Map Book No. 47, 1901-1909, sheet 13.

¹⁸ Los Angeles County Assessor Map Book No. 47, 1911-1920, sheet 15.

¹⁹ Los Angeles County Assessor Map Book No. 47, 1927-1939, sheet 216.

Some historical documents identify the church name as South West Baptist Church while others identify the name as Southwest Baptist Church. For consistency in this report, the church is called Southwest Baptist Church.

²⁰ Los Angeles County Assessor Map Book No. 47, 1927-1939, sheet 216.

²¹ Los Angeles County Assessor Map Book No. 47, 1927-1939, sheet 216.

²² Los Angeles County Assessor Map Book No. 47, 1927-1939, sheet 216.

²³ Los Angeles County Assessor Map Book No. 47, 1927-1939, sheet 216.

²⁴ Los Angeles County Assessor Map Book No. 47, 1939-1946, sheet 216.

²⁵ Los Angeles County Assessor Map Book No. 971, 1947-1951, sheet 16.

²⁶ Los Angeles County Assessor Map Book No. 971, 1952-1956, sheet 16.

²⁷ Los Angeles County Assessor Map Book No. 971, 1957-1961, sheet 16.

long-term tenant.²⁸ Additionally, certain congregations often had more than one name listing them in city directories. For example, Orchard Avenue Baptist Church was also known as American Baptist Church. Histories for known early congregations are below. Following is a list of known tenants, primarily based on city directories.

1895-1929: Orchard Avenue Baptist Church,²⁹ American Baptist Church,³⁰ First Presbyterian Church³¹
 1932: Southern Baptist Church, Southwest Baptist Church, Roger Williams Baptist Church³²
 1934: Roger Williams Baptist Church; Victoria Hall Central Pentecostal Assembly³³
 1936-1938: Pentecostal Church³⁴
 1942: Central Pentecostal Church³⁵
 1945-1959: Korean Methodist Church; Methodist Churches of Southern California and Arizona³⁶
 1959-2017: Greater True Light Missionary Baptist Church³⁷ and Frederick Douglas Child Development Center³⁸

William Neely

As previously noted, there is no available building permit documenting construction of the earliest portion of the building; the original architect is unknown. The architect-contractor responsible for the 1911 addition was William Neely. The 1911 building permit contains little information on Neely, though notes his address was 1329 West 37th Place at the time. There is a listing for a contractor named William F. M. Neely in the 1911 Los Angeles City Directory. Identification of Neely as a contractor suggests his work at the subject property was a design-build project, and that his work at the subject property did not make substantial contribution to the history of the architectural design.³⁹ William Neely is not listed in the American Institute of Architects Historical Directory of American Architects. There are no available articles in the historic *Los Angeles Times* documenting the history of his known work.

William W. Tinker

There is little information available on the life and work of William W. Tinker, though it is known that he served as a Los Angeles-area clergyman in the 1890s through at least 1900. In 1890, he served

²⁸ Los Angeles City Directory, 1895: 34:

“Two Congregations: Formal Division of the First Presbyterian Church,” *Los Angeles Times*, May 8, 1895:10.

“That Church Fight: One Side of It is Officially Explained,” *Los Angeles Times*, July 7, 1895: 21.

“That Unlucky Site: Appeal From the First Presbyterian Church,” *Los Angeles Times*, April 10, 1895: 12.

²⁹ *Los Angeles City Directory*, 1906: 427.

Los Angeles City Directory, 1920: 1687.

Los Angeles City Directory, 1929: 2884.

³⁰ 1907 Sanborn Map.

³¹ First Presbyterian Church appears to have only operated out of the subject property on a temporary basis while building a new church facility.

Los Angeles City Directory, 1895: 34:

Los Angeles City Directory, 1900: 580.

³² *Los Angeles City Directory*, 1932: 1091, 2275, and 2574.

³³ *Los Angeles City Directory*, 1934: 1713, 1796, and 2486.

³⁴ *Los Angeles City Directory*, 1936: 1425.

Los Angeles City Directory, 1938: 1611.

³⁵ *Los Angeles City Directory*, 1942: 467

³⁶ *Los Angeles City Directory*, 1956: 944.

1950, 1960, and 1966 Sanborn Maps.

³⁷ *Los Angeles City Directory*, 1960: 993.

Los Angeles City Directory, 1969: 219.

³⁸ *Los Angeles City Directory*, 1973: 429.

Los Angeles City Directory, 1987: 458.

³⁹ *Los Angeles City Directory*, 1911: 1046.

as pastor of East Los Angeles Baptist Church, residing at 110 South Workman Street in East Los Angeles.⁴⁰ In June of the same year, he was appointed General Missionary for Southern California by the Baptist Home Mission.⁴¹ In 1893, he resided at 119 North Daly (address no longer exists in Los Angeles).⁴² In 1895, in his capacity working for Baptist Missionary Society, he established the church that would later become Orchard Avenue Baptist Church, as described below. In 1897, he was superintendent of Baptist Home Missions, residing at 322 West 15th Street.⁴³ In 1900, he worked as a clergyman and lived at the Hotel Ramona.⁴⁴ His birth and death dates are unknown.

Orchard Avenue Baptist Church (American Baptist Church)

The Baptist religion is a sect of Protestant Christianity. The first American congregation was formed in 1639 in Providence, Rhode Island, with a church established by Roger Williams and Ezekial Holliman.⁴⁵ In general, the religion distinguishes itself through “emphas[is] of the baptism of adult believers by total immersion.”⁴⁶ The Baptist church came to Los Angeles by 1874, when the First Baptist Church of Los Angeles was established, though the church did not have a permanent home until 1884, when it moved into a building downtown at 6th and Fort Streets.⁴⁷ About ten years later, Reverend William W. Tinker of the Baptist Missionary Society established the church at the subject property. In 1895, there were thirteen Baptist Churches listed in the city directory.⁴⁸ By 1925, there were 58 Baptist churches listed.⁴⁹ By 1936, there were 110 Baptist churches in the city.⁵⁰

Originally known as American Baptist Church, the Orchard Avenue Baptist Church was named for its association with American Baptist Home Missionary Society, which provided initial financial support.⁵¹ In 1895 the church constructed a new building at Twenty-ninth and Sumner streets; this address appears to have been an earlier address of the subject property, indicating the prior street name for Orchard Avenue was Sumner. Extensive search of historic issues of the *Los Angeles Times* and historic city directories can find no evidence to suggest the American Baptist Church operated out of or owned any other location. An 1898 *Los Angeles Times* article provided that the church was, “as far as has been known, the first Baptist Church in this country to build into its structure a staff for the American flag.”⁵² In 1898, the church brought in a new pastor, Reverend A.J. Frost, who aimed to improve church finances, which were in “depleted condition.”⁵³ In 1899, title to the subject property transferred to Orchard Avenue Baptist Church when the subject property was sold for ten dollars by William W. Tinker and Bell Tinker to Orchard Avenue Baptist Church.⁵⁴ The American Baptist Church subsequently changed its name, incorporating as Orchard-Avenue Baptist Church in 1899.⁵⁵ In 1902, the church celebrated paying off its mortgage despite years of financial struggles.⁵⁶

⁴⁰ *Los Angeles City Directory, 1890*: 702.

⁴¹ The Baptist Home Mission Monthly, Vol XI, 221, accessed via Google Books.

⁴² *Los Angeles City Directory, 1893*: 761.

⁴³ *Los Angeles City Directory, 1897*: 918.

⁴⁴ *Los Angeles City Directory, 1900*: 330.

⁴⁵ “The Baptists: Christian History Timeline,” *Christianity Today*, 1985,

<http://www.christianitytoday.com/history/issues/issue-6/baptists-christian-history-timeline.html>, accessed June 30, 2017.

⁴⁶ *Eerdman’s Handbook to the World’s Religions*, Oxford: Lion Publishing, 1982: 416.

⁴⁷ First Baptist Church of Los Angeles, organization website, <http://fbcofla.org/about-us/church-history-2/>, accessed June 30, 2017.

⁴⁸ *Los Angeles City Directory, 1895*: 32.

⁴⁹ *Los Angeles City Directory, 1925*: 98.

⁵⁰ *Los Angeles City Directory, 1936*: 2629.

⁵¹ “American Baptist Church,” *Los Angeles Times*, December 1, 1898: 9.

⁵² “American Baptist Church,” *Los Angeles Times*, December 1, 1898: 9.

⁵³ “New Pastor Welcomed,” *Los Angeles Times*, December 14, 1898: 10.

⁵⁴ “Real Estate Transaction 1 – No Title,” *Los Angeles Times*, August 8, 1899: 5.

⁵⁵ The Orchard-Avenue Baptist Church filed articles of incorporation on July 26, 1899, naming its directors: J.F. Jackson, J.P. Yoder, J.F. Sparks, C. H. Canfield and W.B. Scarborough.

“Briefs: Miscellaneous Legal and Other Items,” *Los Angeles Times*, July 27, 1899: 10.

“City Briefs,” *Los Angeles Times*, July 28, 1899: 16.

⁵⁶ “Mortgage fed to flames,” *Los Angeles Times*, March 24, 1902: 6.

The same year, Dr. Frost resigned as pastor and Dr. C.C. Willits of Chicago assumed leadership.⁵⁷ There is little other information available about the church's early history. In 1904, there was a brief article in the *Los Angeles Times* noting that the City's building superintendent "warned the trustees of the Orchard-Avenue Baptist Church that exits must be provided from the balcony before further services be held there."⁵⁸ Additionally, in 1912 the Los Angeles Baptist Association held a convention in the church.⁵⁹ In 1928, the church was sold to Southwest Baptist Church.⁶⁰ Whether the church reorganized as Southwest Baptist Church or was simply dissolved or moved elsewhere, is unknown.

Southwest Baptist Church and Roger Williams Baptist Church

The Southwest Baptist Church purchased the subject property in 1928. The following year, in 1929, the church's pastor, Dr. Birney S. Hudson, announced receipt of an anonymous \$35,000 donation toward the building of a new edifice. Hudson then "announced his intention of launching a drive for an additional \$65,000 with a view to commencing building operations before fall."⁶¹ It is unclear which, if any, historic building permits relate to this work. However, it is notable that historic Sanborn Maps show the shape of the façade changed between 1922-1950, implying Southwest Baptist Church may have been responsible for these alterations as the result of the aforementioned donation and program by Hudson to implement improvements. Southwest Baptist Church owned the building until 1931,⁶² when ownership transferred to Central Baptist Church.⁶³ There is little other available information on the history of this church. As described above, historic city directories show that tenancy of the Southwest Baptist Church continued through at least 1932, when Roger Williams Baptist Church became the primary tenant. The relationship between Southwest Baptist Church and Roger Williams Baptist Church is unknown. Beginning in 1931, Roger Williams Baptist Church began construction on a \$200,000 temple nearby, merging membership and properties of nearby churches including "the Memorial, East Jefferson, central and Orchard Avenue Baptist churches."⁶⁴

Histories of the Los Angeles Korean Methodist Church and Greater True Light Missionary Baptist Church are included in the Historic Context section of this report.

⁵⁷ "The City in Brief: News and Brevities," *Los Angeles Times*, November 12, 1902: 12.

⁵⁸ "Church Closed: Building Declared Unsafe," *Los Angeles Times*, May 26, 1904: A4.

⁵⁹ "Baptists in Convention: Churches of Los Angeles District Will Begin Annual Session in the Orchard-avenue Church," *Los Angeles Times*, October 8, 1912: II7.

⁶⁰ Los Angeles County Assessor Map Book No. 47, 1927-1939, sheet 216.

⁶¹ "Church Gets Large Gift for Building," *Los Angeles Times*, May 27, 1929: A1.

⁶² Los Angeles County Assessor Map Book No. 47, 1927-1939, sheet 216.

⁶³ Los Angeles County Assessor Map Book No. 47, 1927-1939, sheet 216.

⁶⁴ "New Church Will Be Built," *Los Angeles Times*, March 16, 1931: A17.

V. HISTORIC CONTEXT

South Los Angeles CPA

The following history of development of the South Los Angeles CPA is extracted from the SurveyLA report for the area.⁶⁵

The northeastern section of the South Los Angeles CPA was within the original Los Angeles city boundary (incorporated in 1850). The remainder of CPA was annexed into the City of Los Angeles between 1859 and 1935 in seven separate annexations. The CPA includes the neighborhoods of Harvard Heights, Pico-Union, Adams-Normandie, University Park, Exposition Park, Vermont Square, Chesterfield Square, Harvard Park, Vermont-Slauson, Manchester Square, Vermont Knolls, Gramercy Park, and Vermont Vista.⁶⁶ The social and cultural history of these neighborhoods is summarized below.

The South Los Angeles CPA developed in southward pattern beginning in the late 19th century, as a growing network of streetcars and railroads enabled suburban development on land outside of the historic city center. The first subdivisions were in the northwestern quadrant of the CPA and were home to many of the city's wealthiest and most influential citizens. The land on which the University of Southern California (USC) sits today was donated by three wealthy land owners who hoped that the presence of the university would not only benefit the young city but also raise the value of their surrounding residential real estate holdings. As the city expanded, the wealthiest citizens followed the westward path of the growing city into the neighborhoods of Windsor Square and Hancock Park (northwest of the South Los Angeles CPA) and many of the mansions in the University Park and Pico-Union neighborhoods were converted to multi-family use. Today's University Park neighborhood has been dramatically shaped by the influence of USC, with many residential buildings removed to accommodate post-World War II campus expansion and other early residential buildings converted to student housing and other university-related uses.

The area west of USC, which includes today's Jefferson Park, Adams-Normandie and Exposition Park neighborhoods, became home to a flourishing Japanese-American community in the early 1920s. With Downtown's Little Tokyo bursting at the seams, the Issei (first-generation Japanese American) community spread to outlying areas such as "Seinan," or South Los Angeles. By the mid-1920s, Seinan was generally centered in the area east of Arlington Avenue, south of Adams Boulevard, west of Vermont Avenue and north of Exposition Boulevard. Since the area was already built-out by the 1910s, the Japanese-American community assimilated into the neighborhood, utilizing existing buildings for commercial, residential and institutional purposes and comingling with neighbors of diverse ethnic backgrounds, including white, Jewish, African American, and Hispanic...

In a city wrought with restrictive covenants in many of its residential neighborhoods in the 1920s, 30s, and 40s, this area is notable for the diversity of its residents in the pre-war era. However, it was not without the racism that plagued much of the city's housing practices at the time. Increasing numbers of blacks moved to Los Angeles in the late 1920s and 1930s, drawn by the promise of jobs and homeownership. Racial covenants became enforced more fiercely as African Americans became a more noticeable presence in the city and Anglo Americans attempted to maintain their separation. The jurisdiction of one organization, the

⁶⁵ Architectural Resources Group, "SurveyLA Historic Resources Survey Report: South Los Angeles Community Plan Area," Prepared for City of Los Angeles, Office of Historic Resources, March 2012: 9-12.

⁶⁶ Neighborhood names and boundaries were derived from: "Mapping L.A. – Los Angeles Times," *Los Angeles Times*, Web. June 3, 2011, <http://projects.latimes.com/mapping-la/neighborhoods/>.

White Home Owners Protective Association, included the area bounded by Main Street, Manchester Boulevard, Vermont Avenue, and Santa Barbara Avenue (now Martin Luther King Jr. Boulevard).⁶⁷ This area includes the present-day neighborhoods of Vermont Square, Vermont-Slauson, Vermont Knolls, and Florence.

The South Los Angeles area was a battleground in the movement to end racial discrimination in housing across the United States. In the postwar era, as the city's black population increased, African-American homebuyers and renters were met with intimidation and, at times, violence in many of the neighborhoods within the South Los Angeles CPA.⁶⁸ The residents of Sugar Hill, which is located near the intersection of Adams Boulevard and Western Avenue, played an important role in the Supreme Court case that ultimately barred racial housing discrimination. With restrictive covenants deemed unconstitutional, South Los Angeles continued to diversify with increasing numbers of African-American and Hispanic residents in the 1950s, 60s, and 70s.

The latter decades of the 20th century represented a tumultuous time in South Los Angeles' history, with rampant unemployment, poverty, gang-related violence, and the crack cocaine trade creating a widening schism between the community and the Los Angeles Police Department. Described as "a tinderbox ready to explode," the area did just that during the civil unrest of April 1992 that followed the acquittal of four white police officers in the brutal beating of black motorist Rodney King. The 1992 riot left 52 dead, 2,383 injured, and nearly \$1 billion in property damage.⁶⁹ Although the damage was widespread, the intersection of Florence and Normandie Avenues in the South Los Angeles CPA is widely considered to be the flashpoint of the riots and remains the site most associated with these events.

Types of Development

Most of the South Los Angeles CPA was occupied by ranchos and public lands in its earliest period of development after European settlement. There are no resources remaining from this period in the CPA. The earliest development with evidence remaining on the landscape took place in the northeastern part of the CPA, which was within the original boundary of the City of Los Angeles that was incorporated in 1850. The earliest extant resource in the CPA is the small section of *zanja* irrigation channel that remains along Figueroa Street in front of the Stimson House (HCM #212). The *zanja* dates to the 1860s and was channelized in concrete in the 1880s.

The earliest residential subdivisions were developed in the northeastern neighborhoods of the CPA nearest to Downtown during the real estate boom of the 1880s that followed the connection of Los Angeles to the transcontinental railroad network. Development extended outward from the city center along streetcar lines in the late 19th and early 20th centuries. The University Park neighborhood contains several urban mansions dating to this era, when the neighborhoods between Downtown and USC were home to many of the city's wealthiest inhabitants.

As the city grew after the turn of the 20th century, early suburbanization within the CPA followed a typical development pattern with commercial corridors along larger thoroughfares and single-family residential development along smaller, gridded streets.

⁶⁷ Mike Davis, *City of Quartz: Excavating the Future in Los Angeles*, New York: Vintage Books, 1992: 162.

⁶⁸ Stephen Grant Meyer, *As Long As They Don't Move Next Door: Segregation and Racial Conflict in American Neighborhoods*, Lanham, Maryland: Rowman & Littlefield, 2000: 127.

⁶⁹ Josh Sides, *L.A. City Limits, African American Los Angeles from the Great Depression to the Present*, Berkeley: University of California Press, 2003: 202.

Multi-family property types are scattered throughout these early subdivisions. Development continued south of Jefferson Boulevard to Manchester Boulevard in the 1910s and 1920s. The earliest tracts in this area were typically filled with single-family Craftsman bungalows. Extant commercial development along the former streetcar corridors typically includes historic theaters, restaurants, one-to-three story mixed use commercial and residential buildings, and banks.

Residential and commercial development continued south of Manchester Boulevard in the 1920s and 30s in the neighborhoods of Manchester Square, Vermont Knolls, Gramercy Park and Vermont Vista. Commercial development from this period, particularly along the former streetcar routes of Santa Barbara Avenue (now Martin Luther King Jr. Boulevard) and Vermont Avenue, includes small strips of one-story retail, large department stores, banks, and gas stations. The South Los Angeles CPA was largely built out by the beginning of World War II and postwar resources are sporadic and most commonly found on larger commercial corridors such as Western Avenue, Vermont Avenue, and Figueroa Street.

Institutional resources throughout the CPA include religious buildings, schools, libraries, fire stations, and public facilities such as Department of Water and Power buildings... The construction of a large network of freeways during the 1950s and 60s enabled widespread development in distant stretches of the greater Los Angeles region and relieved automobile congestion on surface streets. However, their construction also had deleterious impacts on the urban environment, such as bisecting neighborhoods and displacing residents who lived in their paths. The Interstate 10 (Santa Monica) Freeway, Interstate 110 (Harbor) Freeway, and Interstate 105 (Century) Freeway all traverse the neighborhoods of the South Los Angeles CPA, generally above grade. The freeways have a visual and physical impact on existing building stock, altering the logical cohesion of historic subdivisions and creating boundaries where boundaries did not historically exist. The freeways in and of themselves are significant feats of modern civil engineering and urban planning; however, their impacts on historic neighborhoods in Los Angeles cannot be ignored.⁷⁰

Relevant Property Type: Religious property

For religious properties, SurveyLA eligibility requirements include both the church and its architecture. The SurveyLA report for the South Los Angeles CPA provides the following information on the identification and evaluation of relevant property types:⁷¹

The South Los Angeles CPA has a number of institutional property types that serve the local residential communities. Common eligible institutional properties include churches, social halls, schools, and government buildings such as fire stations and Department of Water and Power facilities. Nearly all of those recorded are individually eligible as exemplary of the property type and their representative architectural styles. The churches of South Los Angeles were constructed throughout the 20th century; many of which were found to be individually eligible were designed by prominent architects.

Korean Americans in Los Angeles

The City of Los Angeles is currently in the process of preparing an historic context statement for the history of the Korean American population in Los Angeles. The Office of Historic Resources

⁷⁰ The freeway system of Los Angeles will be studied in its entirety during a later phase of SurveyLA.

⁷¹ Architectural Resources Group, "SurveyLA Historic Resources Survey Report: South Los Angeles Community Plan Area," Prepared for City of Los Angeles, Office of Historic Resources, March 2012: 9-12.

provided a draft version of the report as background for preparation of this report.⁷² However, the report is in draft format and therefore not quoted directly in this report. A brief history of Korean Americans in Los Angeles follows.

The “First Wave” of Korean immigration to the United States began in 1885 and ended in 1924 with the Asian Exclusion Act, “prevent[ing] Asian immigration to the United States.”⁷³ During the early 1900s, Koreans in Los Angeles settled in Bunker Hill, where there was a Methodist mission on Hill Street,⁷⁴ among other resources.⁷⁵ In the 1930s, the community moved to West Adams, forming what is now known as “Old Koreatown,” centered on the Korean National Association’s headquarters at 1374 Jefferson Boulevard.⁷⁶ When the United States entered World War II in 1941, the Korean American population became focused on the potential for freedom of Korea from Japanese colonialism. Churches became “important centers for the independence movement.”⁷⁷ Also notable was the end of the Korean War in 1953, which brought an influx of Korean immigrants to the United States.⁷⁸ Beginning in 1965 there was a “flood” of Koreans who immigrated to the country following the 1965 Immigration Act.⁷⁹ As such, “Between 1965 and 1980, a total of 299,000 Koreans immigrated to the United States... In search of affordable housing and business opportunities— [they] began to establish a community in the economically depressed area [of present day Wilshire Center-Koreatown]...”⁸⁰ Thus, the Korean American community’s location shifted once more, becoming more heavily concentrated in its current location.

Churches are understood to be important centerpieces of Korean American history. In the 2011 book, *Images of America: Los Angeles’s Koreatown*, author Katherine Yungmee Kim notes, “Christian churches played an essential role throughout Korean American history, providing community services, social interaction, and financial aid. It is impossible to overlook their significance.” Kim supports this statement with statistics: “There are more than 4,000 Korean churches in the United States—700 of them are located in Los Angeles. More than 70 percent of Korean immigrant families claim to be members of a congregation.”⁸¹

Los Angeles Korean Methodist Church

The Los Angeles Korean Methodist Church operated out of the building at the subject property for approximately thirteen years, from 1945-1958 (see historic photographs, Attachment E). The congregation grew out of the aforementioned Methodist Mission on Hill Street. In the 1930s, it was reorganized as an entity of Methodist Episcopal Church, South. Over the ensuing years, the church rented space at different locations. In 1931, the church operated out of an African American Seventh-Day Adventist Church,⁸² while in the mid-1930s, the church was located at 1016 West Jefferson Boulevard.⁸³

⁷² Page & Turnbull, SurveyLA, Los Angeles Citywide Historic Context Statement, Context: Korean Americans in Los Angeles, Draft, April 2017.

⁷³ Katherine Yungmee Kim, *Images of America: Los Angeles’s Koreatown*, Arcadia Publishing, 2011: 8-10.

⁷⁴ The Methodist mission closed in 1912.

⁷⁵ Such other resources included “the Young Korean Academy, the Korean National Association Los Angeles branch headquarters and Chang Ho Ahn’s family. The house—at 106 North Figueroa Street—was both a community center and stopping point for recent Korean immigrants, where they could receive lodging, guidance, and financial support in the new land. Katherine Yungmee Kim, *Images of America: Los Angeles’s Koreatown*, 8-10.

⁷⁶ The Korean National Association moved to this location from San Francisco in 1937.

Katherine Yungmee Kim, *Images of America: Los Angeles’s Koreatown*, 8-10.

⁷⁷ Yoo and Ahn, *Faithful Witness*, 105.

⁷⁸ Yoo and Ahn, *Faithful Witness*, 152.

⁷⁹ Yoo and Ahn, *Faithful Witness*, 148.

⁸⁰ Katherine Yungmee Kim, *Images of America: Los Angeles’s Koreatown*, 8-10.

⁸¹ Katherine Yungmee Kim, *Images of America: Los Angeles’s Koreatown*, 8-10.

⁸² Katherine Yungmee Kim, *Images of America: Los Angeles’s Koreatown*, 42-43.

⁸³ The Korean Methodist and Presbyterian churches appear to have been the only Korean churches in Los Angeles in the 1930s. The Korean Presbyterian Church was located at 1545 W 35th Place in the 1930s.

By 1942, the church had moved again and was located at 1225 West Jefferson Boulevard.⁸⁴ In 1943, the church moved into the facility of the Normandie Street Japanese Methodist Church in downtown Los Angeles, which was available “because of the incarceration of Japanese Americans along the West Coast during World War II.”⁸⁵ The Los Angeles Korean Methodist Church “needed to move again when Japanese Americans made their way back to the West Coast as the war came to a close.” After substantial struggle to raise the necessary funds, in 1945, the church purchased and moved into its first permanent home at the subject property. This was the first building the church had owned. The church held its first service in the building on June 3, 1945.⁸⁶

There were few articles published in the *Los Angeles Times* reference the church’s history in the ensuing years. In 1950, an article was written about a fundraiser for “renovation and redecoration” of the church by the Women’s Society of Christian Service (WSCS).⁸⁷ The specific nature of the renovation and redecoration was not described. In 1954 the Children’s Choir from Korea was hosted at the church while “touring the United States in support of the campaign of the American-Korean Foundation, which [was] seeking \$100,000,000 to aid needy Koreans.”⁸⁸

With regard to church’s leadership during this time, Reverend Key Hyung Chang assumed leadership in 1941 and was notable as the congregation’s first bi-lingual pastor. Additionally, he wrote articles for the Korean American newspaper, *Tok-lip*, in which he advocated for “Korean independence and the need for revolutionary thinking.”⁸⁹ He also spoke to several different local community groups about concerns of the Korean population during wartime, as well as on issues of Korean culture and independence. Pastor Key Hyung Chang left the church in 1947. Associate Pastor Victor Peters served the congregation from 1944-1956, Pastor Ha-tai Kim from 1947-1949, and Pastor Henry Chang-hee Oh from 1949-1953.⁹⁰

Following the end of the Korean War in 1953, the congregation grew. The 1950s were “an extended period of change with an underlying stability,” marked by the “arrival of Rev. Young Yong Choi in 1953,” which began “ministry to the congregation and community that would last twenty-eight years.”⁹¹ Choi remained a church pastor until 1981. Due to the church’s growth during Choi’s tenure, the congregation decided to move. In 1958, the church sold the subject property and constructed a new building at Washington Boulevard and Virginia Road (extant); the new church was completed in 1960.⁹² The period that followed marked the notable “transition from an older immigrant and second-generation church to a new immigrant church,” and “created perhaps the most fundamental shift in the history of the church.”⁹³

In 1968, the church outgrew its Washington Boulevard facility and merged with Robertson Methodist Church, moving to a building at 1068 South Robertson.⁹⁴ Following was “a period of

Los Angeles City Directory, 1934: 960.

Los Angeles City Directory, 1939: 1181.

⁸⁴ *Los Angeles City Directory*, 1942: 2710.

⁸⁵ David K. Yoo, *Contentious Spirits: Religion in Korean American History, 1903-1945*, Stanford University Press, 2010, Kindle Version, Location 1602, 1613.

⁸⁶ David Yoo and Hyung-ju Ahn, *Faithful Witness: A Centennial History of the Los Angeles Korean United Methodist Church (1904-2000)*, Los Angeles Korean United Methodist Church, 2004: 111-112.

⁸⁷ “Bazaar Set by Korean Church Unit,” *Los Angeles Times*, August 18, 1950: B1.

⁸⁸ “Korea Child Choir to Pay Church Visit,” *Los Angeles Times*, June 13, 1954: 17.

⁸⁹ Yoo and Ahn, *Faithful Witness*, 106-108.

⁹⁰ Yoo and Ahn, *Faithful Witness*, 208-209.

⁹¹ Yoo and Ahn, *Faithful Witness*, 152.

⁹² Yoo and Ahn, *Faithful Witness*, 133.

⁹³ Yoo and Ahn, *Faithful Witness*, 152.

⁹⁴ Yoo and Ahn, *Faithful Witness*, 140; 145.

settled life after so many years of relocations.”⁹⁵ However, the church moved again in the 1980s, as city directories from 1987 include listings for the First Korean United Methodist church of Los Angeles at 501 N. New Hampshire Avenue,⁹⁶ and also for the Korean Methodist Church of America at 133 S. Avenue 56.⁹⁷ In 1989, the Los Angeles Korean Methodist Church moved to 7500 Osage Avenue, where it is currently located.⁹⁸

African Americans in Los Angeles

The history of African Americans in Los Angeles began with late eighteenth century settlers, when California was under Spanish and Mexican rule, and African Americans “held prominent government positions.”⁹⁹ By 1850, the Mexican War ended, the Gold Rush brought many white Southerners to California, and Los Angeles had been incorporated as a city. These changes brought racial tensions and “ultimately affected the status of African descendants in precarious ways,” foreshadowing decades of discrimination.¹⁰⁰

Slavery limited initial migration of African Americans to Los Angeles, but, “by 1900, there were 2,131 African Americans living in the city, creating the second largest population of African Americans in the state.”¹⁰¹ The population initially concentrated around rail yards at First and Los Angeles Streets, then settled in South Central, “partly because of community support, but also due to real estate covenants that limited minority residence.”¹⁰²

Despite discrimination, in many ways this early community thrived, flourishing as a center for African American music and entertainment by the 1920s.¹⁰³ However, segregation and “a myriad of discriminatory practices” became typical, especially as the population increased.¹⁰⁴ In the 1930s, “nearly 25,000 blacks arrived in Los Angeles,” and in the 1940s, “Over 140,000 blacks arrived in the county.”¹⁰⁵ In the 1940s, “City council districts were drawn to divide black political power, black students were segregated, and the LAPD declared that no white cop should take orders from a black person.”¹⁰⁶ While World War II brought many new job opportunities to Los Angeles, African American residents frequently faced difficulty in being hired. By close of war, many factories and places of employment moved to suburbs, relocating jobs further from African American communities.

In the 1950s, the population began its move westward and southward, including toward West Adams. The National Register of Historic Places Multiple Property Documentation Form (MPDF) for “Historic Resources Associated with African Americans in Los Angeles” notes that in the 1950s, the African American population in West Adams “included both professionals and blue-collar

⁹⁵ Yoo and Ahn, *Faithful Witness*, 149.

⁹⁶ *Los Angeles City Directory*, July 1987: 265.

⁹⁷ *Los Angeles City Directory*, July 1987: 71.

⁹⁸ Yoo and Ahn, *Faithful Witness*, 149.

⁹⁹ Karin L. Stanford, Ph.D and the Institute for Arts and Media, California State University, Northridge, *Images of America: African Americans in Los Angeles*, Arcadia Publishing, 2010: 7.

¹⁰⁰ Stanford, *Images of America: African Americans in Los Angeles*, Arcadia Publishing, 2010: 7.

¹⁰¹ Stanford, *Images of America: African Americans in Los Angeles*, Arcadia Publishing, 2010: 7.

¹⁰² Stanford, *Images of America: African Americans in Los Angeles*, Arcadia Publishing, 2010: 7.

¹⁰³ Cecil Brown, “Life on the avenue,” *Los Angeles Times*, June 18, 2006.

<http://articles.latimes.com/2006/jun/18/books/bk-brown18>

¹⁰⁴ Karin L. Stanford, Ph.D and the Institute for Arts and Media, California State University, Northridge, *Images of America: African Americans in Los Angeles*, Arcadia Publishing, 2010: 8.

¹⁰⁵ Teresa Grimes, Senior Architectural Historian, Christopher A. Joseph & Associates, “Historic Resources Associated with African Americans in Los Angeles,” National Register of Historic Places Multiple Property Documentation Form, December 31, 2008, Section E, Page 2.

¹⁰⁶ Cecil Brown, “Life on the avenue,” *Los Angeles Times*, June 18, 2006.

<http://articles.latimes.com/2006/jun/18/books/bk-brown18>

workers.”¹⁰⁷ Despite movement toward desegregation and equality,¹⁰⁸ there was still rampant discrimination during this time: “Black businesses were intimidated, patrons were harassed, and whites were publically warned about the dangers in African American communities.” Despite this problem, many saw a false image of positive race relations in the city. The Watts Riot of 1965, which involved six consecutive days of violence,¹⁰⁹ changed this view, “shatter[ing] any image of racial harmony or equality in Los Angeles.”¹¹⁰ In the ensuing decades, there was a combination of ongoing improvement in economic levels of and opportunities for many blacks, but racial inequality persisted, as evidenced by the Los Angeles riot of 1992.¹¹¹

Greater True Light Missionary Baptist Church

The subject property was sold to Greater True Light Missionary Baptist Church in 1959. Predominantly African American, the congregation remained in this location for over four decades, until being sold to the current owner in 2017. Aside from a few mentions in historic issues of the *Los Angeles Times* and *Los Angeles Sentinel*, there do not appear to be any written histories of the congregation. On Sunday May 3, 1959, the church commemorated move to the subject property with a march through the neighborhood, into the new building.¹¹² Church leaders have included: Pastor Oscar Johnson (served August 1956-January 1985); Pastor Clarence E. Walker Sr., (served March 1988-January 1998); and Pastor E. Wayne Gaddis Sr. (served June 1998-2017). A 1970 article provides that the congregation was part of the Greater University Parish, an incorporated ecumenical organization including: Centenary United Methodist Church, Greater True Light Missionary Baptist Church, old First Presbyterian Church, St. John’s, St. Mark’s Lutheran Church, University Methodist Church, Ward African Methodist Episcopal Church, and the Ecumenical Mission of USC.¹¹³ There is also a 1991 article about the congregation, which references “ethnic tensions” in West Adams due to the troubled relationship between Korean and African Americans in the neighborhood. In an attempt to diminish tensions, a local Korean radio station worked with Greater True Light Missionary Baptist Church to donate food and supplies and distribute them to needy families living on Skid Row.¹¹⁴ There is currently a “Greater True Light Baptist Church” located at 333 West Alondra Boulevard in Compton.¹¹⁵

The following provides a brief description of the Missionary Baptist faith:

The term “Missionary Baptist” originated in the early 1800s during the rise of the modern missions movement, which was a movement among Baptists (as well as other Christian denominations) to organize para-church institutions for the promotion and funding of evangelism, Bible and literature publication, schools, charitable and social work, and other religious causes. This movement created extensive controversy among Baptists, drawing harsh criticism from those who considered these new institutions subversive of traditional Baptist polity. Those who opposed the innovations became known as anti-missions, and

¹⁰⁷ Teresa Grimes, Senior Architectural Historian, Christopher A. Joseph & Associates, “Historic Resources Associated with African Americans in Los Angeles,” National Register of Historic Places Multiple Property Documentation Form, December 31, 2008, Section E, Page 12.

¹⁰⁸ Josh Sides, *L.A. City Limits: African American Los Angeles from the Great Depression to the Present*, University of California Press: Berkeley: 1972, 151-176.

¹⁰⁹ Josh Sides, *L.A. City Limits: African American Los Angeles from the Great Depression to the Present*, 169.

¹¹⁰ Karin L. Standford, Ph.D and the Institute for Arts and Media, California State University, Northridge, *Images of America: African Americans in Los Angeles*, Arcadia Publishing, 2010: 8.

¹¹¹ Josh Sides, *L.A. City Limits: African American Los Angeles from the Great Depression to the Present*, University of California Press: Berkeley: 1972, 202-203.

¹¹² “Greater True Light in New Location,” *Los Angeles Sentinel*, April 30, 1959: B11.

¹¹³ “7 Churches to Observe Christian Unity Week,” *Los Angeles Times*, January 14, 1970: 26.

¹¹⁴ “Blacks, Korean-Americans Make Conciliatory Gestures,” *Los Angeles Times*, December 28, 1991: B6.

¹¹⁵ Greater True Light Baptist Church, church website, <http://www.greatertruelightbc.org>, accessed June 28, 2017.

those advocating them as missionary Baptists. Many of the “missionary Baptist” churches and associations eventually adopted the epithet “missionary” into their official names, and, what started as a descriptive term became a new religious denomination—Missionary Baptists. However, the name never became universally used among the advocates of the missionary institution.¹¹⁶

The aforementioned MPDF identifies the African American church as a potentially important property type, noting, “Churches are significant in the context of community development if they were the home of a socially active congregation like First AME and Second Baptist. No single institution was of greater importance to the social history of African Americans than the church.”¹¹⁷ The MPDF includes registration requirements, noting “religious properties should be reflective of the growth of the African American population in Los Angeles, first in downtown, then mostly along Central Avenue, and later west along Jefferson Boulevard. The significance of the congregation is also an important factor to consider... To be eligible under Criterion A, the congregation must have played a major role in the political, social, or cultural history of the community. It is not necessary for the congregation to have constructed the building, but only to have occupied it as their primary place of worship during the period of significance.”¹¹⁸

¹¹⁶ “Greater New Light Missionary Baptist Church,” Historical Notes on Photograph, Los Angeles Photographers Collection, Jeff Allen Houses of Worship Collection, LAPL 00075658, Los Angeles Public Library. www.lapl.org.

¹¹⁷ Teresa Grimes, Senior Architectural Historian, Christopher A. Joseph & Associates, “Historic Resources Associated with African Americans in Los Angeles,” National Register of Historic Places Multiple Property Documentation Form, December 31, 2008, Section F, Page 50.

¹¹⁸ Teresa Grimes, Senior Architectural Historian, Christopher A. Joseph & Associates, “Historic Resources Associated with African Americans in Los Angeles,” National Register of Historic Places Multiple Property Documentation Form, December 31, 2008, Section F, Page 50.

VI. HISTORIC RESOURCE ASSESSMENT

Significance

Because eligibility criteria for local HCM designation align in large degree with eligibility criteria for National and California Registers, the following evaluation considers eligibility under each of the criteria at federal, state and local levels under a single heading.

Criterion A/1/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

National Register Criteria Consideration A provides that in order to be eligible, a religious building must derive primary significance from secular historic associations; specifically, “architectural or artistic values or for important historic or cultural forces that the property represents.”¹¹⁹ To this end, the subject property is evaluated below for potential significance for association with the developmental history of the South Los Angeles CPA, Korean American community in Los Angeles, and African American community in Los Angeles.

As previously described, the South Los Angeles CPA developed in a “southward pattern beginning in the late 19th century, as a growing network of streetcars and railroads enabled suburban development on land outside of the historic city center. The first subdivisions were in the northwestern quadrant of the CPA...” Located near this early center, the building at the subject property was constructed in 1895, reflective of the area’s initial development. It appears to represent a rare and important property type due to its early date of construction. Based on review of the SurveyLA findings for the CPA, none of the churches newly identified as individually eligible in SurveyLA were constructed prior to 1900. The building at the subject property appears to have been one of the earliest churches in the CPA. It is possible the subject property was not identified in survey because the Los Angeles County Assessor’s website includes an incorrect, later date of construction. However, it does not retain sufficient integrity to convey significance under Criterion A/1/1, as it has been substantially altered since 1895, described in the below section on integrity.

The subject property was also evaluated for potential significance for association with the history of Korean Americans in Los Angeles. The Los Angeles Korean Methodist Church owned and occupied the property for thirteen years, from 1945-1958. Established in Bunker Hill in the late nineteenth century, the Korean Methodist Church rented space at multiple locations throughout the city before moving to the subject property in 1945, marking the first time the congregation owned its own property. After thirteen years, the church sold the subject property and constructed its first new building at Washington Boulevard and Virginia Road (extant). The church ultimately moved two more times; in 1989, the church moved to 7500 Osage Avenue, where it is currently located. Churches are inherently the social centers of any community. However, in order for a church property to be important for association with its congregation, the congregation must have played a major role in the political, social, or cultural history of the community. It is notable that the subject property was the first property owned by the Los Angeles Korean Methodist Church, but no evidence suggests the history of Korean Americans in Los Angeles was substantially changed by the Los Angeles Korean Methodist Church’s thirteen year ownership of and tenure at the subject property. While the church’s congregation offered important services to local Korean Americans, it does not appear the congregation was an especially important gathering place for or location of events that triggered substantial change to the history of the Korean American population during 1945-1958. The church’s congregation grew in size during this time, though growth appears to simply mirror local and nationwide trends. Given that the church’s history has been characterized by

¹¹⁹ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation*.

near constant moves between locations, it is difficult for any one building to convey its history. Therefore, the subject property does not appear significant for association with the Korean American population in Los Angeles or Los Angeles Korean Methodist Church.

The subject property was evaluated for potential significance for association with the history of African Americans in Los Angeles, and, specifically for association with the Greater True Light Missionary Baptist Church, a predominantly African American church that owned and occupied the property from 1959 until 2017. During this time, historical events of central importance to the history of African Americans in Los Angeles included the Civil Rights Movement, Watts Riots of 1965, and Los Angeles Riots of 1992. While the Greater True Light Missionary Baptist Church inevitably played an important role in the lives of its congregants during this time, the church has not been documented as an especially important gathering place for, or location of, events that triggered substantial change to the history of the African American population in Los Angeles during 1959-2017. There is little available historical information on the history of the congregation and there are few mentions of it in the *Los Angeles Times* and *Los Angeles Sentinel*. Lack of available information suggests it has not been an especially significant congregation in this regard. Much of the congregation's history is in our recent past. For that period of history, sufficient time has not passed for there to be adequate perspective to evaluate the church's significance. Therefore, the subject property does not appear significant for association with the African American population in Los Angeles or Greater True Light Missionary Baptist Church.

Criterion B/2/2: Is associated with the lives of persons important in our past.

The subject property was evaluated for potential significance for association with the lives of persons important in our past. Thorough study of the history of the property did not reveal any persons important in our past who have been associated with the property. Church leaders known to have served at property over time were described in this report and include, but are not limited to: Reverend William W. Tinker (established Orchard Avenue Baptist Church at the subject property in 1895); Pastor Key Hyung Chang (served Los Angeles Korean Methodist Church from 1941-1947); Pastor Young Yong Choi (served Los Angeles Korean Methodist Church from 1953-1981); Pastor Oscar Johnson (served Greater True Light Missionary Baptist Church from August 1956-January 1985); Pastor Clarence E. Walker Sr., (served Greater True Light Missionary Baptist Church from March 1988-January 1998); and Pastor E. Wayne Gaddis Sr. (served Greater True Light Missionary Baptist Church from June 1998-2017). While these church leaders are notable for their roles in the histories of their respective congregations, there was no evidence to suggest that the subject property would be significant for association with them. Therefore, the subject property does not appear eligible under Criterion B/2/2.

Criterion C/3/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

The subject property does not have an identifiable architectural style. While the building at the subject property features elements of Spanish Colonial Revival style, the elements are too few to express a modicum of the style. Elements of Spanish Colonial Revival at the subject property include aspects of the building mass, stucco walls, and parapet. However, removal of early features, especially the tower that originally occupied the northeast corner of the building, have substantially changed the intended design; thus, the building does not fully embody the style. The original architect is unknown, although the subject property was also evaluated for potential significance for association with William Neely, the contractor responsible for the 1911 alterations. Neely does not appear to have been a person important in our past. Therefore, the subject property does not appear eligible under Criterion C/3/3.

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

The subject properties cannot be reasonably expected to yield information important in prehistory or history; therefore, they are not eligible under Criterion D/4.

Integrity

As previously noted, once a resource has been determined to satisfy at least one of the above criteria, then it must be assessed for “integrity.”¹²⁰ Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: *location, design, setting, materials, workmanship, feeling, and association*. To retain integrity, a property must possess several, and usually most, of these aspects.

The building at the subject property has not been moved and therefore retains integrity of *location*. However, *design* of the building has been substantially altered from its date of construction, especially due to: reconfiguration of the façade with removal of the original tower at the northeast corner and removal of the angled element at the northwest corner; removal of material at the south end of the church to accommodate the two-story addition in 1911, which has not taken on significance over time; modification of original configuration, scale, and mass with the 1911 addition; replacement of all original window sash; addition of the wood canopy over the north façade main entrance; alteration of the interior with removal of the original baptismal pool; alteration of the interior with addition of lobby restrooms interrupting view of north wall of sanctuary. Therefore, the subject property does not retain integrity of *design*. The *setting* of the subject property has been somewhat altered by the rear addition; therefore, the subject property does not strongly convey integrity of *setting*. Removal of key architectural features, especially the aforementioned rear addition, northeast tower, window sash, and, at the interior, the baptismal pool, have compromised the building’s ability to convey original design through *materials* and *workmanship*. *Feeling* and *association* are also difficult to convey due to these alterations. Therefore, the subject property does not convey integrity of *feeling* or *association*.

In summary, the subject property does not retain integrity and therefore cannot convey significance as an early, 1895, church property.

¹²⁰ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

VII. EVALUATION OF PROPOSED PROJECT

Description

The proposed project is described in a drawing set prepared by L+V Architects, Inc (see proposed plans, Attachment H). The drawing set is titled “Schematic Design,” dated August 31, 2017, and contains 16 sheets including the following: topographic survey; site plan; existing floor plans, elevations and sections; proposed floor plans, elevations and sections; proposed renderings; and current photographs.

The proposed project entails conversion of the existing church building into a residential apartment building with seven, two-story apartment units. The exterior form and mass of the existing building will generally remain the same, although there will be some changes. At the façade, the primary entrance will remain in place and continue to serve as an entrance. The existing wood canopy over the entrance will be removed, as will the existing cross on the roof, which will also be removed. At the east elevation, the fenestration pattern in the north portion will remain the same; the center portion entrance door will remain and two new vertical sliding windows will be added south of the door; the south portion will be modified with removal of the existing door, addition of a pair of small windows at the first floor and a “pop-out” containing a pair of small windows at the second floor, crowned in a pediment. At the south elevation, the existing entrance in the west half of the first floor will remain and two additional entrance doors will be added in the east half. The existing fenestration will be replaced. New fenestration will consist of a row of eight new windows at the first floor and six new windows at the second floor. The second floor will contain two symmetrical pop-outs crowned in pediments, similar to those on the east elevation; a pair of windows will be contained in each. At the west elevation, the existing fenestration pattern in the north portion will remain the same. The south portion of the elevation will include two small windows, one in the first floor and one in the second. This part of the elevation closely abuts the neighboring property and is not generally visible. The existing hardscape surrounding the building will be utilized for parking with two tandem spaces in the area west of the main entrance at the northwest corner of the property, and a row of eight spaces along the south elevation.

The interior of the building will be reconfigured to accommodate seven, two-story, residential apartment units. The units will range in size from 1,172 to 1,347 square-feet and will include a combination of 3-bedroom, 3.5-bathroom and 3-bedroom, 3-bathroom units, with each unit having a slightly different floor plan and configuration. Two of the units are generally contained in the north portion of the building nearest the existing lobby, while the remaining five are organized to the south, with some units having visibility of the original high volume ceiling of the sanctuary. The existing main entrance to the building will provide access to Unit 1, while Units 2, 3, and 4 will be access by a hallway from the east elevation entrance, and Units 5, 6, and 7 will be accessed through the entrances on the south elevation.

Identification of Historical Resources

The building at the subject property has not been identified as an historical resource; thus, this evaluation is limited to potential historical resources impacts of the proposed project on adjacent and nearby historical resources. As previously noted, the subject property is located adjacent to the boundary of the University Park Extension Historic District, recently identified in SurveyLA with California Historical Resource Status Code “5S3,” which means eligible for listing as a local historic district or HPOZ. The subject property is also located in the vicinity of two National Register-listed historic districts: Menlo Avenue-West 29th Street Historic District and North University Park Historic District. Brief descriptions and statements of significance for these three districts are provided below. It should also be noted that there are two designated HPOZs located slightly further

away from the subject property: University Park HPOZ, located north of Adams Boulevard and east of Hoover Street, and Adams Normandie HPOZ, located west of Vermont. Due to the distance of these HPOZs from the subject property, they are not further described in this report, as there is no potential for the proposed project to cause indirect impacts to them. Current photographs of the surrounding properties are included in Attachment D.

University Park Extension Historic District

The following description of the district and its significance are taken from SurveyLA.¹²¹

Description:

The University Park Extension Historic District is located in the University Park area of South Los Angeles. The major thoroughfares surrounding the district are Hoover Street to the east and Vermont Avenue to the west. The northern boundary is 24th Street, adjacent to the southern border of part of the existing University Park HPOZ. The southern boundary of the Historic District is 30th Place, neighboring the northern boundary of USC's campus. The irregular boundary is shaped by the boundaries of adjacent historic districts. The district is located between four designated historic districts: two listed on the National Register of Historic Places, and the University Park and Adams Normandie Historic Preservation Overlay Zones. The University Park Extension Historic District shares historic patterns of development with these adjacent historic districts. The district comprises 311 buildings, of which approximately 50% are contributors to the historic district.

The topography of the area is generally flat, with streets that are mostly organized in a grid. The University Park Extension Historic District is a large, I-shaped residential district comprising primarily single-family dwellings. Lot sizes are small in the section of the district north of Adams Boulevard, but increase in the area south of Adams. The district is primarily composed of single-family homes in a variety of styles.

Contributors to the district represent the full spectrum of late 19th and early 20th century domestic architecture in Los Angeles. In the northern section of the district are modest Queen Anne cottages, Vernacular Hipped Roof cottages, and Craftsman and Mediterranean Revival fourplexes. In the section south of Adams, especially closer to USC, the homes are larger Queen Anne and Arts and Crafts single-family residences. The Arts and Crafts styles represented include Dutch Colonial Revival and American Foursquare. Queen Anne houses are sometimes located to the rear of parcels with multi-family Mediterranean Revival fourplex buildings at the front of the parcel. Common related features include small, rear detached garages that may post-date the dwelling on the parcel. Street and landscape features throughout the district are limited to concrete sidewalks. There is no organized pattern to street tree plantings throughout the district, though several blocks have substantial trees.

Significance:

The University Park Extension Historic District is significant for its association with early streetcar suburbanization in Los Angeles and as an intact example of residential development that occurred north of the University of Southern California (USC) around the turn of the 20th century. The district is located between four designated historic districts: two listed on the National Register of Historic Places, and the University Park and Adams Normandie Historic Preservation Overlay Zones. The University Park Extension area was likely previously excluded from the adjacent designated historic districts due to a loss of integrity; however many buildings within the historic district appear to have been restored in recent

¹²¹ University Park Extension Historic District, SurveyLA, South Los Angeles Historic Districts, Planning Districts and Multi-Property Resources, City of Los Angeles, Office of Historic Resources, March 2012.

years. Although the overall percentage of contributing buildings is still relatively low, the district is locally eligible as providing a link between four designated historic districts with which it shares resources of similar style, type, period of development and significance. The period of significance for the district is 1880 to 1938, which reflects the significant periods of development in the district. All contributors to the district were constructed during this period of significance. The University Park Extension Historic District is a large residential district of 311 buildings, primarily single-family dwellings. Of these, approximately 153 (50%) are contributing to the historic district.

The University Park Extension includes several historic tracts. Enterprising landholders developed the area as a residential suburb of the historic core of Los Angeles after attempts at agriculture failed to yield a profit. The landholders owned large tracts in the region south of Downtown and donated portions of their land to create USC in 1880 in part to inspire the residential development of the areas where they had subdivided tracts of land for residential development. Sections of the University Park Extension are within the Urmston Tract, the same historic subdivision that comprises parts of the existing University Park HPOZ. These landholders were also influential in the development of the streetcar system routes. The first streetcar service in the area opened in 1891 and ran on 23rd Street and Hoover Boulevard, to the east of the proposed district. There is a variety of domestic architecture within the district. A variety of classes of people lived in the district. Grand, single family homes were constructed on and adjacent to West Adams Boulevard. Large single family homes were also constructed to the south of Adams Boulevard along Orchard Street. North of Adams Boulevard, closer to Vermont, dwellings are slightly more modest in scale.

Located across Orchard Avenue from the western boundary of the University Park Extension Historic District, the subject property is not adjacent to any properties identified as contributors to the district. The closest contributing property is located diagonally to the southeast, at 2916 South Orchard Avenue. This property is a 1907 Mediterranean Revival bungalow court comprised of one-story buildings.

Menlo Avenue-West 29th Street Historic District

The following description and statement of significance are extracted from the National Register nomination for the district:¹²²

Description

The Menlo Avenue-West 29th Street Historic District is located in the western part of the North University Park neighborhood of South Central Los Angeles. North University Park, located north of the University of Southern California, is bounded by the Santa Monica Freeway to the north, the Harbor Freeway to the east, Jefferson Boulevard to the south, and Vermont Avenue to the west. One block west of Menlo is Ellendale, a wide street that was once lined with much larger houses than those on Menlo and 29th Street, but now has many large apartment buildings built in the 1950s and 1960s. West Adams Boulevard, which intersects with the northern end of this section of Menlo, has several imposing turn-of-the-century houses interspersed with many newer buildings. West 29th Street is located at the southern end of this section of Menlo Avenue. No houses remain on West 29th Street to the west of those included in the district, before Vermont Avenue. To the east of those included in the district on West 29th are a handful of remaining older homes interspersed with newer apartment buildings and a church. The district includes many large turn-of-the-century

¹²² Patricia A. Murphy, "Menlo Avenue—West 29th Street Historic District," National Register of Historic Places Inventory—Nomination Form, United States Department of the Interior, National Park Service, September 15, 1986.

homes exhibiting elements of the Queen Anne, Shingle, Colonial Revival, Tudor Revival, and Craftsman styles.

The Menlo Avenue-West 29th Street Historic District includes all buildings and lots on Menlo Avenue beginning at the north with 2627 Menlo (west side of the street) and 2630 (east side of the street), extending south to West 29th Street, but excludes the six contiguous vacant lots on the east side of Menlo Avenue that are located between the houses at 2824-2826 and 2722 Menlo. The district also includes six houses on the south side of West 29th Street at the south end of Menlo Avenue, and one house on the north side of West 29th Street (1329-1331) that was built at the back of the lot of a house that faces Menlo Avenue.

The district has 42 principal structures and lots; i.e., all buildings and lots which front on Menlo or West 29th Street. Thirty of these 42 are considered contributing structures. All of the contributing structures date from 1896 to 1908 there are a total of 12 principal structures and vacant lots which are considered non-contributing; included in this are 3 vacant lots and 9 non-contributing structures. Several of the non-contributing structures date from the period of significance of the district but have undergone significant alterations. There are a number of garages, storage, and other buildings at the back of several of the lots in the district. The 42 building sites in the district vary considerably in their dimensions. There are 17 different site sizes. Fourteen of the 42 sites cross lot lines. Sites range in width from 35 to 100 feet. Depth ranges from 106.5 to 160 feet.

The length of this portion of Menlo Avenue is the equivalent of nearly four city blocks. It is uninterrupted by cross streets but includes a public walkway, perpendicular to Menlo Avenue, located roughly at the center of the district that runs from Menlo Avenue west to Vermont Avenue. This walkway appears on several early maps as West 27th Street but is indicated as “vacated” by 1910.

The picturesque and asymmetrical Victorian, and more rectilinear and horizontal Craftsman forms of the houses in the district are largely intact. Most retain their distinguishing architectural features, such as scrollwork in the pediments, bracketed eaves, corbelled brick chimneys, decorative shingled patterning, dentils, and window mullions. All of the houses are of wood frame construction, and all but 2 are 2 to 2 ½ stories tall.

The majority of the buildings within the district are basically intact and in fair to good condition. Several have undergone, or are in the process of undergoing, extensive renovations, and are in good or excellent condition. A few have suffered from neglect, and others have sustained fire damage. Some have undergone insensitive, but usually not irreversible alterations, such as inappropriate siding, additions, porch enclosures, and the installation of fire escapes and exterior stairways. Many of the houses were subdivided into apartments, some soon after they were built, others during and after the Depression, or more recently. Several of those which were cut up into apartments have recently been returned to single family use after extensive renovations.

Significance

The Menlo Avenue-West 29th Street Historic District is historically and architecturally significant as the largest concentration of intact typical middle-class houses built in the North University Park neighborhood in the 12-year period following the area’s annexation by the City of Los Angeles in 1896—the great heyday of the neighborhood’s initial development as a fashionable, outlying neighborhood connected to downtown Los Angeles by streetcar. The houses in the district represent the prevailing architectural styles of Southern California from 1896 to 1908. They reflect the transition from Victorian

architecture to the immensely popular Craftsman style and combine elements of Queen Anne, Shingle, Colonial Revival, Tudor Revival, and Craftsman styles. The houses were built by aspiring middle-class residents who wished to live near the turn-of-the-century mansions of prestigious West Adams Boulevard and Chester Place...

North University Park Historic District

The following description and statement of significance are extracted from the National Register nomination for the district:¹²³

Description

The North University Park Historic District is located southwest of downtown Los Angeles, near the University of Southern California. The district is roughly bounded by South Hoover Street on the east, West Adams Boulevard on the north, 28th Street on the south, and Magnolia Avenue on the west. This five block area was developed between 1887 and 1929 with one- and two-story residential buildings. There are sixty-six buildings in the district, fifty-eight contributing and eight non-contributing.

Most of the contributing buildings were designed in late nineteenth century and early twentieth century styles, the most common being Queen Anne, Turn of the Century cottage, American Foursquare, English Revival, Mediterranean Revival, and Craftsman. The district's high level of coherence can be attributed to several factors. First the buildings are similar in scale and conform to a common setback. Second, while the styles of the buildings vary, the buildings are clad in many of the same materials, notably clapboard, shingles, and stucco. There are three smaller groupings of buildings that stand out in the district, the Period Revival style Vista Magnolia Court, the English Revival style apartment buildings on West Adams Gardens, and the American Foursquare houses on Magnolia Avenue.

Of the eight noncontributing buildings, two are apartment buildings constructed well after the period of significance. The others are older houses that have lost their physical integrity due to alterations.

Garages and other secondary buildings were not included in the total of sixty-six buildings in the district. Sanborn maps indicate that most of the properties in the district did not originally include garages. A few of the older, larger houses originally included carriage houses, but they have been demolished. Most of the existing garages are not visible from the public right-of-way.

Many of the older houses retain mature trees from their original landscape plans. The most majestic of the historic trees is the Morton Bay fig in the front yard of the Ibbetson House at the corner of West Adams Boulevard and Magnolia Avenue. Canary Island Date palms were typically planted in front yards at the turn of the century, either individually or flanking front walks. Many are still standing and are incorporated into new landscape plans. Mature eucalyptus trees and clumps of yucca also remain and indicate historic plant preferences.

Historic streetscape improvements consist of the sidewalks on 27th Street on Monmouth Avenue. The narrow, concrete sidewalks are scored in a diamond pattern. The only street trees that appear to be mature enough to be considered historic are the queen palms on 27th Street. Newly planted cinnamon camphors and large silk floss trees also grace 27th Street. Hoover Street is planted with podocarpus, West Adams Boulevard has cinnamon camphors,

¹²³ Teresa Grimes and Jim Childs, "North University Park Historic District," National Register of Historic Places Registration Form," United States Department of the Interior, National Park Service, October 3, 2003.

and Magnolia Avenue has crepe myrtles, jacarandas, and cinnamon camphors. There are modern cobra lights at the intersections. Otherwise, there are no other light standards.

Significance

The North University Park Historic District is eligible for listing in the National Register under Criterion C. The historic district is significant in local history as an intact grouping of middle class housing built during the late nineteenth and early twentieth centuries. This period of time was the heyday of the neighborhood's development as a fashionable streetcar suburb of Los Angeles. The buildings in the district represent the prevailing architectural styles of Southern California from 1887 through 1929. They reflect the transition from the Victorian to the Period Revival styles. The works of some of the most prominent architects in Los Angeles are represented within the district. Which contains many important examples of Queen Anne, Eastlake, Shingle Style, Colonial Revival, and Tudor Revival architecture. There are only a few such neighborhoods remaining in the City of Los Angeles that retain their physical integrity to the same degree as North University Park...

Evaluation of Direct and Indirect Impacts

The subject property is not directly adjacent to any identified historical resources or to any properties previously identified as contributors to any of the above-described historic districts. Therefore, the proposed project will not cause direct impacts to historical resources.

The subject property is located west of University Park Extension Historic District, separated from it by Orchard Avenue (see Map 5, which shows the boundary of the historic district in relation to the subject property). Therefore, there is the potential for indirect impacts to the setting of that district. However, given distance from contributing properties and the relatively minor changes proposed to the exterior of the subject property, it does not appear that there is any potential for indirect impacts to the setting of the district. The proposed changes to the subject property involve minimal alteration to the building exterior and are focused in areas of prior alteration. There are no major proposed additions to the existing size or shape of the building. Minor alteration to the fenestration and door patterns and to walls on the secondary (east and south) elevations will be visible from the exterior, but do not substantially change the scale or mass of the existing building or its relationship to the streetscape. While there are contributing buildings located nearby at 2916 South Orchard Avenue, it does not appear the proposed project will in any way change how those buildings relate to the setting of the district such that material impairment of the district would be caused.

The subject property located east of the National Register-listed Menlo Avenue-West 29th Street Historic District and west of the National Register-listed North University Park Historic District (see Map 6, which shows the boundaries of these historic districts in relation to the subject property). While the Menlo Avenue-West 29th Street Historic District includes contributing properties on West 29th Street where the subject property is located, the boundary of the district is located more than half of the block away from the subject property. The subject property cannot be seen from the district, as demonstrated in current photographs (Attachment D, figures 52 and 53). The North University Park Historic District is even further away from the subject property, separated from it by several streets. The subject property cannot be seen from the district. Therefore, the proposed project does not have the potential to cause indirect impacts to the Menlo Avenue-West 29th Street or North University Park Historic Districts.

Therefore, the proposed project does not have the potential to cause any direct or indirect impacts on the proposed project.

VIII. CONCLUSION

The subject property has had a long, multi-layered history in the South Los Angeles CPA. It was evaluated for potential significance for several associations, including its original history as a circa 1895 Baptist church. Evaluated as an example of an early church property type, it appears significant due to its especially early history in the CPA, which initially developed in the late 1800s. However, the building has been substantially altered and therefore does not retain sufficient integrity to convey that significance. The subject property was also evaluated for potential significance for association with historic owner-tenants, the Korean Methodist Church of Los Angeles, and the African American congregation, Greater True Light Missionary Baptist Church. However, it does not appear to have been the location of events important to the history of the Korean American or African American populations in Los Angeles, respectively. Therefore, the subject property does not qualify as an historical resource under CEQA.

The subject property is located adjacent to the boundary of University Park Extension Historic District, which was identified in SurveyLA as a potential local historic district. It is also located in the vicinity of two National Register-listed historic districts, the Menlo Avenue-West 29th Street Historic District and the North University Park Historic District. The districts are treated as historical resources under CEQA. Because the project site is adjacent to these resources, potential impacts of the project on the settings of the districts were evaluated in this report. The proposed project, which entails reuse of the building for residential apartment buildings, was described in this report. The property is not adjacent to any contributing properties of any historic district. It does not appear the proposed project has the potential to cause direct or indirect historical resources impacts to the settings of the districts, nor to historical resources under CEQA.

It should also be noted that even if the subject property had been identified as an historical resource, the proposed project would generally be considered acceptable, given that the existing exterior appearance is being maintained, with new alterations focused in areas of prior alteration.

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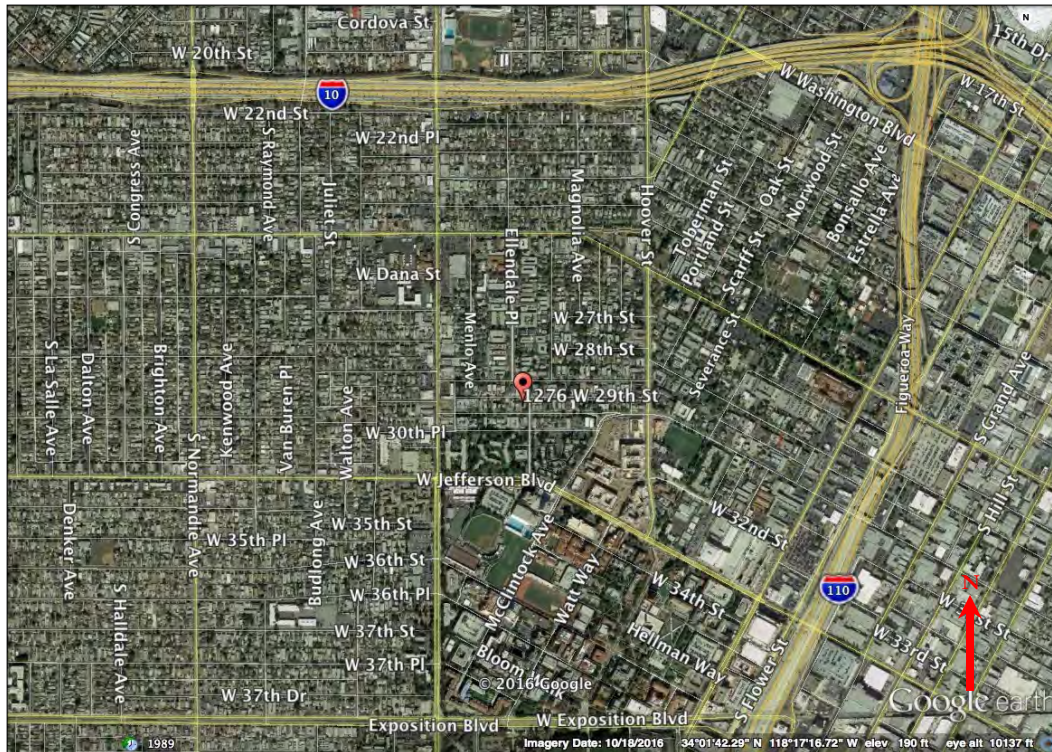
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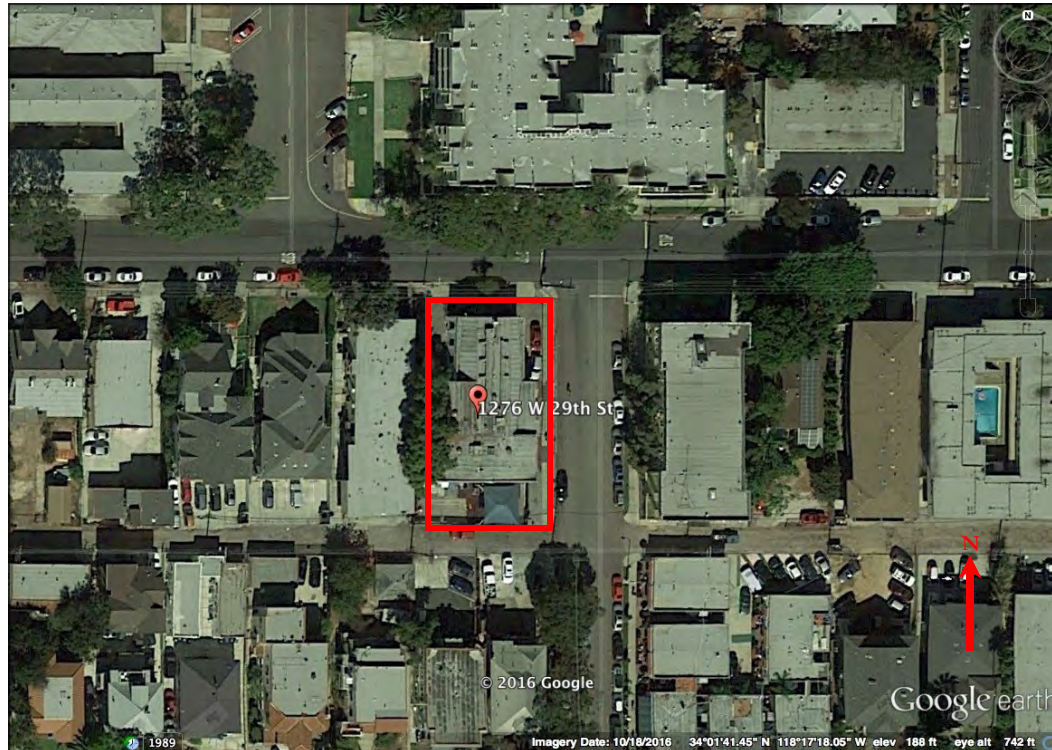
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Attachment A: Current Maps and Aerials



Map 1: Location map, subject property indicated at center (Source: Google Earth)



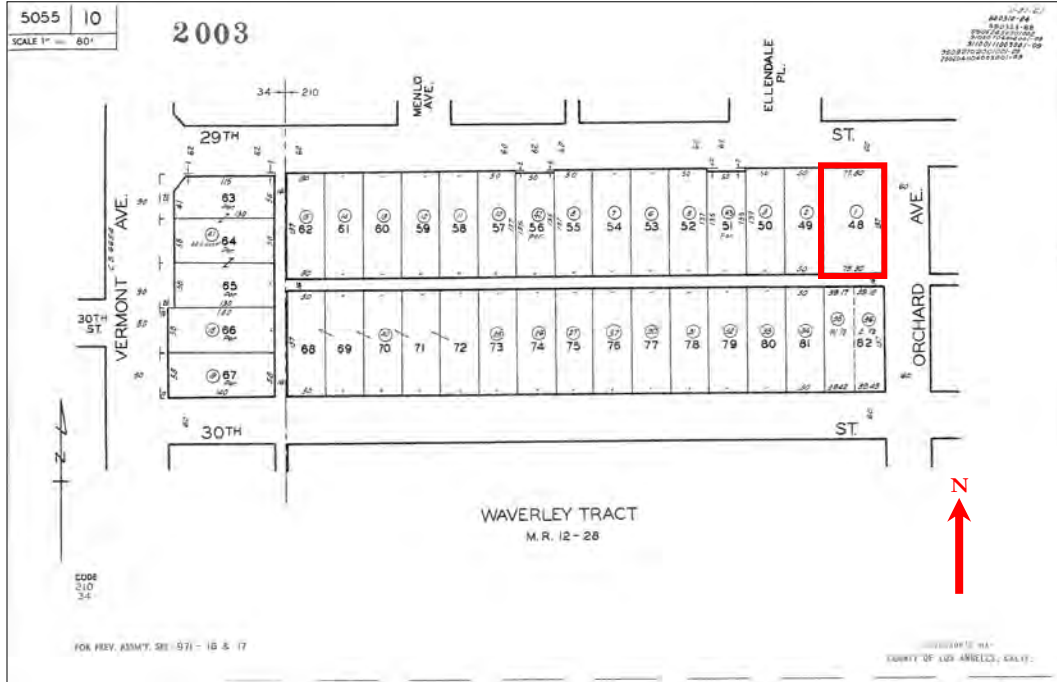
Map 2: Detail of location map, subject property outlined in red (Source: Google Earth)

1276 West 29th Street, Los Angeles, California

Attachment A: Current Maps and Aerials



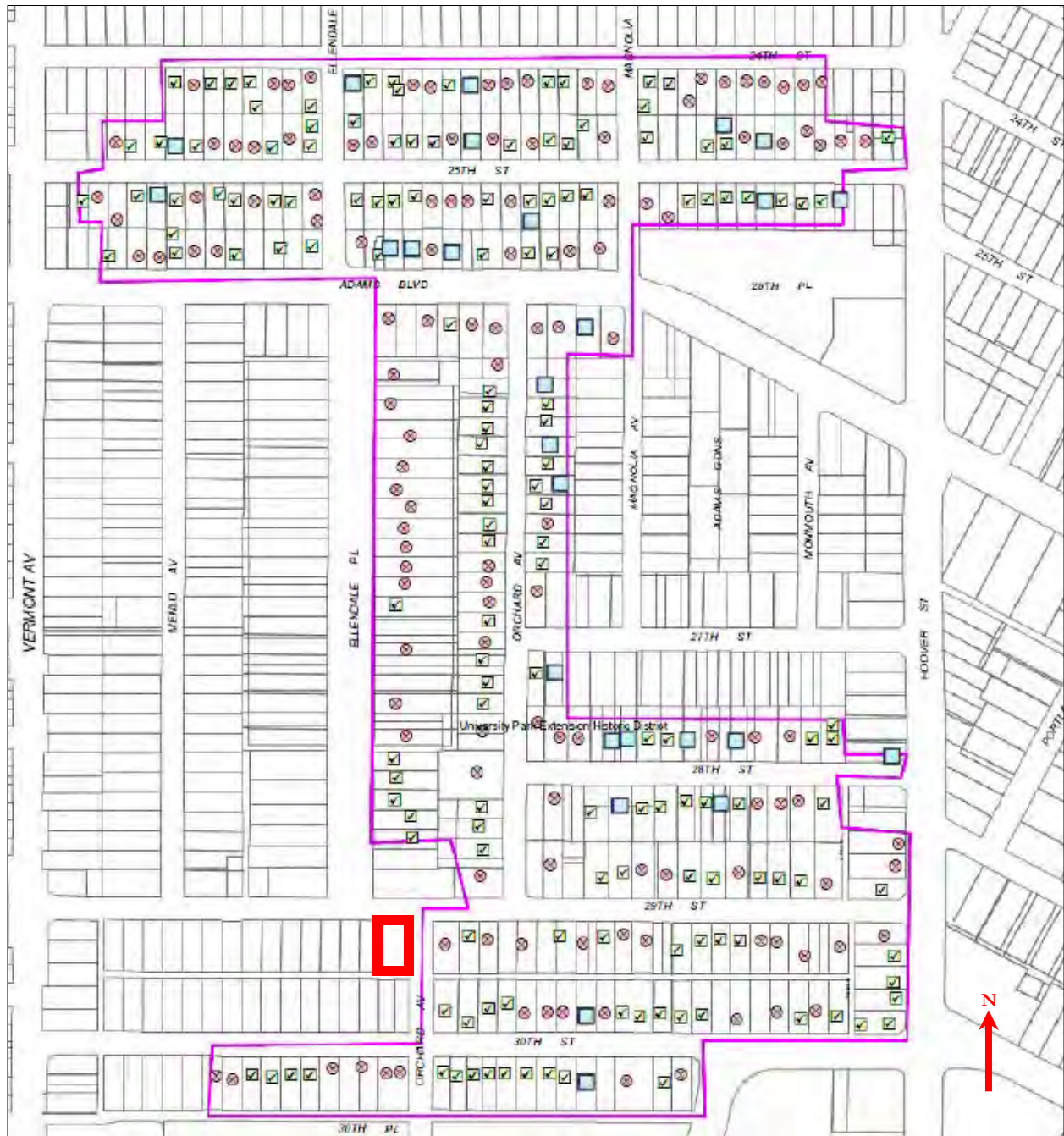
Map 3: Location map, subject property in yellow (Source: Los Angeles County Assessor)



Map 4: Parcel map, subject property in red (Source: Los Angeles County Assessor)

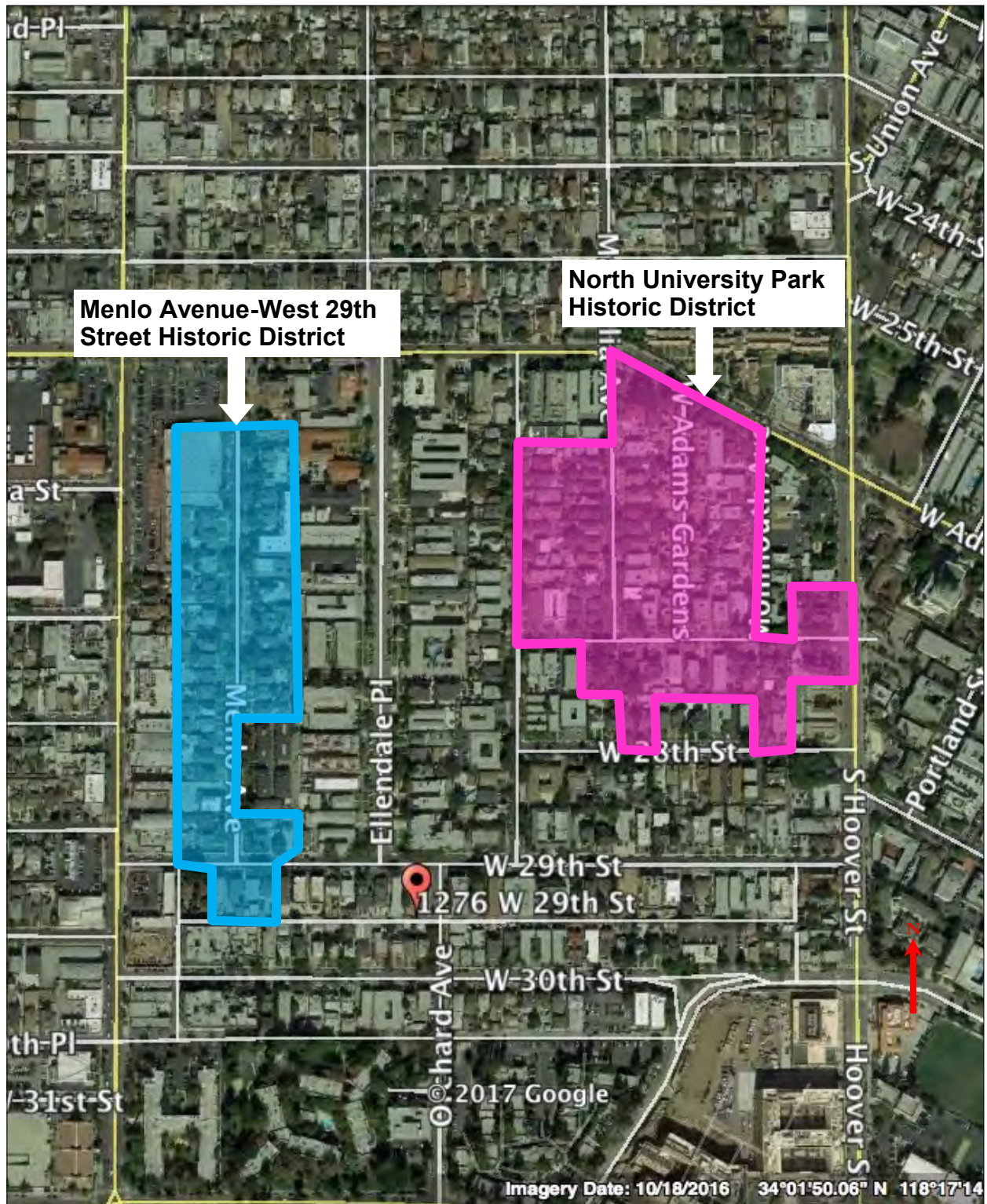
1276 West 29th Street, Los Angeles, California

Attachment A: Current Maps and Aerials



Map 5: University Park Extension Historic District Map, showing border of district adjacent to subject property, which is outlined in red (Source: SurveyLA, Findings for South Los Angeles Community Plan Area, City of Los Angeles, Office of Historic Resources)

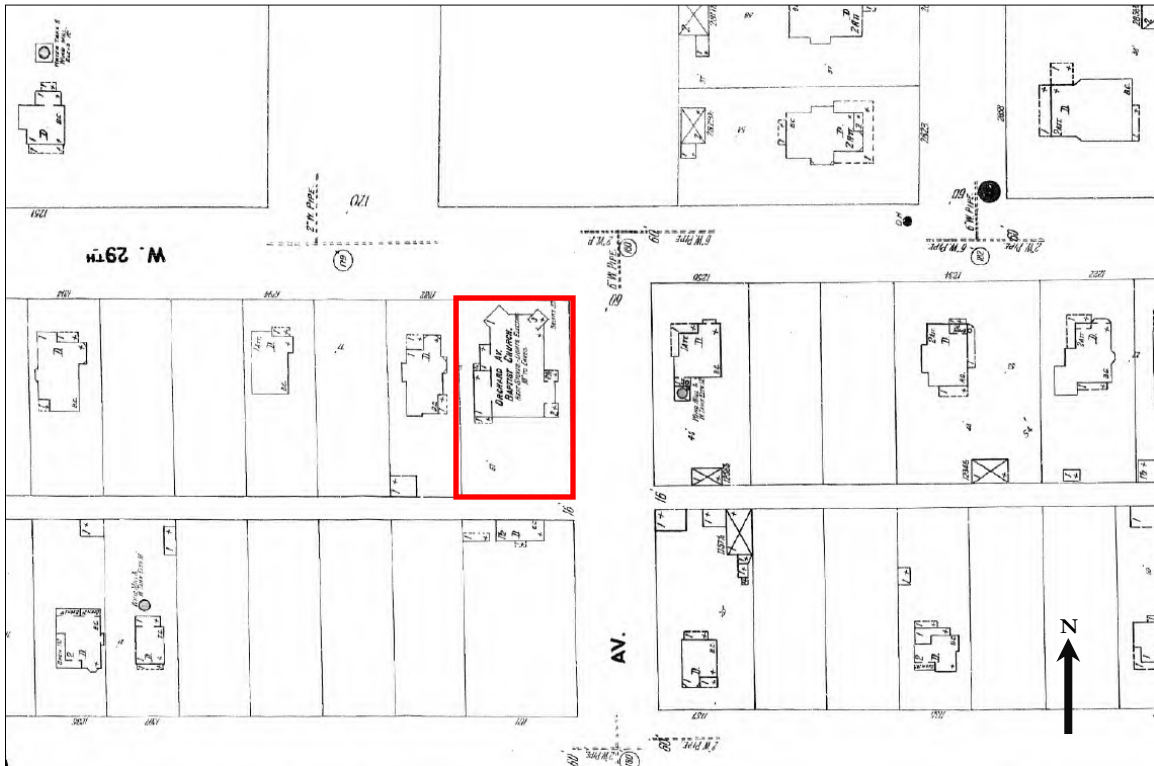
Attachment A: Current Maps and Aerials



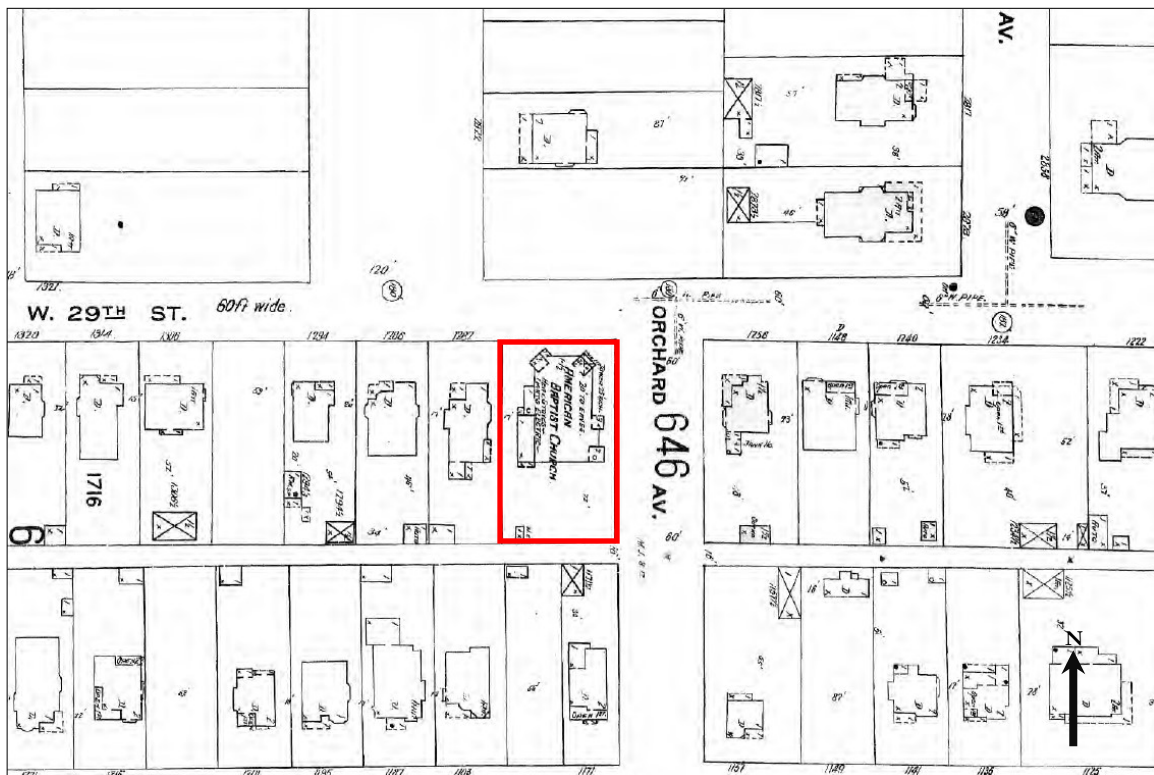
Map 6: Map showing existing National Register-listed historic districts in vicinity of subject property (identified at center) (Source of base map: Google Earth)

1276 West 29th Street, Los Angeles, California

Attachment B: Historic Maps and Aerials

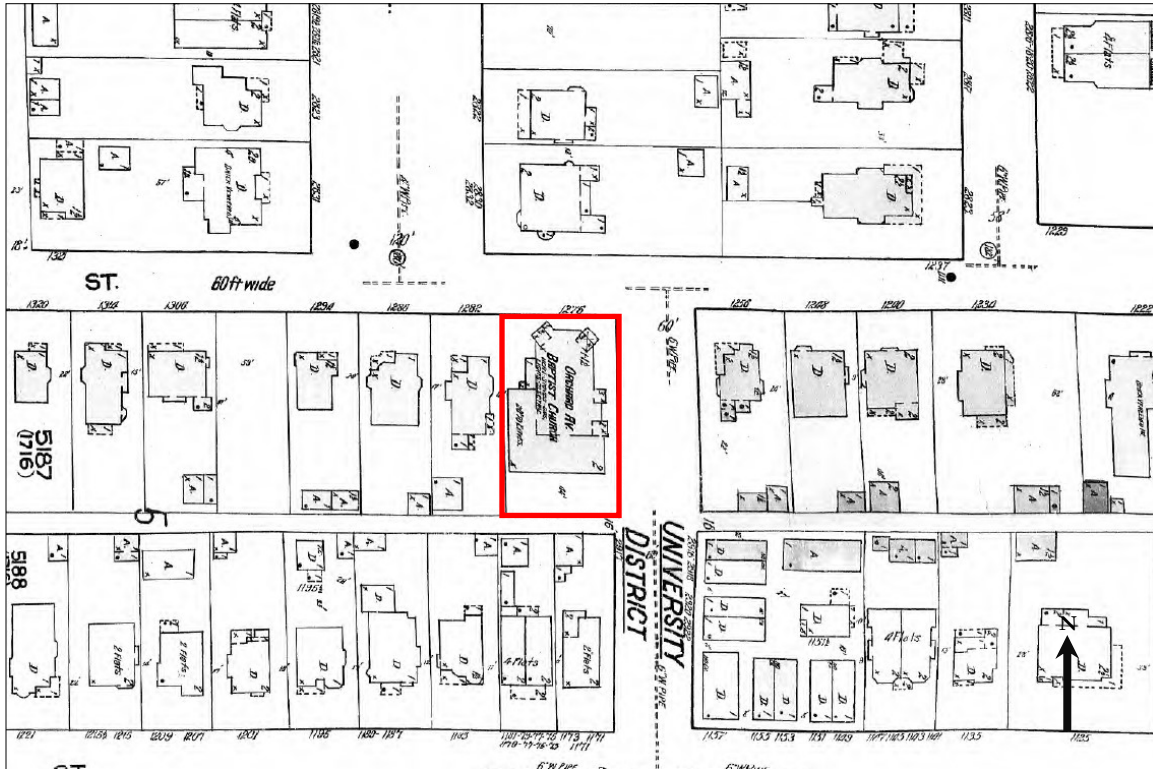


Sanborn Map 1: 1900, subject property outlined in red (Source: Environmental Data Resources, Inc.)

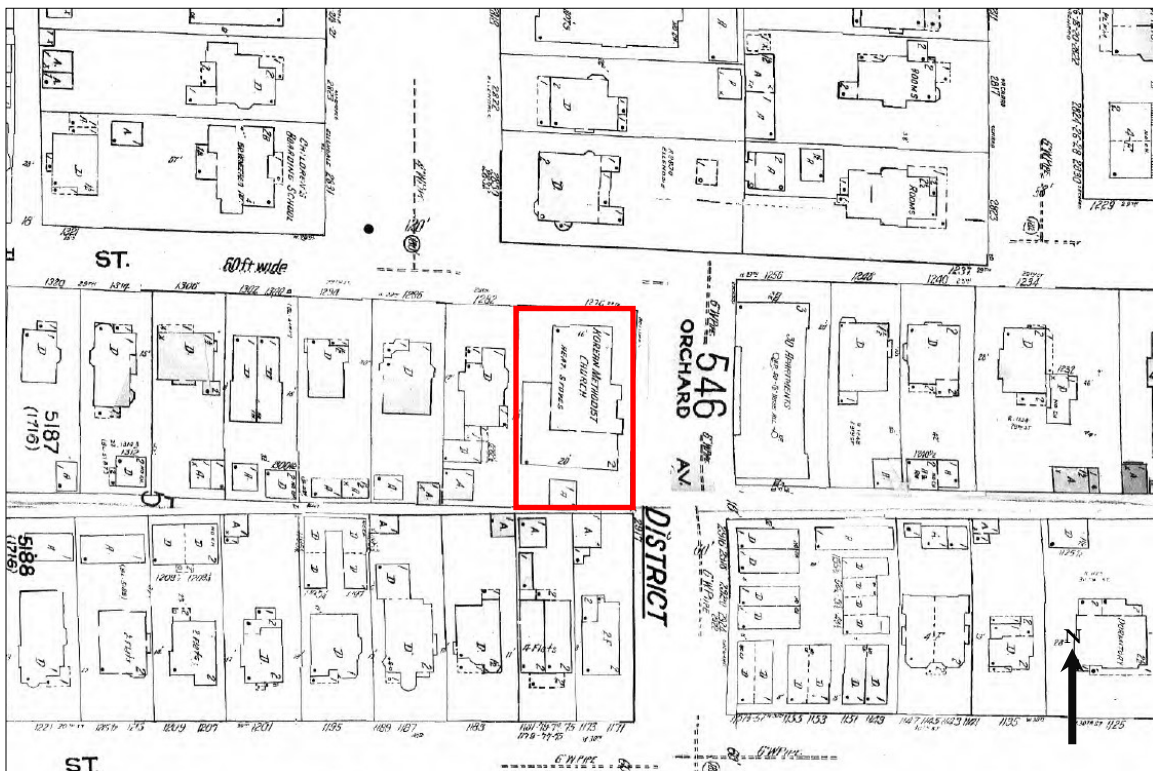


Sanborn Map 2: 1907, subject property outlined in red (Source: Environmental Data Resources, Inc.)

Attachment B: Historic Maps and Aerials

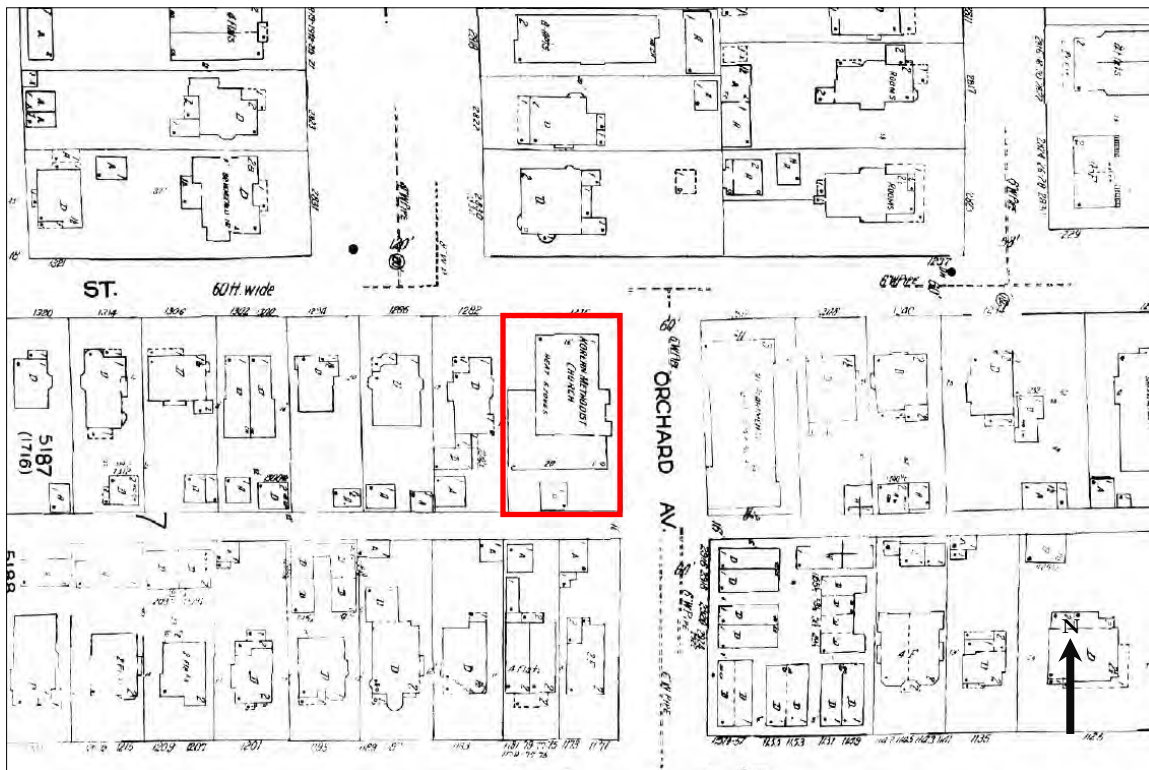


Sanborn Map 3: 1922, subject property outlined in red (Source: Environmental Data Resources, Inc.)

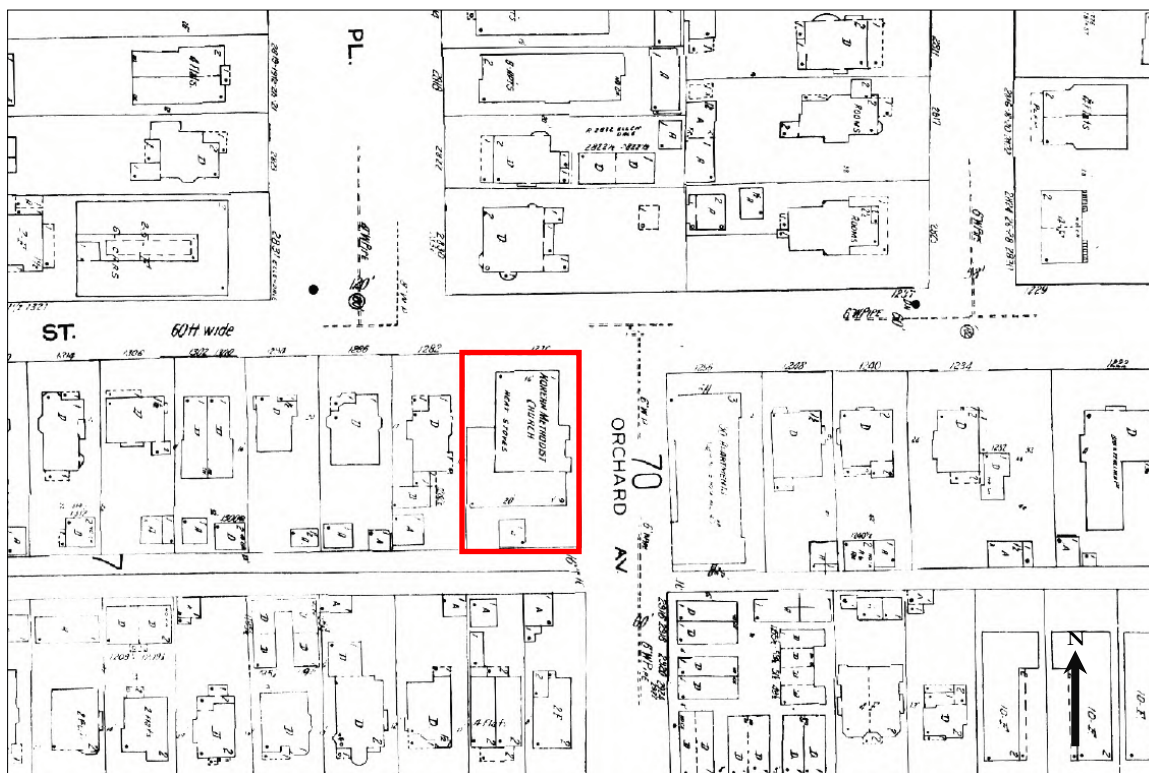


Sanborn Map 4: 1950, subject property outlined in red (Source: Environmental Data Resources, Inc.)

Attachment B: Historic Maps and Aerials

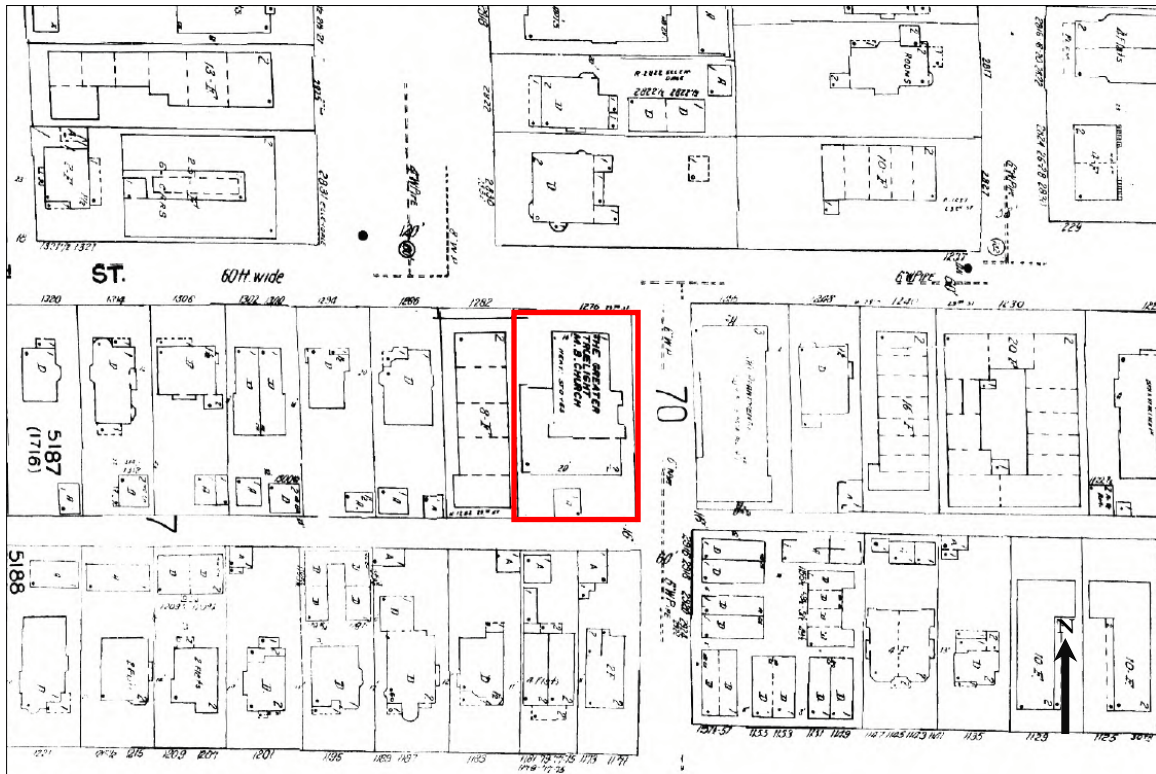


Sanborn Map 5: 1955, subject property outlined in red (Source: Environmental Data Resources, Inc.)

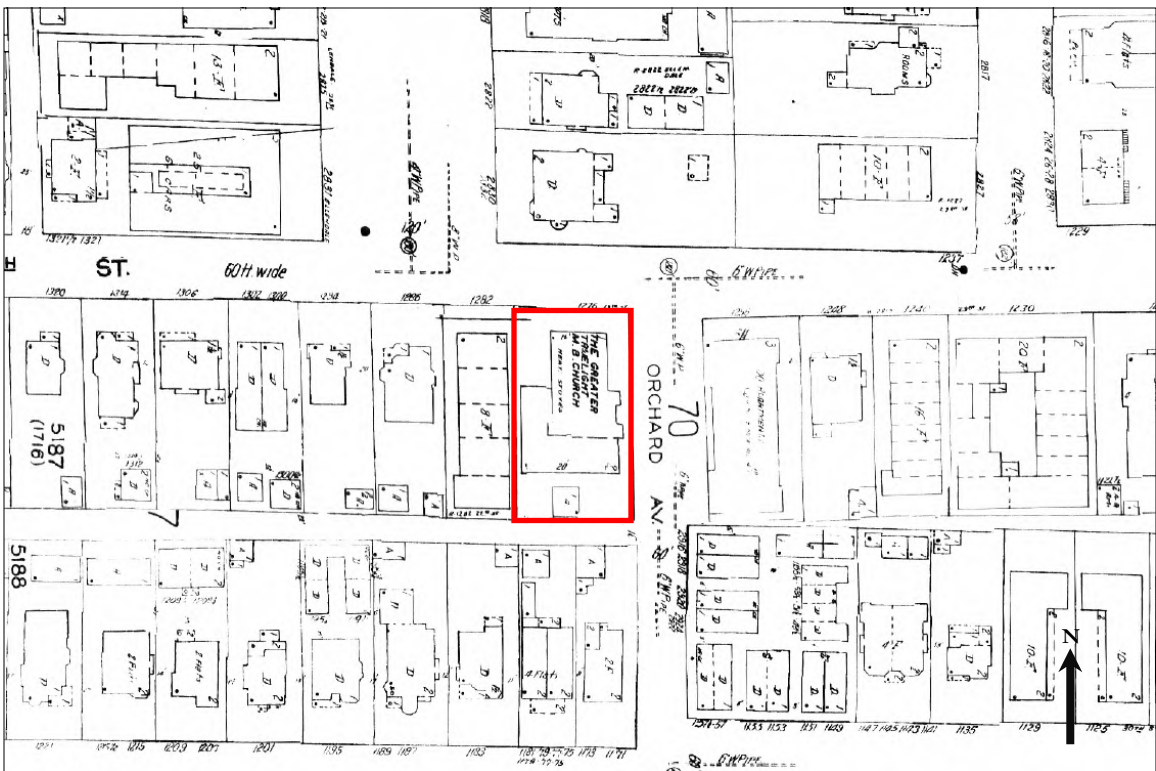


Sanborn Map 6: 1960, subject property outlined in red (Source: Environmental Data Resources, Inc.)

Attachment B: Historic Maps and Aerials



Sanborn Map 7: 1966, subject property outlined in red (Source: Environmental Data Resources, Inc.)



Sanborn Map 8: 1970, subject property outlined in red (Source: Environmental Data Resources, Inc.)

1276 West 29th Street, Los Angeles, California

Attachment B: Historic Maps and Aerials



Historic Aerial 1: 1939, subject property outlined in red (Source: Air Photo Archive, University of California, Los Angeles)



Historic Aerial 2: 1923, subject property outlined in red (Source: Environmental Data Resources, Inc.)

Attachment B: Historic Maps and Aerials



Historic Aerial 3: 1928, subject property outlined in red (Source: Environmental Data Resources, Inc.)



Historic Aerial 4: 1938, subject property outlined in red (Source: Environmental Data Resources, Inc.)

Attachment B: Historic Maps and Aerials



Historic Aerial 5: 1948, subject property outlined in red (Source: Environmental Data Resources, Inc.)



Historic Aerial 6: 1952, subject property outlined in red (Source: Environmental Data Resources, Inc.)

Attachment B: Historic Maps and Aerials



Historic Aerial 7: 1954, subject property outlined in red (Source: Environmental Data Resources, Inc.)



Historic Aerial 8: 1964, subject property outlined in red (Source: Environmental Data Resources, Inc.)

Attachment B: Historic Maps and Aerials



Historic Aerial 9: 1977, subject property outlined in red (Source: Environmental Data Resources, Inc.)



Historic Aerial 10: 1989, subject property outlined in red (Source: Environmental Data Resources, Inc.)

Attachment C: Contemporary Photographs of Subject Property



Figure 1: Subject property, north façade, view south (McGee, 2017)



Figure 2: Subject property, north façade, view southwest (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 3: Subject property, north façade (left), west elevation (right), view southeast (McGee, 2017)



Figure 4: Subject property, west elevation (left) and north elevation (right), from surface parking lot located west of front portion of building, view south (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 5: Subject property, north façade (right) and west elevation (left), view southwest (McGee, 2017)



Figure 6: Subject property, north façade (far right) and east elevation (center), view southwest (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 7: Subject property, east elevation, view northwest (McGee, 2017)



Figure 8: Subject property, south elevation (left) and east elevation (right), view northwest (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 9: Subject property, south elevation, from rear yard, view north (McGee, 2017)



Figure 10: Subject property, south elevation (left) and rear yard, view east (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 11: Subject property, roof, view northwest (Dan Stein, 2017)



Figure 12: Subject property, roof, view north (Dan Stein, 2017)

Attachment C: Contemporary Photographs of Subject Property

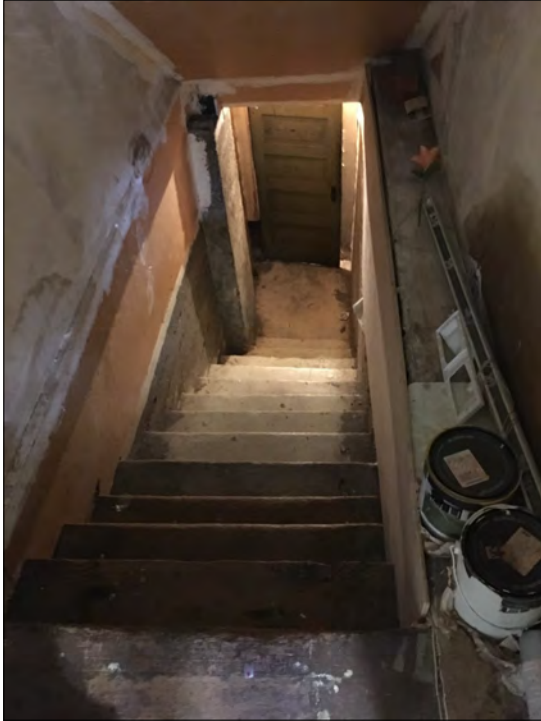


Figure 13: Subject property, interior, basement stairs, view north (McGee, 2017)



Figure 14: Subject property, interior, basement, view north (McGee, 2017)



Figure 15: Subject property, interior, basement, view northeast (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property

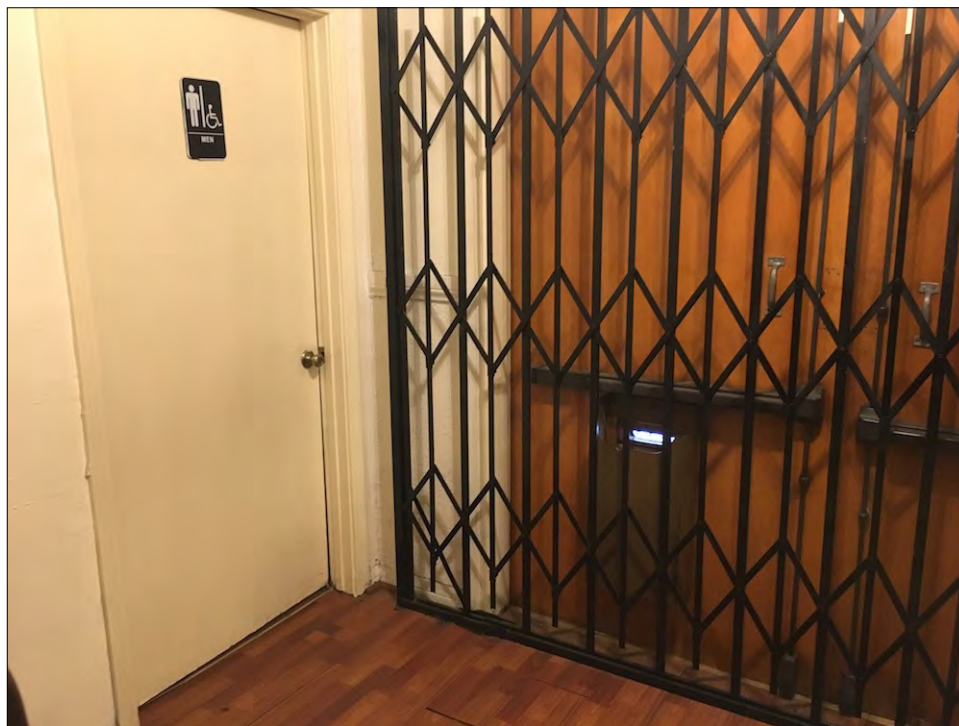


Figure 16: Subject property, interior, 1st floor, lobby inside main entrance, shown behind security bars, view northwest (McGee, 2017)

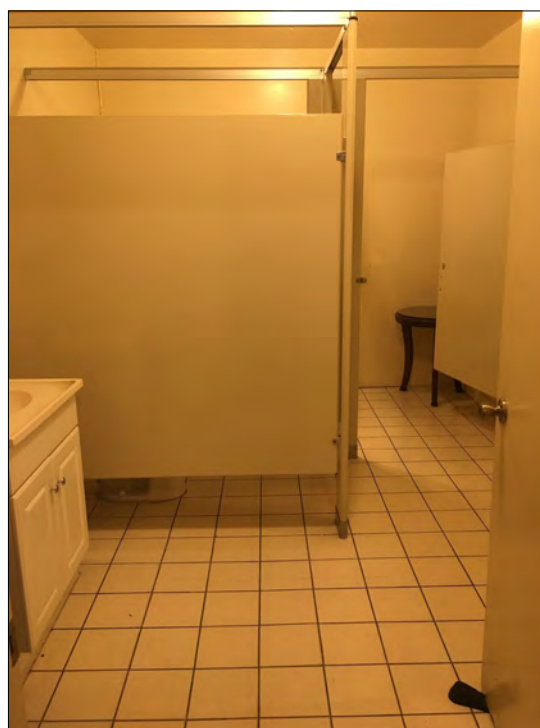


Figure 17: Subject property, interior, 1st floor, restroom located west of main entrance (typical) (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 18: Subject property, interior, 1st floor, sanctuary, view south (McGee, 2017)



Figure 19: Subject property, interior, 1st floor, sanctuary, view southwest (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 20: Subject property, interior, 1st floor, sanctuary, view north (McGee, 2017)



Figure 21: Subject property, interior, 1st floor, sanctuary, view northwest (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 22: Subject property, interior, 1st floor, sanctuary, east wall showing niche, view northeast (McGee, 2017)

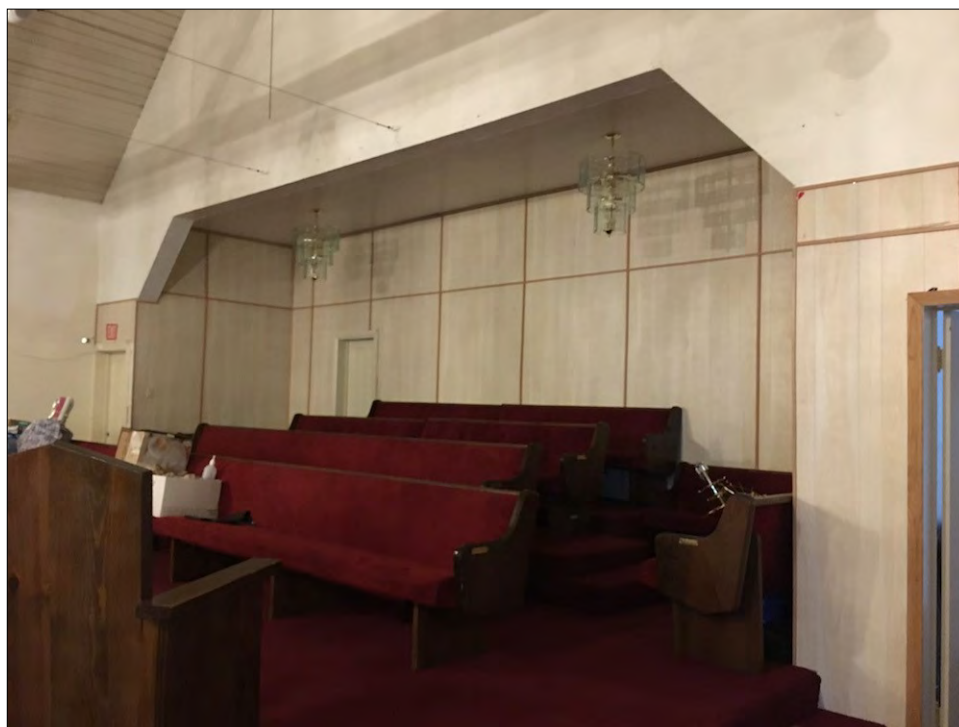


Figure 23: Subject property, interior, 1st floor, sanctuary, stage and niche, view southeast (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 24: Subject property, interior, 1st floor, sanctuary, detail of ceiling and trusses, view south (McGee, 2017)



Figure 25: Subject property, interior, 1st floor, sanctuary, detail of ceiling and trusses at west wall, view southwest (McGee, 2017)



Figure 26: Subject property, interior, 1st floor, space to west of sanctuary, view northeast (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 27: Subject property, interior, 1st floor, space to west of sanctuary (McGee, 2017)

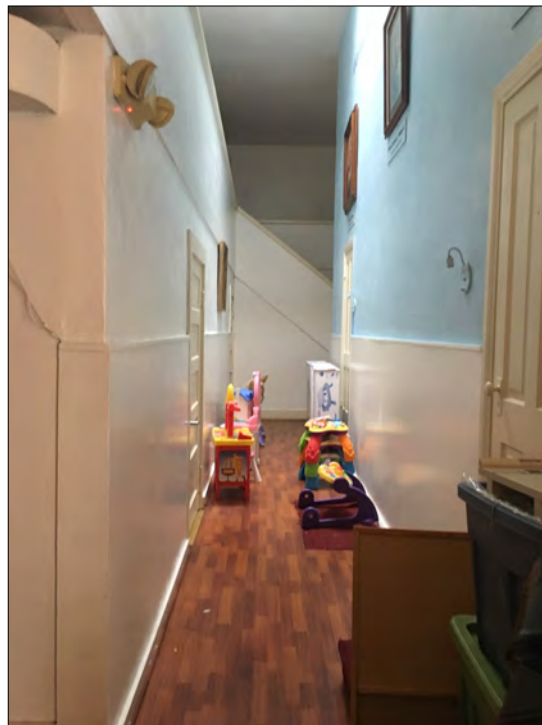


Figure 28: Subject property, interior, 1st floor, hallway south of sanctuary, view west (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 29: Subject property, interior, 1st floor, day care room from ramp down, view southeast (McGee, 2017)



Figure 30: Subject property, interior, 1st floor, day care room, with restroom at back left, view southeast (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 31: Subject property, interior, 1st floor, day care restroom, view southeast (McGee, 2017)



Figure 32: Subject property, interior, 1st floor, east stair to 2nd floor, view southwest (McGee, 2017)



Figure 33: Subject property, interior, 1st floor, west stair to 2nd floor, door to day care at left, view southwest (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property

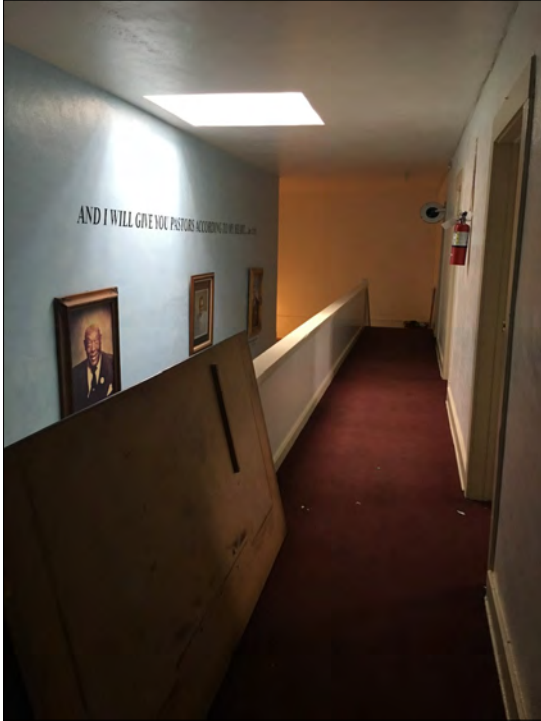


Figure 34: Subject property, interior, 2nd floor, hallway, view northeast (McGee, 2017)



Figure 35: Subject property, interior, 2nd floor, hallway, view northwest (McGee, 2017)

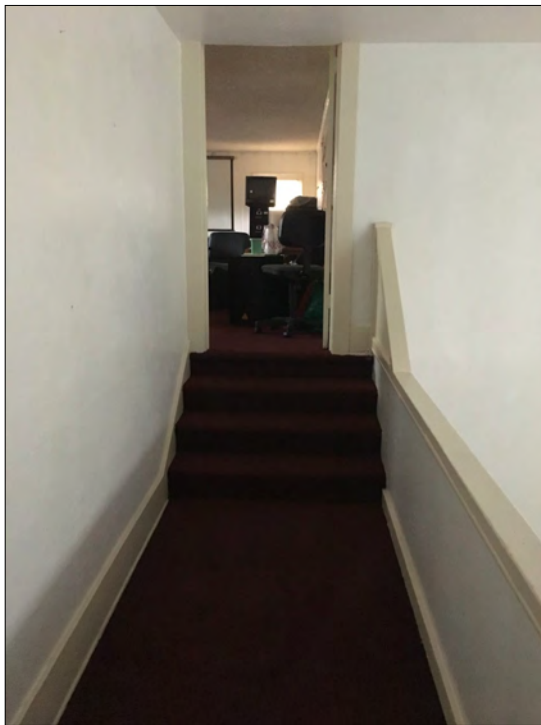


Figure 36: Subject property, interior, 2nd floor, hallway, view north (McGee, 2017)



Figure 37: Subject property, interior, 2nd floor, restroom (typical) (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 38: Subject property, interior, 2nd floor, office (typical) (McGee, 2017)



Figure 39: Subject property, interior, 2nd floor, office (typical) (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 40: Subject property, interior, 2nd floor, office (typical) (McGee, 2017)



Figure 41: Subject property, interior, 2nd floor, office (typical), view southwest (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 42: Subject property, interior, 2nd floor, office, north wall showing one of two access panels to area over sanctuary ceiling, view northwest (McGee, 2017)



Figure 43: Subject property, interior, 2nd floor, office, view inside one of two access panels to area over sanctuary ceiling, view north (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property



Figure 44: Subject property, interior, 2nd floor, office, view southeast (McGee, 2017)



Figure 45: Subject property, interior, 2nd floor, office, view southwest (McGee, 2017)

Attachment D: Contemporary Photographs of Surrounding Properties



Figure 46: Setting of subject property, view southeast with subject property at center (McGee, 2017)



Figure 47: Setting of subject property, building located west of subject property, 1282 W 29th Street, view south (McGee, 2017)

Attachment D: Contemporary Photographs of Surrounding Properties



Figure 48: Setting of subject property, building located north of subject property, 1275 W. 29th Street, view northwest (McGee, 2017)



Figure 49: Setting of subject property, building located west of subject property, 1256 W. 29th Street, view southeast (McGee, 2017)

Attachment D: Contemporary Photographs of Surrounding Properties



Figure 50: Setting of subject property, Orchard Avenue, view north with subject property at far left (McGee, 2017)



Figure 51: Setting of subject property, buildings located southeast of subject property, 2916 S. Orchard Avenue, view southeast (McGee, 2017)

Attachment D: Contemporary Photographs of Surrounding Properties



Figure 52: Setting of subject property, 29th Street, view southeast, showing easternmost properties located on 29th Street in the Menlo Avenue-West 29th Street Historic District (circled in red), with arrow at left indicating approximate location of subject property, not visible from the historic district (McGee, 2017)



Figure 53: Setting of subject property, 29th Street, view southeast, showing easternmost property in Menlo Avenue-West 29th Street Historic District (circled in red), with arrow at left indicating approximate location of subject property, not visible from the historic district (McGee, 2017)

Attachment E: Historic Photographs



Historic Photo 1: Subject property, congregation of Los Angeles Korean Methodist Church on front steps of church on Easter, view southwest, 1950 (USC Digital Library)



Historic Photo 2: Subject property, members of Los Angeles Korean Methodist Church on front yard, view southeast, 1950 (USC Digital Library)

Attachment E: Historic Photographs



Historic Photo 3: Subject property, children of Los Angeles Korean Methodist Church in front of church on Easter, 1950 (USC Digital Library)



Historic Photo 4: Subject property, congregation of Los Angeles Korean Methodist Church inside sanctuary, view north looking toward main entrance, 1950 (USC Digital Library)

Attachment F: 1911 Alteration Permit

11 a.m. 5-16-11
All applications must be filled out by applicant.

WARD 5

PLANS and SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of the detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(SIGN HERE)

Chas. Neely

Los Angeles, Cal.,

MAY 8 1911

1911

CITY ASSESSOR: Please Verify

REMOVED FROM		REMOVED TO	
Lot	Block	Lot	Block
48			
Tract <i>Waverly</i>		Tract	
Book <u>19</u>	Page <u>12</u>	F. B. Page <u>191</u>	

TAKE TO ROOM NO. 6 FIRST FLOOR

TAKE TO ROOM NO. 34 THIRD FLOOR

CITY ENGINEER: Please Verify Street Number

From No. 1276 - West 29th St

- Owner's name *Orchard av Baptist Church*
- Owner's address *" " " "*
- Architect's name *Chas. Neely*
- Contractor's name *Chas. Neely*
- Contractor's address *1329 W 37 Place West 7352*
- Entire cost of the Proposed Improvements, \$ 3000.00
- Purpose of the building *Sunday school Room & Church*
- Class of building *Frame* No. of rooms at present 6
- No. of stories in height 1 Size of present building 60 X 62
- Size of new addition 28 X 65 4 X 32
- Material of foundation *Concrete* Size Footing 18 Size of wall 8" Th 18 High
- Size of exterior studs 2 X 4 Interior studs 2 X 4
- Size of mud sills 2 X 6 Bearing studs 2 X 4
- Size of first floor joist 2 X 8 Second floor joist 2 X 12

15. STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:-
About to Build an addition 28x65 ft. & Height of story 8 ft 2" Single Roof with Deck. Cut down story on Rear from 11ft to 8'2" & add 6x32 on Rear Rooms also change Plumber fixtures. take down 2 chimneys & build 1 a new one Dig Celler 12x14 6 1/2 ft Deep

PERMIT NO. 3914

Date MAY 8 1911

1911

Application Rec'd *W. H. ...*

PLANS CHECKED BY-O. K. ...

Attachment G: 1983 Survey Form

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Greater True Light Missionary Baptist Church
2. Historic name: _____
3. Street or rural address: 1276 W. 29th Street (N. University Park)
City Los Angeles Zip 90007 County Los Angeles
4. Parcel number: Lot 48 Waverly Tract (5055 010 001)
5. Present Owner: Greater True Light Baptist Church Address: 1276 W. 29th St.
City Los Angeles Zip 90007 Ownership is: Public _____ Private X
6. Present Use: Church Original use: Church

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This building is a one story stucco church, built in a rectangular plan and designed in a manner influenced by the Spanish Colonial Revival style. Major architectural features include a raised central entrance, a symmetrical facade, a flat roof with a stepped parapet wall, a prominent cross on the roof, and two rear wings. Architectural details include dual entrance doors, multi-paned windows, an absence of ornamentation and a side entrance. The structure has had several additions and some interior modifications.



8. Construction date:
Estimated 1911 Factual _____
9. Architect _____
10. Builder William Neely
(probable)
11. Approx. property size (in feet)
Frontage 77 Depth 137
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
June 1983

13. Condition: Excellent _____ Good Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: rear additions
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
 Residential Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ X Zoning Vandalism
 Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

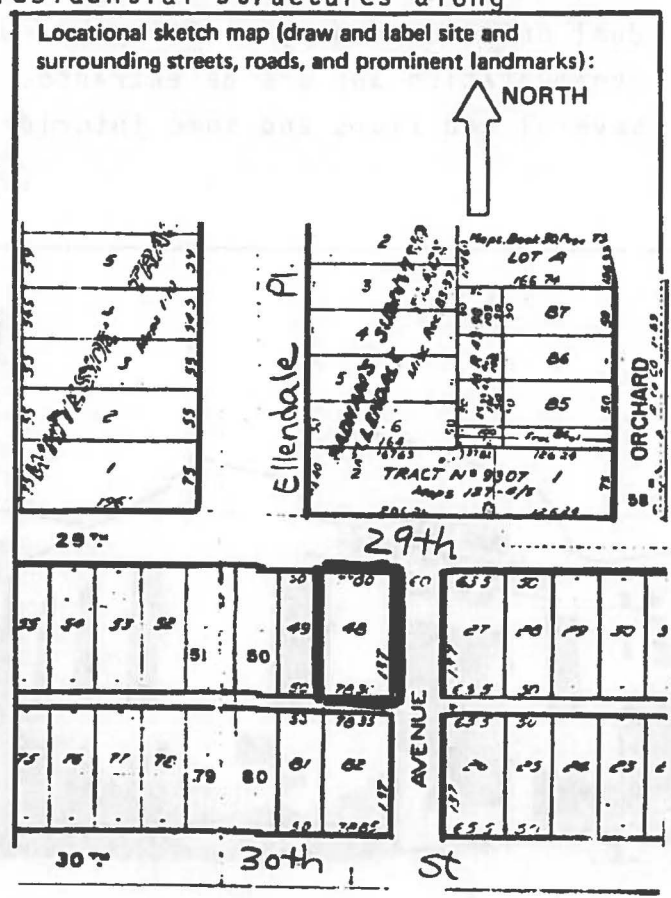
The North University Park area was annexed to the City of Los Angeles on April 2, 1896 as a portion of the Southern and Western Additions. This church is located on Lot 48 of the Waverly Tract, which was recorded in November 1886. In 1901, there was a structure already in existence on the lot, valued at \$3,000. This structure was gone by 1911. In 1912, there was a structure assessed on the lot for \$2,500. The owner was the Orchard Avenue Baptist Church. On May 8, 1911, Type 3 permit #3914 was issued to build several additions onto the existing 60' X 62' building. The architect and contractor was William Neely, who is listed in the 1911 City Directory as a contractor. This church, which is still active today, was apparently in existence in 1901. The Orchard Avenue Baptist Church and W.W. Fisher also owned the structure that preceded the current church. This church relates to the other residential structures along W. 29th Street, and is an addition to the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____

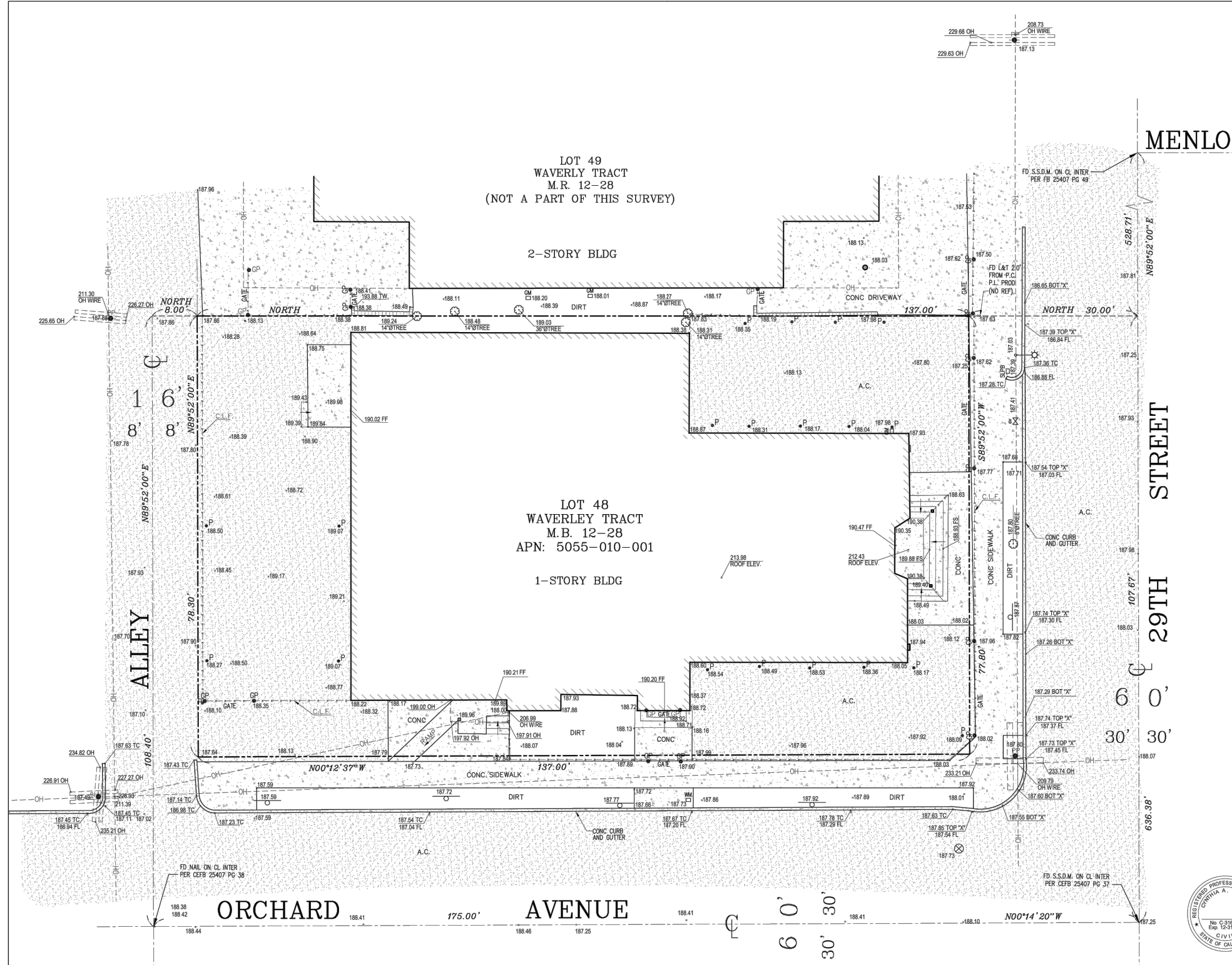
21. Sources (List books, documents, surveys, personal interviews and their dates).

Dept. of Building & Safety
 Los Angeles County Archives
 Los Angeles City Directory 1911
 1912

22. Date form prepared 8/83 revision/update
 By (name) of 1982 R. Iredale form
 Organization Bur of Engineering
 Address: 200 N. Spring St.
 City Los Angeles Zip 90012
 Phone: 485-6556



Attachment H: Proposed Plans

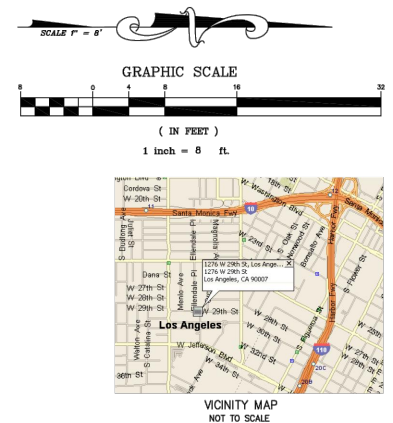


LEGAL DESCRIPTION:
 THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
 LOT 48 OF WAVERLY TRACT AS PER MAP RECORDED IN BOOK 12 PAGES 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:
 THE BEARING NORTH 89° 52' 00" EAST, ON THE CENTERLINE OF 29TH STREET AS SHOWN ON WAVERLY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.R. BOOK 12, PAGES 28 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

- LAND AREA:**
 CONTAINING AN AREA OF 10,692.63 SQ. FT., OR 0.2454 ACRES, MORE OR LESS.
- BENCHMARK:**
 BM ID: 12-0630 (NAVD 1988)
 FOUND OUT SINK IN CONC WALK 4 FT N OF N CURB 29TH ST 9 FT E OF VERMONT AVENUE NW COR CB
 ELEV. = 184.30 FT.
- SYMBOLS:**
- COLUMN
 - ⊕ POST
 - ⊗ GAS METER
 - ⊕ GAS VALVE
 - ⊗ GATE POST
 - ⊕ POWER POLE
 - ⊕ POWER POLE ANCHOR
 - ⊕ SIGN POST
 - ⊕ STREET LIGHT
 - ⊕ STREET LIGHT BOX
 - ⊕ TREE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
- LEGEND:**
- APN - ASSESSOR'S PARCEL NUMBER
 - A.C. - ASPHALT CONCRETE
 - BM - BENCHMARK
 - CEFB - CITY ENGINEER'S FIELD BOOK
 - C.L.F. - CHAIN LINK FENCE
 - COL - COLUMN
 - CONC - CONCRETE
 - COR - CORNER
 - EST - ESTABLISH
 - FB - FIELD BOOK
 - FF - FINISH FLOOR ELEV.
 - FL - FLOWLINE ELEV.
 - FS - FINISH SURFACE ELEV.
 - INT - INTERSECTION
 - LS - LAND SURVEYOR
 - L & T - LEAD & TACK
 - MB - MAP BOOK
 - OH - OVERHANG
 - P.C. - PROPERTY CORNER
 - P.S. - PAGE
 - R / P.L. - PROPERTY LINE
 - RCE - REGISTERED CIVIL ENGINEER
 - S.S.D.M. - STANDARD SURVEY DISC MONUMENT
 - TC - TOP OF CURB ELEV.
 - TR - TRACT MAP
 - PROPERTY LINE
 - CENTERLINE
 - OH --- OVERHANG
 - BUILDING LINE
 - FENCE LINE
 - BLOCK WALL

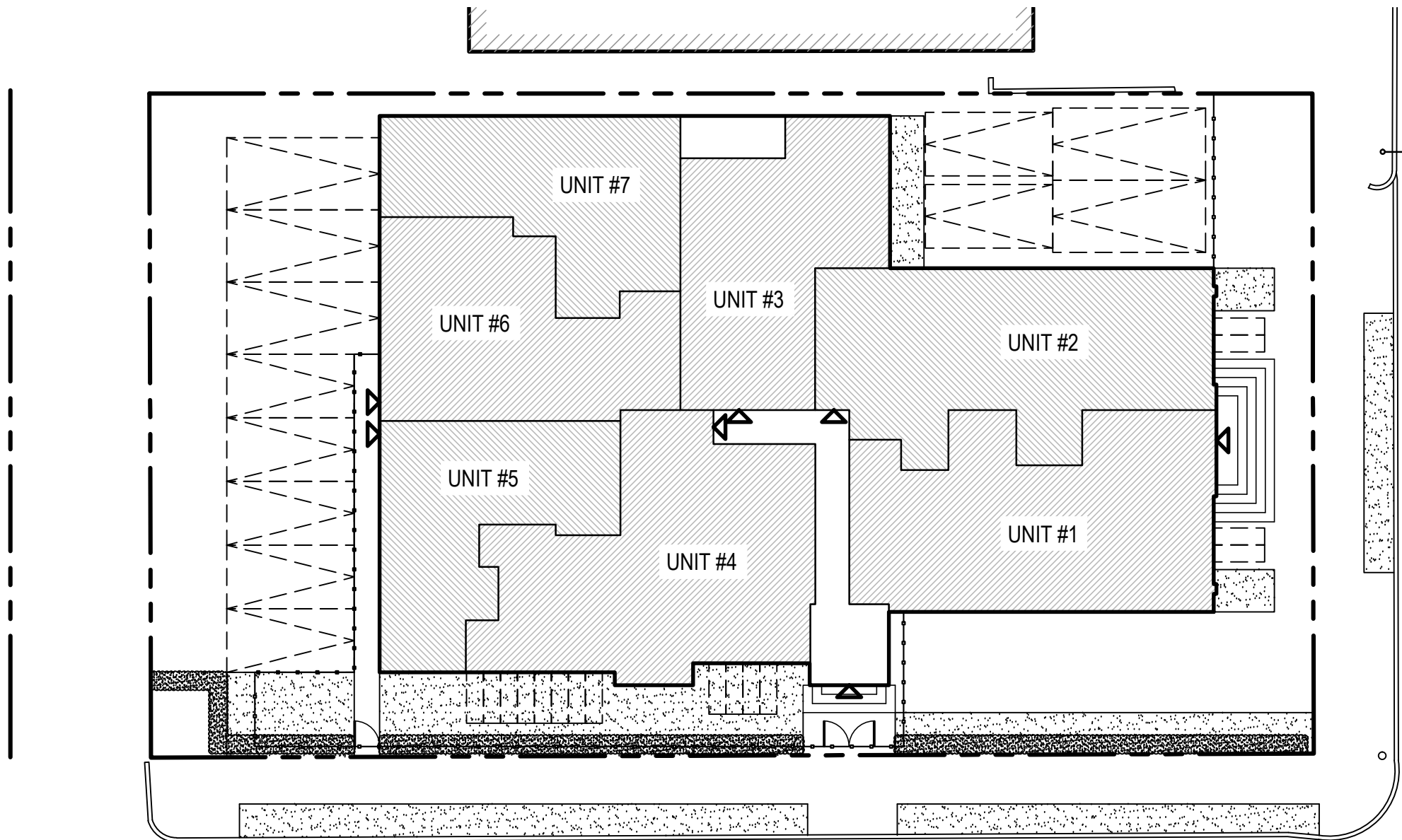
SURVEYOR'S NOTE:
 THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
 SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
 RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.



M&G CIVIL ENGINEERING AND LAND SURVEYING



TITLE: TOPOGRAPHIC SURVEY		
1276 W. 29TH ST., LOS ANGELES, CA 90007		
CLIENT: MS. ANTONETA GENCHEVA	JOB NO.: 17-11611	
SCALE: 1"=8'	DATE: 04/11/17	
DESIGNED BY: F.G. / C.A.	REVISIONS (S):	
DRAWN BY: V.R.		SHEET 1
CHECKED BY: C.D.L.		OF 1 SHEET

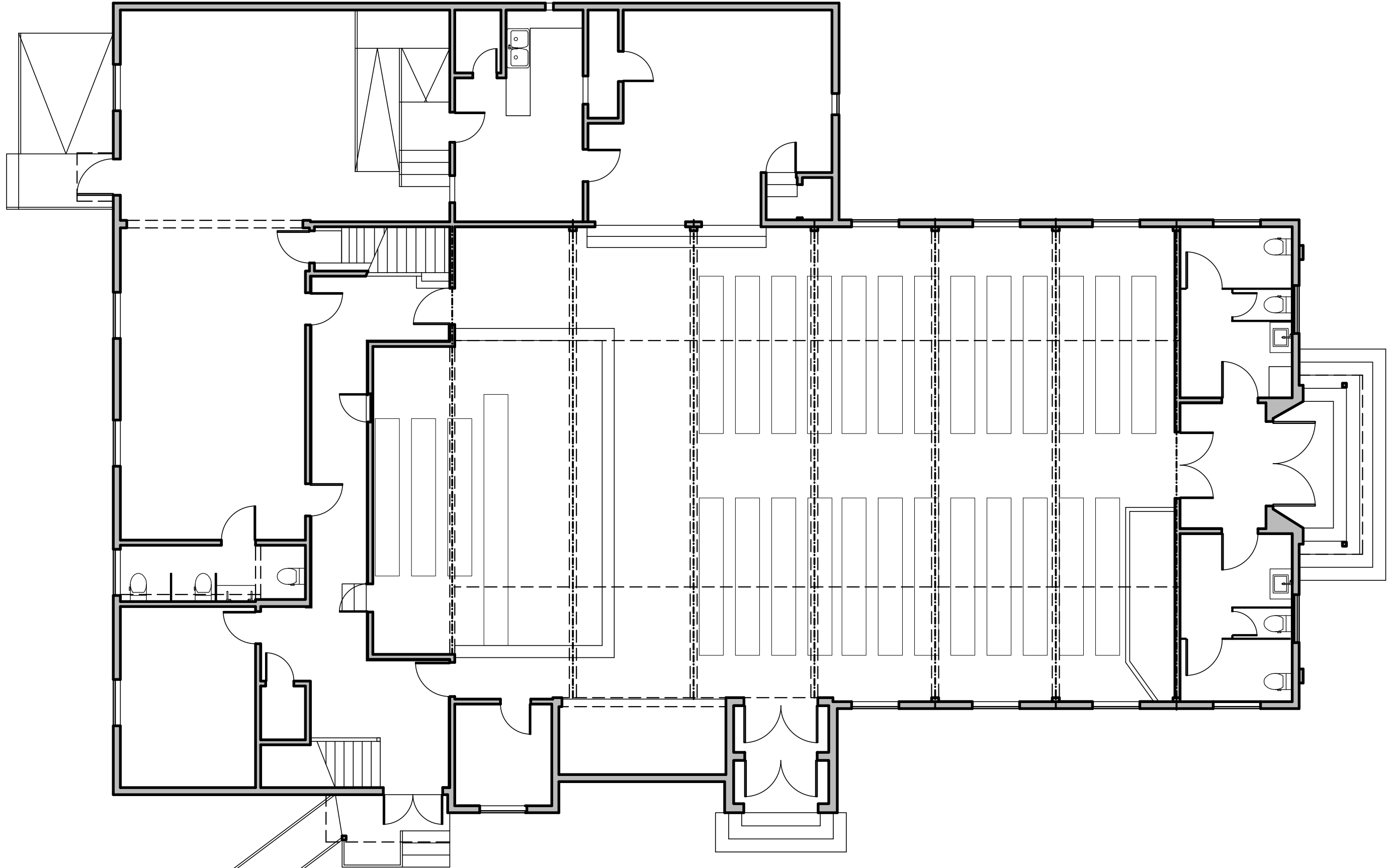


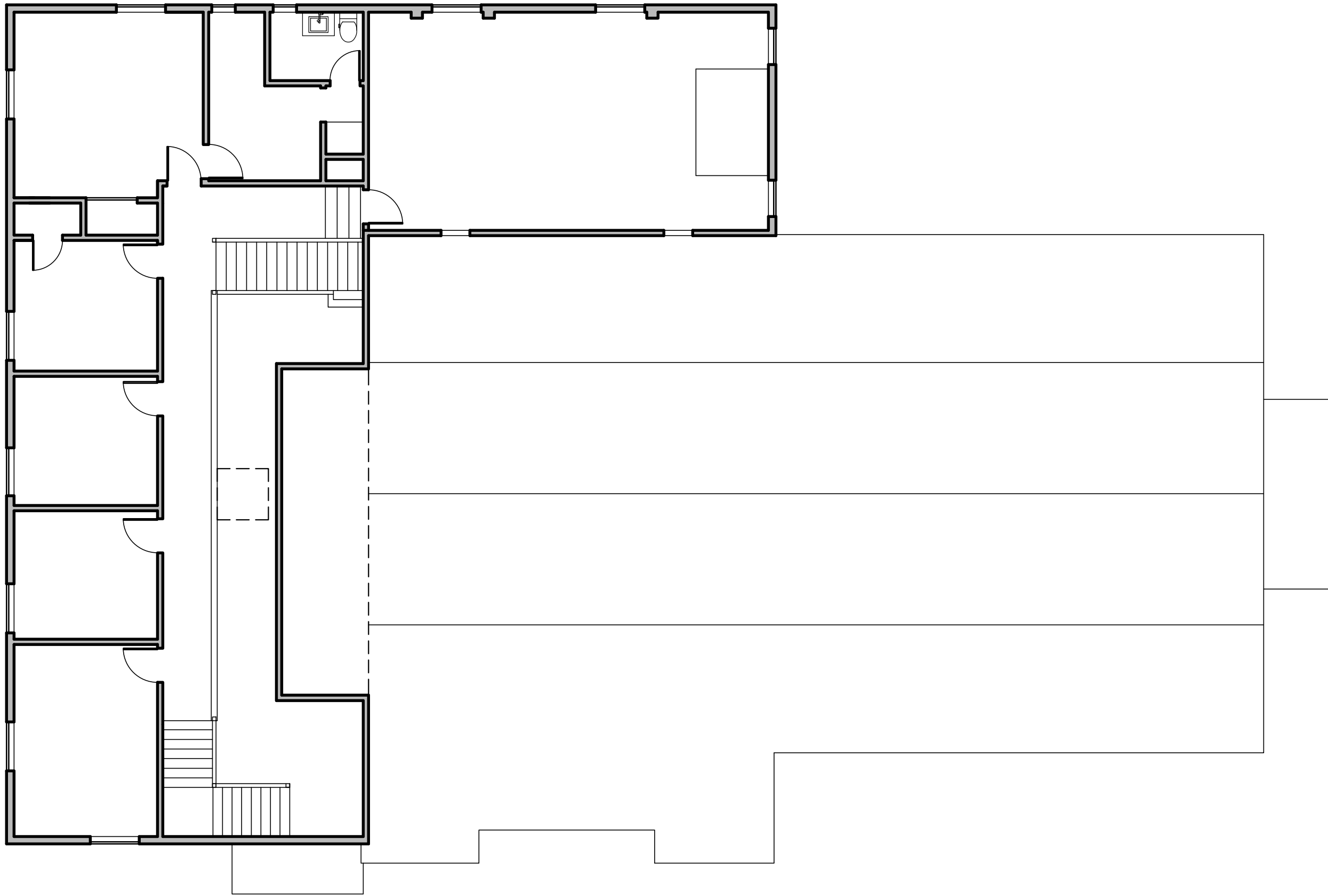
W 29TH STREET

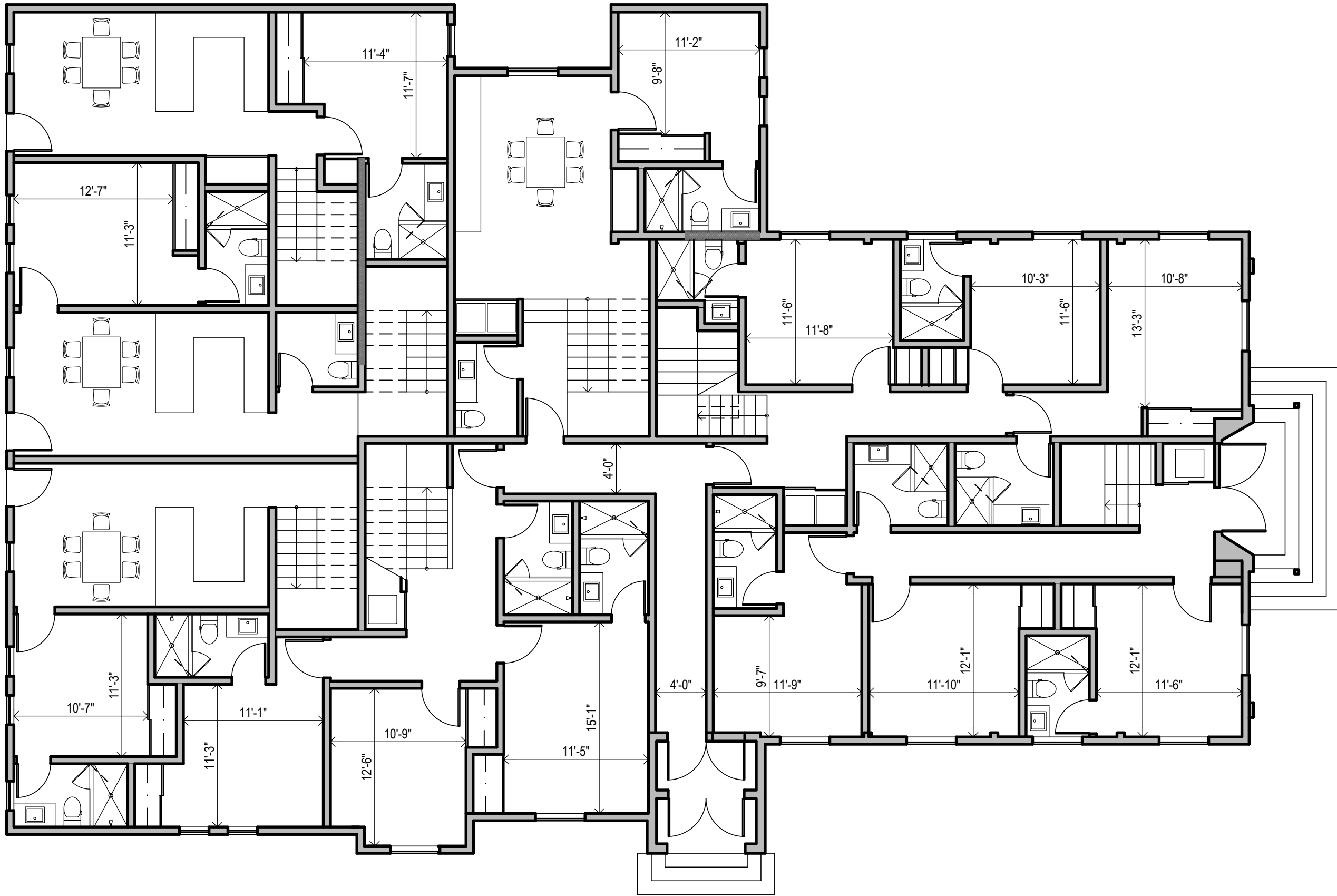
ORCHARD AVE

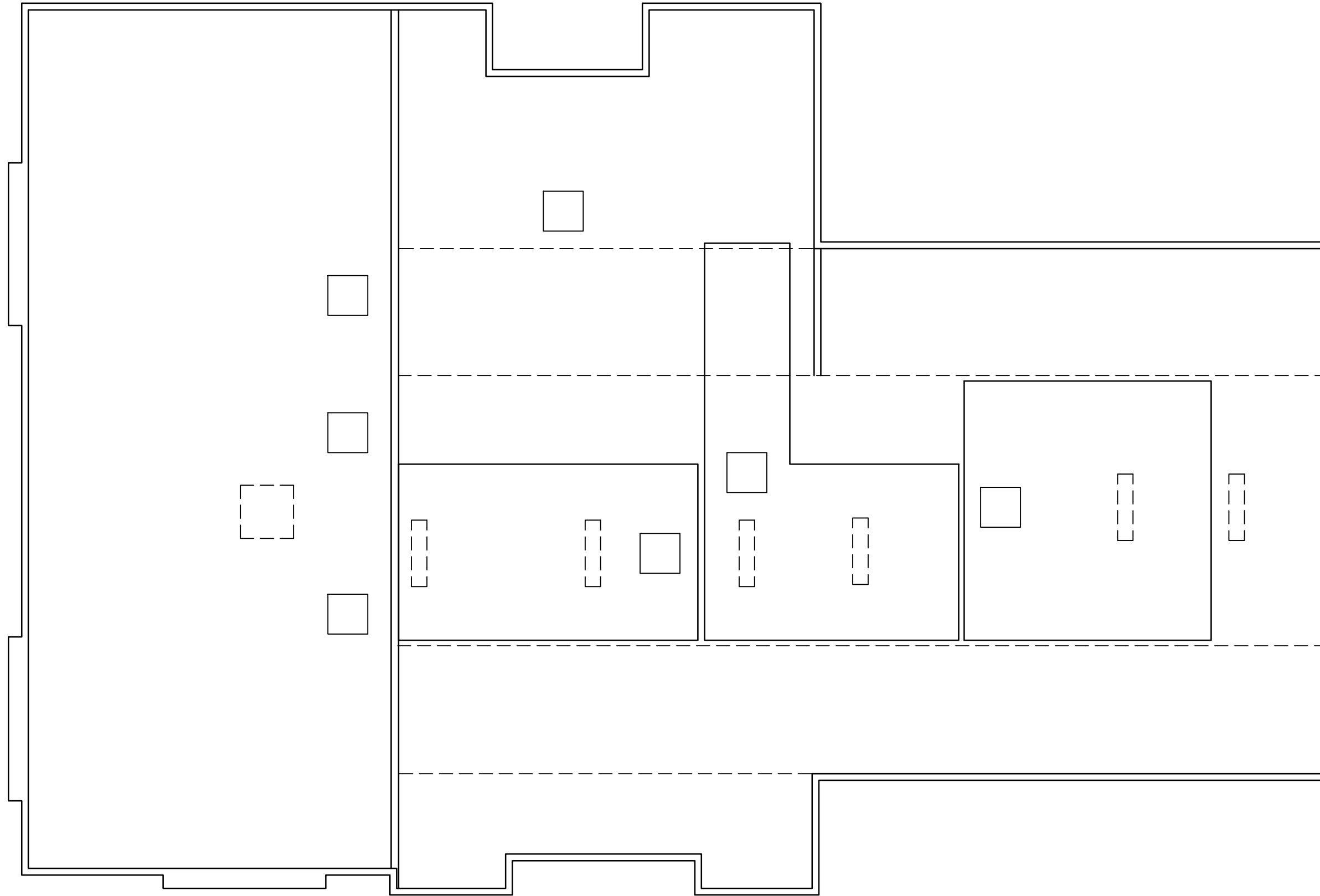
- UNIT #1 - (1347 SQFT) 3 BED 3.5 BATH
- UNIT #2 - (1274 SQFT) 3 BED 3.5 BATH
- UNIT #3 - (1172 SQFT) 3 BED 3.5 BATH
- UNIT #4 - (1239 SQFT) 3 BED 3.5 BATH
- UNIT #5 - (1178 SQFT) 3 BED 3 BATH
- UNIT #6 - (1172 SQFT) 3 BED 3.5 BATH
- UNIT #7 - (1311 SQFT) 3 BED 3 BATH

PARKING
 12 CAR PROVIDED (5 STANDARD, 7 COMPACT)
 16 BIKE PROVIDED
 LANDSCAPING 10%



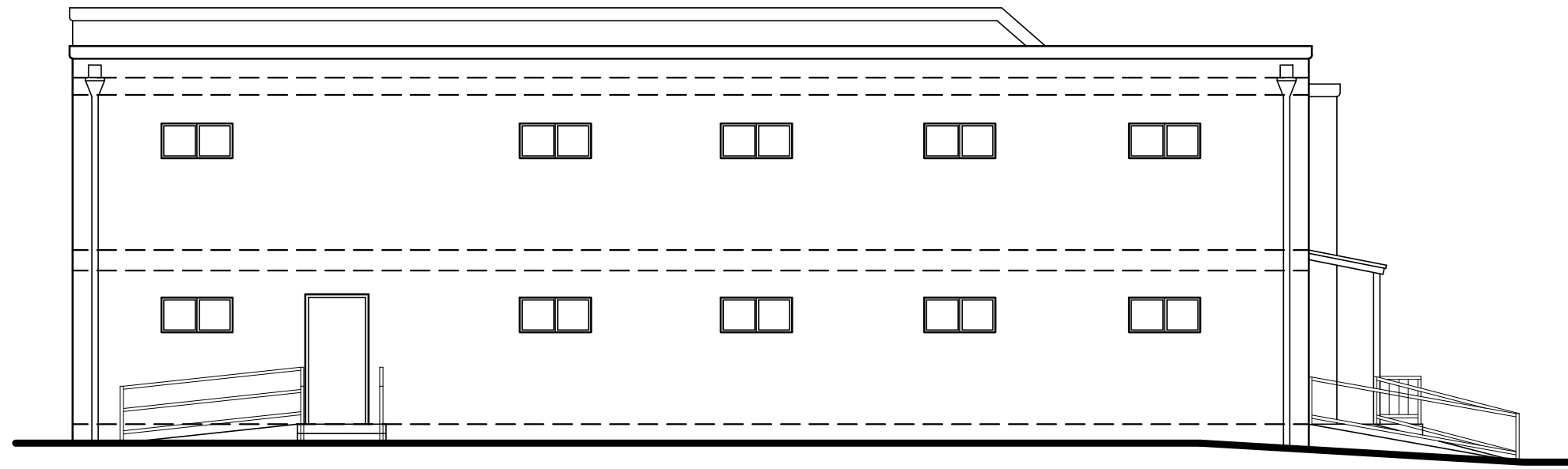




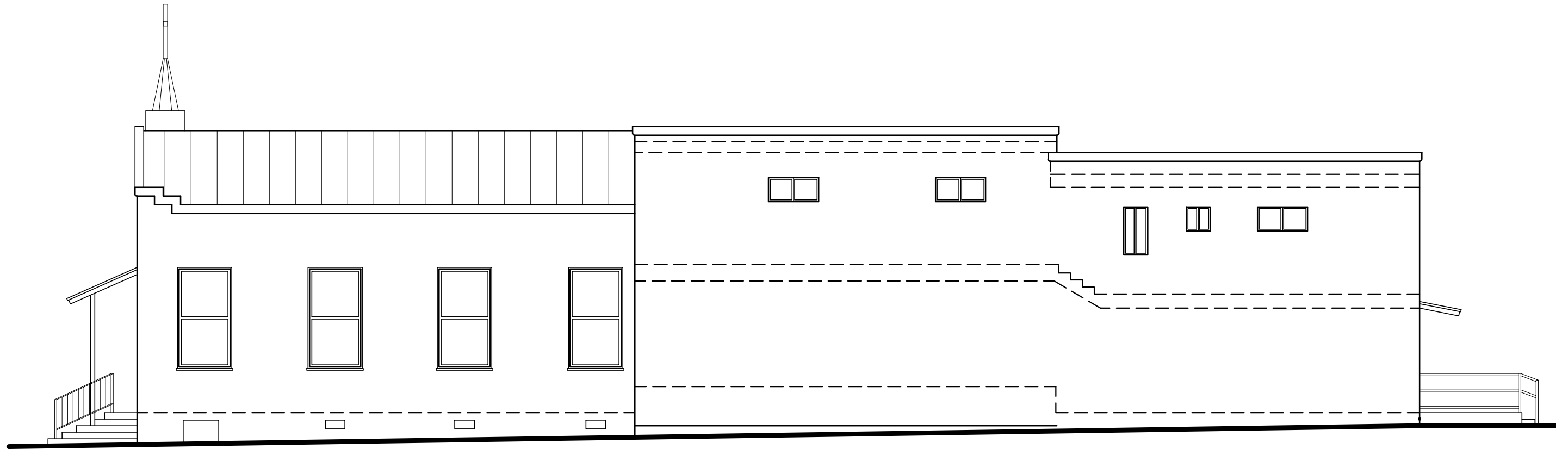




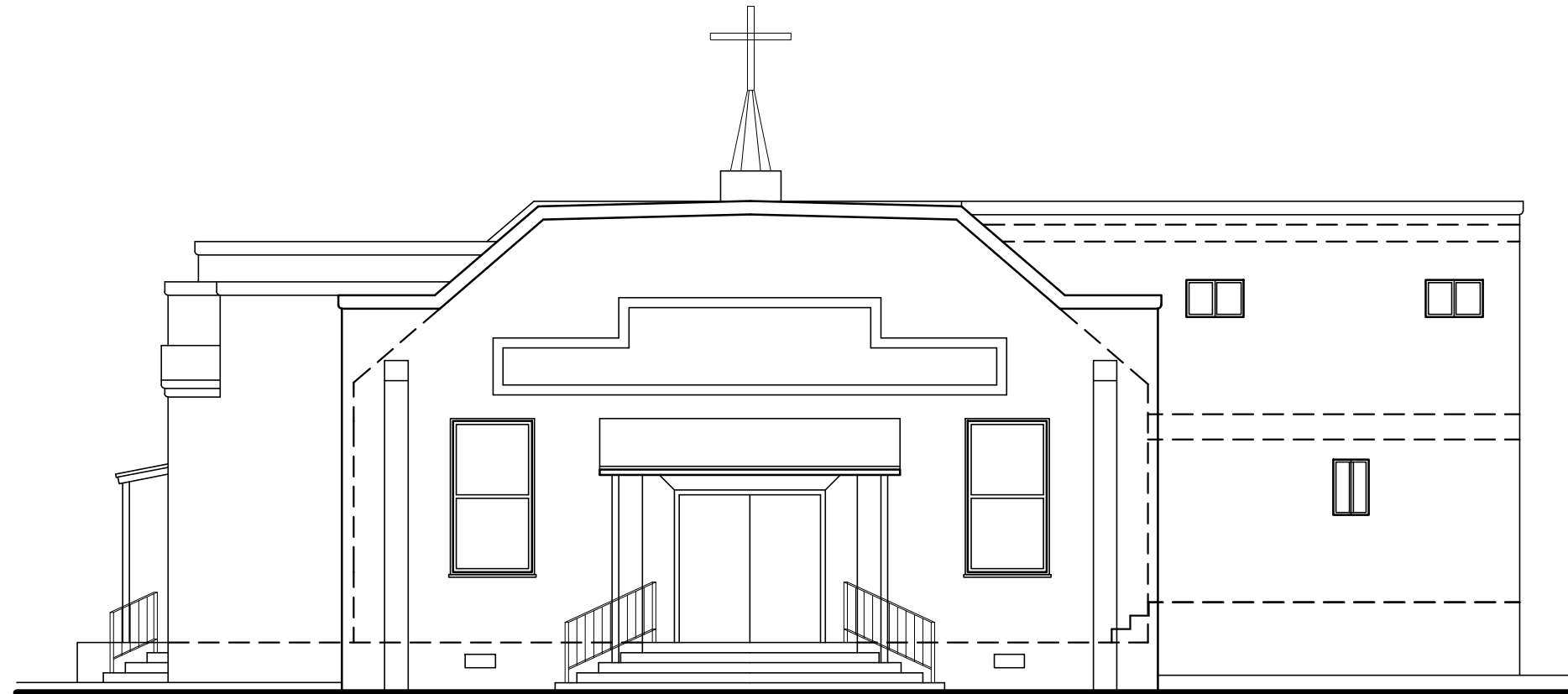
EAST ELEVATION



SOUTH ELEVATION



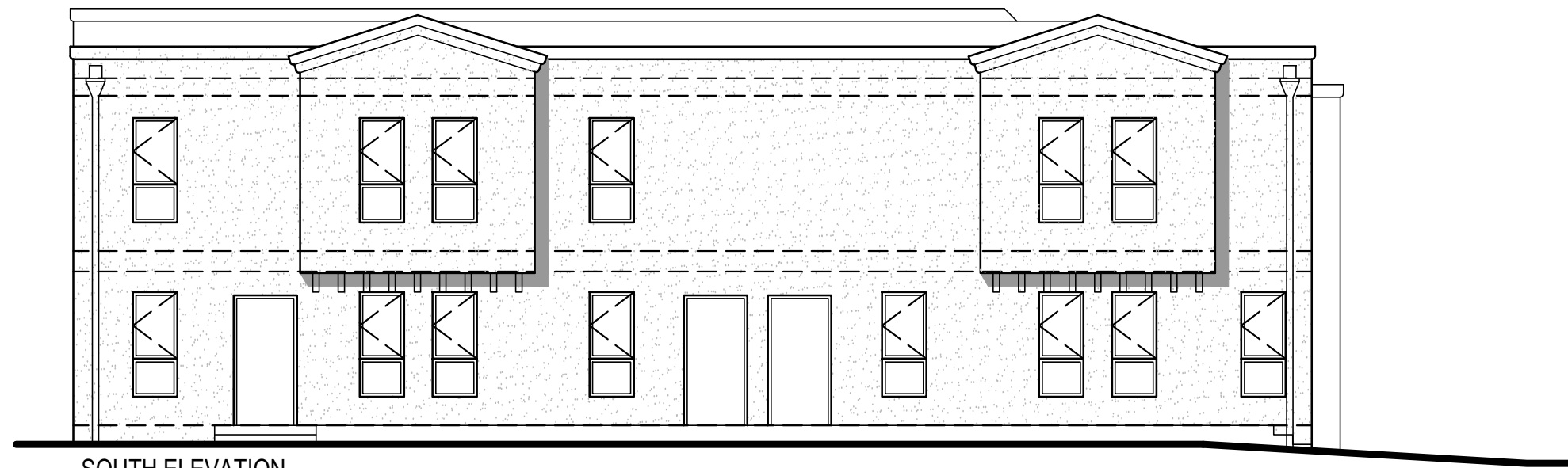
WEST ELEVATION



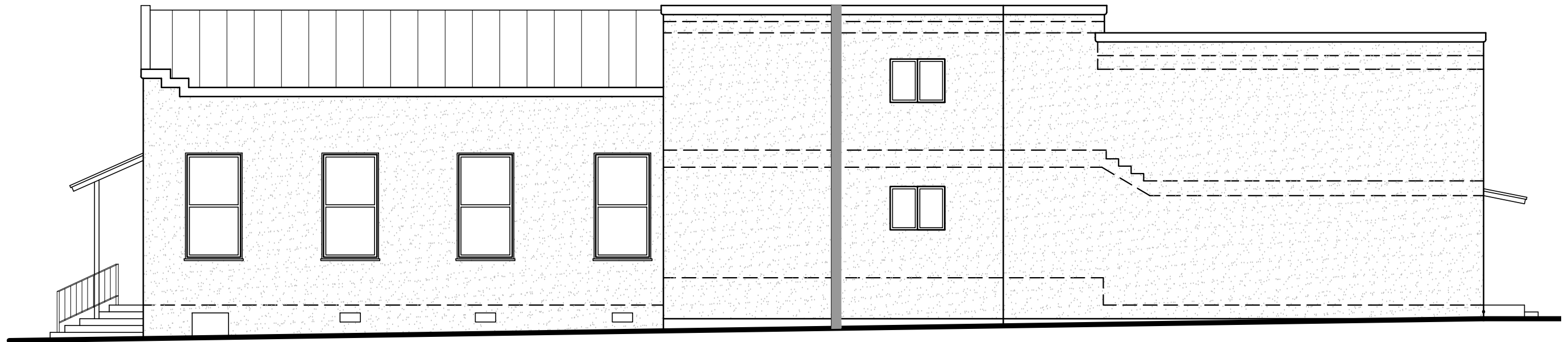
NORTH ELEVATION



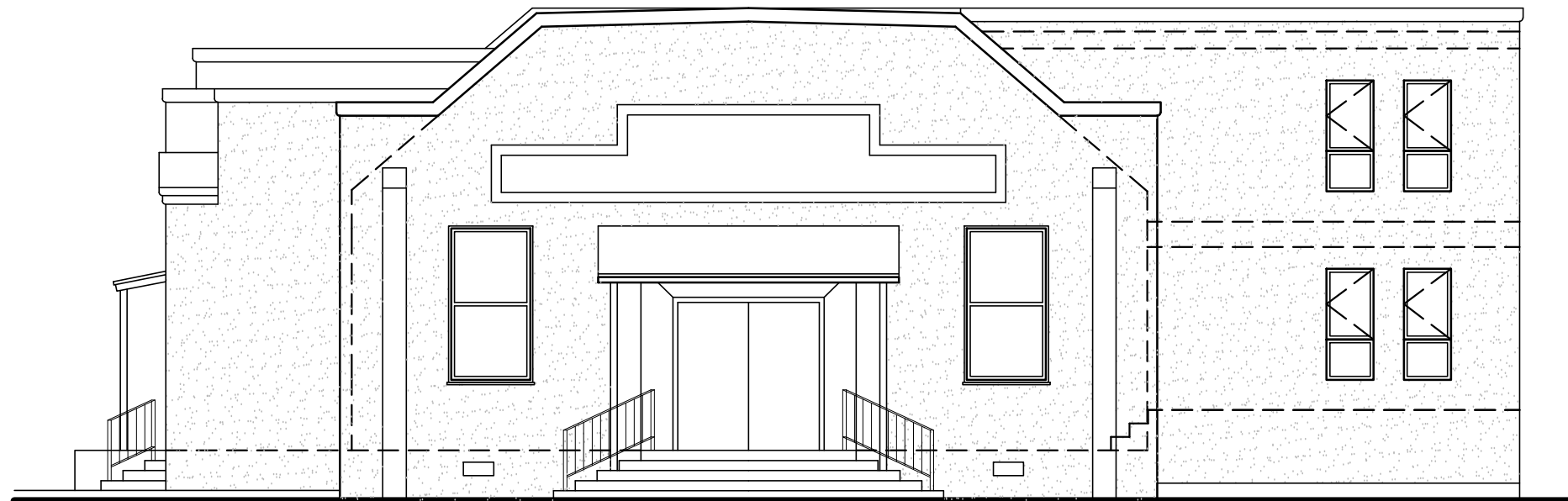
EAST ELEVATION



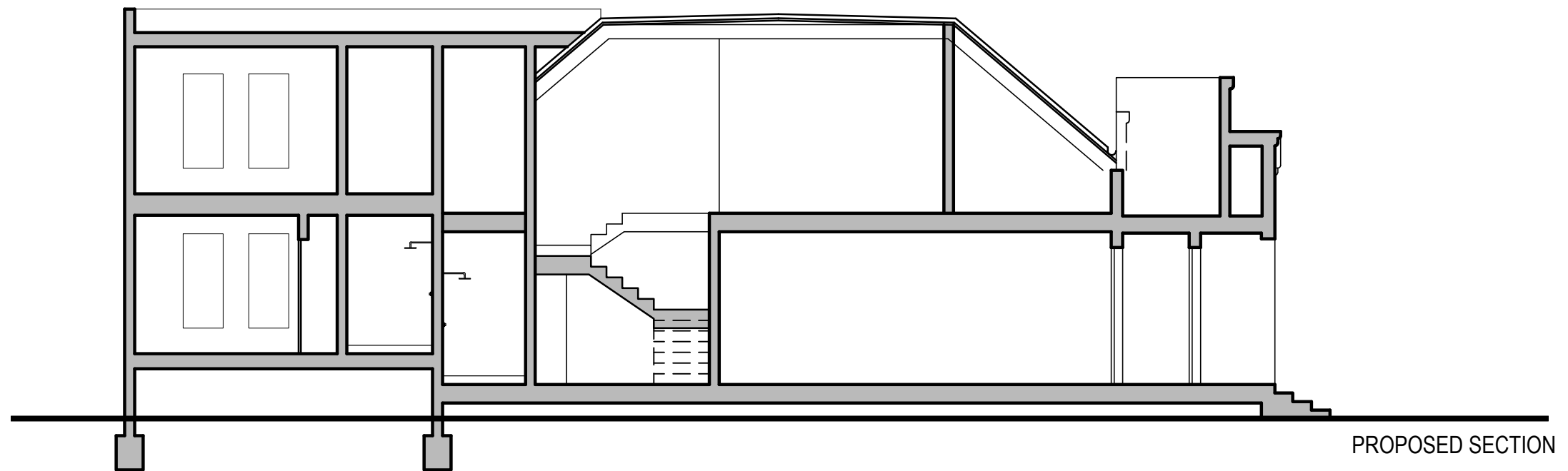
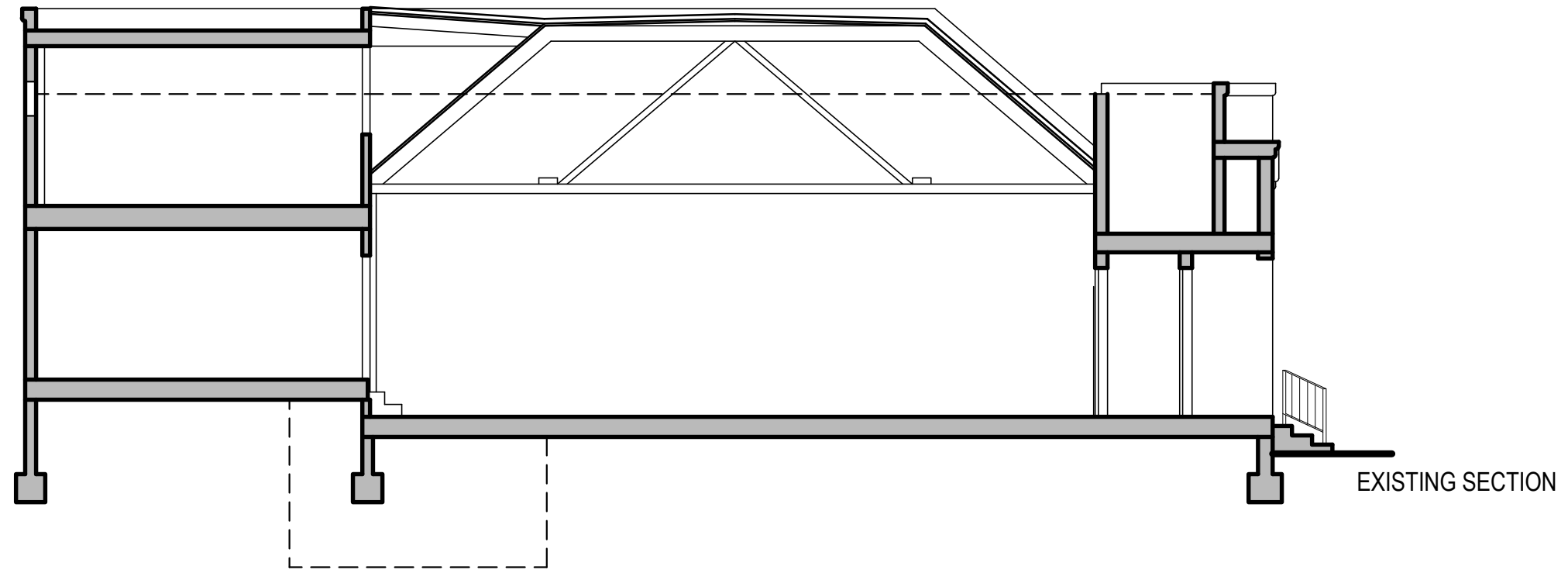
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION





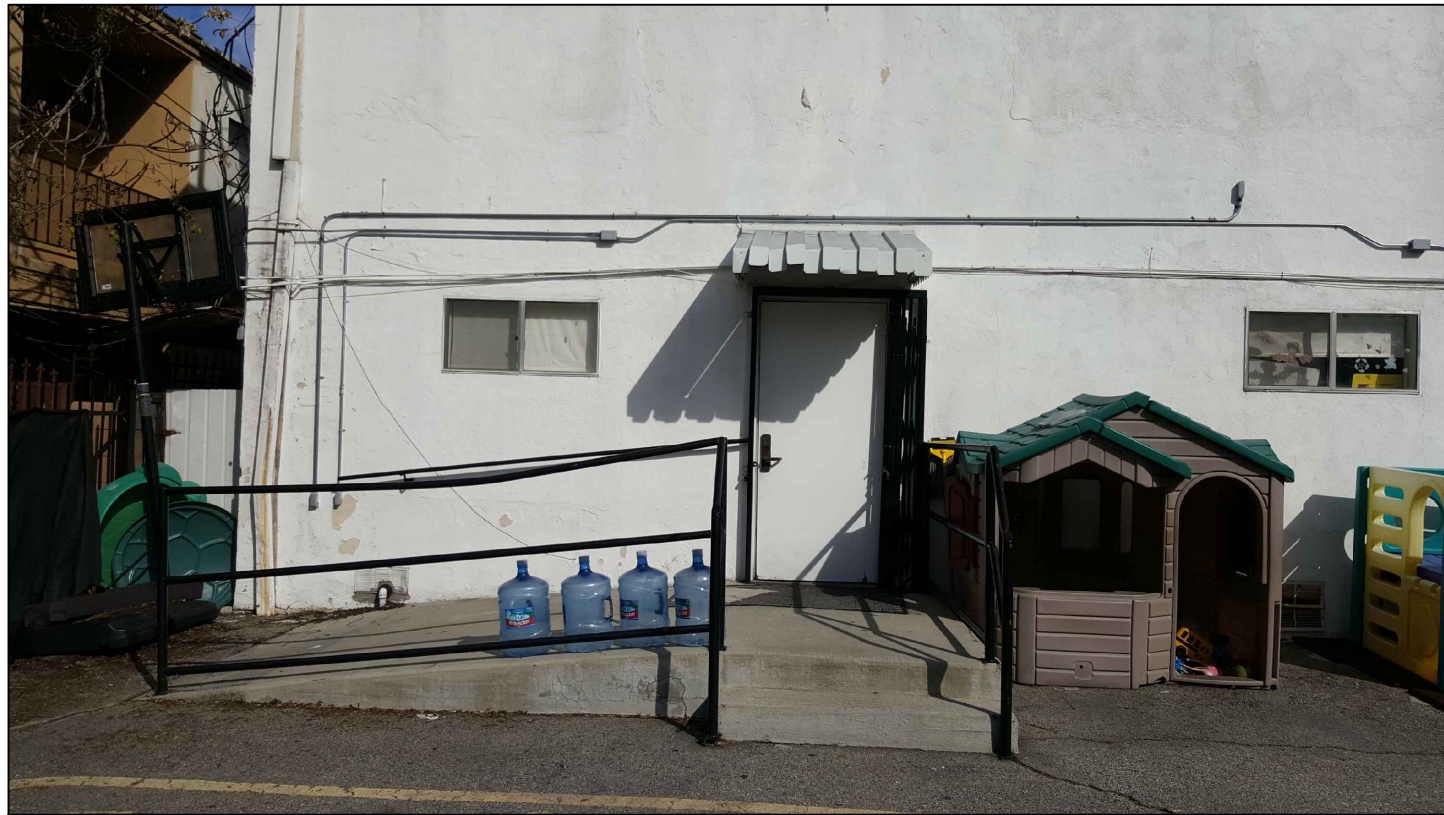
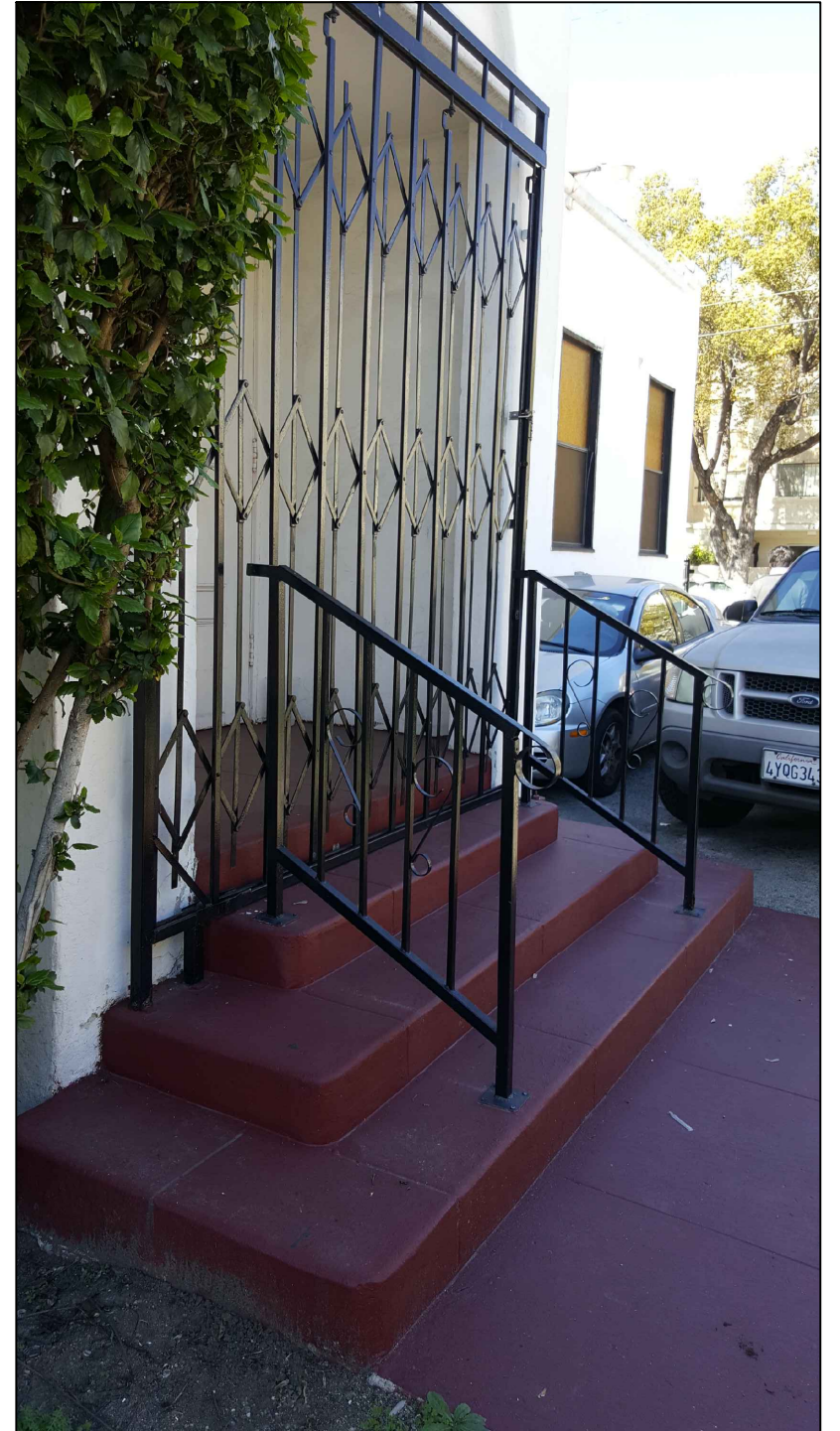
L+Varchitects inc.
2332 Cotner Ave, Suite 303
West Los Angeles, CA 90064
T: 310. 914. 5577
F: 310. 914. 5578

1276 W 29th St
SCHEMATIC DESIGN
RENDER
NOT TO SCALE
2017-07.31



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 West Los Angeles, CA 90064
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1276 W 29th St
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 2017-07.31



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F: 310. 914. 5578

1276 W 29th St
SCHEMATIC DESIGN
PICTURES
NOT TO SCALE
2017-07.31



Exhibit I: Survey LA Korean American Context Excerpts

SurveyLA

Los Angeles Historic Resources Survey

LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT Context: Korean Americans in Los Angeles, 1905-1980



Prepared for:
City of Los Angeles
Department of City Planning
Office of Historic Resources



April 2018

National Park Service, Department of the Interior Grant Disclaimer

This material is based upon work assisted by a grant from the Historic Preservation Fund, National Park Service, Department of the Interior. Any opinions, findings, conclusions, or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the Department of the Interior.

Front cover: Top left, Young Korean Convention of California at the Korea National Association building in 1940 (Source: Korean American Digital Archive, USC Digital Library). Top right, Kwan-Sik In stocking cooler in Korean grocery on Olympic Boulevard, 1977 (Source: Los Angeles Public Library). Bottom left, Young Korean Academy (Hungsadan) members at the 34th annual meeting in 1947 in front of their building on Catalina Avenue (Source: Korean American Digital Archive, USC Digital Library). Bottom right, Koreatown's VIP Palace restaurant in 1977 (*Korea Times' 1977 Business Directory*)

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PURPOSE AND SCOPE

In 2016, the City of Los Angeles Office of Historic Resources (OHR) received an Underrepresented Communities grant from the National Park Service to develop a National Register of Historic Places Multiple Property Documentation Form (MPDF) and associated historic contexts for five Asian American communities in Los Angeles: Chinese, Japanese, Korean, Thai, and Filipino. This “Korean Americans in Los Angeles” context was developed as part of the grant project and to contribute to the Citywide Historic Context Statement developed for SurveyLA.

While this context provides a framework for identifying and evaluating properties relating to Korean American history in Los Angeles, it is not intended to be a comprehensive history of the Korean community. This history has been separately documented over the years in books, articles, and studies. Rather this context provides a chronological approach to this history and focuses on themes and geographic areas associated with important extant resources.¹ The context narrative is followed by a section that identifies the relevant property types associated with themes presented, and includes a discussion of their significance and eligibility standards (Appendix A). This context has been used to complete the MPDF form, which is similar in content. However, while the MPDF focuses on resources that meet eligibility standards for listing in the National Register, this context also addresses resources that meet eligibility standards for listing in the California Register of Historic Places and designation under the Los Angeles Cultural Heritage Ordinance (Historic-Cultural Monuments) and Historic Preservation Overlay Zone Ordinance (HPOZs).²

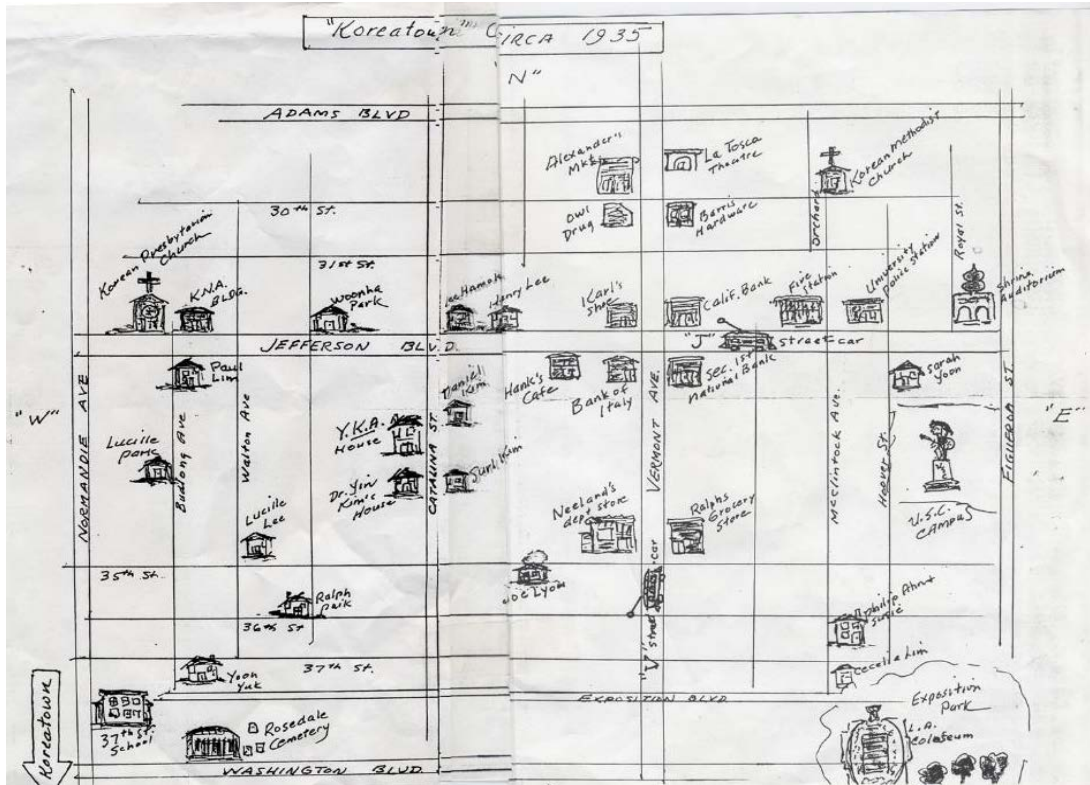
CONTRIBUTORS

Consultant Team

The Korean American in Los Angeles context was completed by Page &Turnbull. The Page & Turnbull team members included Flora Chou, Daniel Herrick, Jonathan Kaplan, and Christina Park. Ms. Chou is a Senior Associate and Cultural Resource Planner at Page & Turnbull in Los Angeles. She holds a Master of Science degree in Historic Preservation from Columbia University and has over 12 years of experience in the field of historic preservation. Mr. Herrick is a Cultural Resource Planner at Page & Turnbull. He earned his Master of Heritage Conservation from the University of Southern California (USC) and has been practicing in the field since 2014. Mr. Kaplan completed his Master in Heritage Conservation from USC in 2017 and assisted with gathering research materials. Ms. Park is a Planning Associate with the City of Los Angeles and contributed initial research to this context; she holds a Master in Heritage Conservation from USC. Research assistance was also provided by David Castro, Getty Undergraduate Intern to the OHR.

¹ The end date for SurveyLA is 1980 and may be extended over time. The National Register of Historic Places has a 50-year end date for properties to be listed unless they are of exceptional importance.

² For the National Register MPDF the term “Registration Requirements” is used in place of “Eligibility Standards.”



Hand drawn map indicating "Koreatown" circa 1935, drawn from memory by Yin Kim and provided to Susan Ahn Cuddy in the 1990s, according to Susan's son, Flip Ahn Cuddy. Note the west or left side of the map appears to be orientated upside down for some features, such as Rosedale Cemetery and Washington Boulevard that should be north of Adams Boulevard and the Korean Presbyterian Church and Korean National Association building should be on the south side of Jefferson (Courtesy of Flip Ahn Cuddy).

A concentration of Korean American sites was located between Jefferson Boulevard to the north, West 37th Street to the south, Catalina Street to the east, and Normandie Avenue to the west. By 1929, A Korean language school, possibly the one at the Korean Free Church that became a community center, was noted as on West 37th Street, along with Korean residents Raymond Herr and his wife Esther Kim.⁶³

Another concentration is less visible on the map; it was south of Adams Boulevard and east of Vermont Avenue around Ellendale Place, Orchard Avenue, McClintock Avenue, and 29th and 30th Streets. On the map, it is marked by the Korean Methodist Church, though research did not find any information indicating the church was located in that area in the 1930s. Nonetheless, several Korean organizations and families were in the vicinity by the late 1930s. Most notable was the Dong Ji Hoi (Comrade Society). The Dong Ji Hoi was founded by Syngman Rhee after the Republic of Korea had been established as a provisional government following the March 1, 1919 student uprising in Korea against Japanese rule. As the leader of the provisional government based in Shanghai, China, Rhee felt the goals of the KNA had been reached with the founding of the republic, and that the government-in-exile should lead the cause for an independent Korea.⁶⁴ He wanted to see the KNA change its name to the Korean Residents

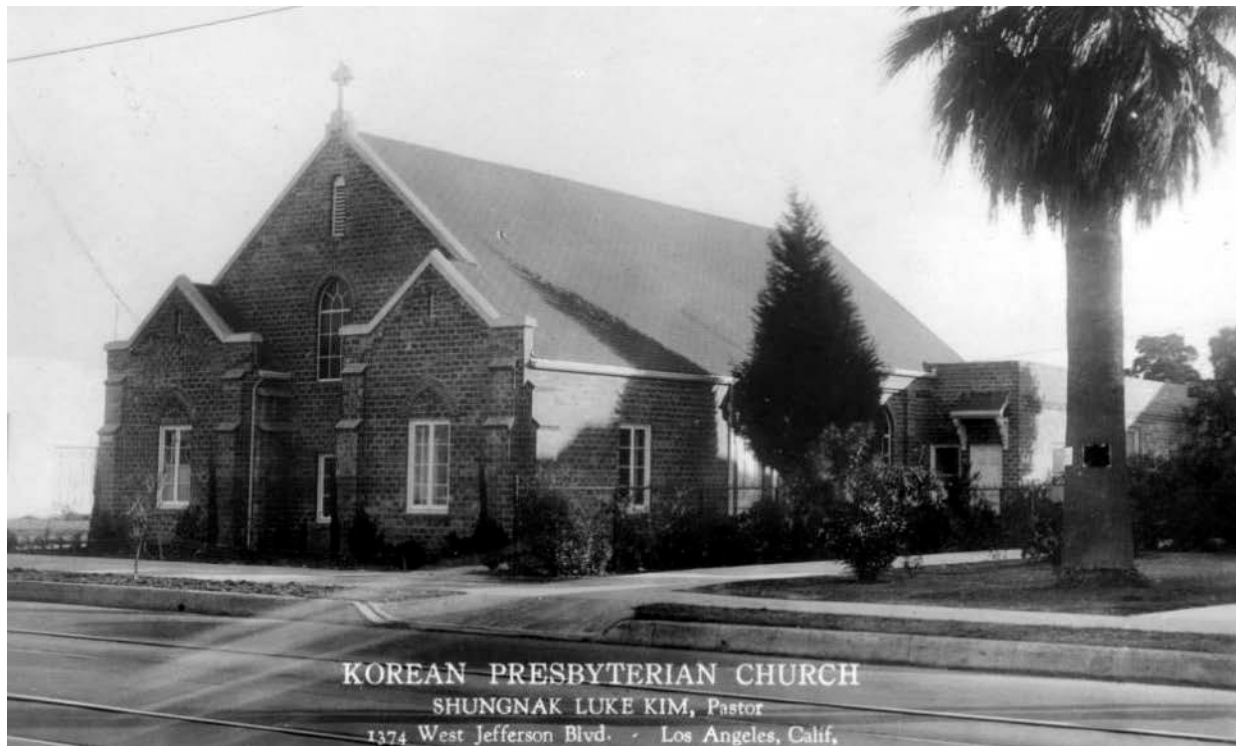
⁶³ Kim, *Images of America: Los Angeles's Koreatown*, 30-31.

⁶⁴ Choy, *Koreans in America*, 118.

SurveyLA Citywide Historic Context Statement

Korean Americans in Los Angeles, 1905-1980

Between 1932 and 1938, the Korean Presbyterian Church was listed at 1545 West 35th Place. The church building at that location belonged to the Westminster Presbyterian Church, a long-standing African-American church; the Korean church may have rented or shared the facilities with the main church.⁸² The lot on Jefferson was purchased in 1937 and the brick church constructed for \$20,000, part of which was raised by member donations from the community.⁸³ It featured a smaller auditorium, classrooms, offices, choir rooms, and a larger auditorium where services were held. Stained glass windows were installed, as was a fully-operational kitchen. The grounds featured a parking lot and children's playground. With services provided in both Korean and English, the church also offered Korean language school.⁸⁴



The Korean Presbyterian Church at 1374 West Jefferson Boulevard, just west of the Korean National Association building, circa 1938 (Korean American Digital Archives, USC Digital Library).

The proximity of these two prominent institutions firmly solidified Jefferson Boulevard as the social center of the Korean community in Los Angeles.⁸⁵ At the same time, the Korean Free Church,

⁸² *Los Angeles City Directory 1932*, 2576 and Sanborn Fire Insurance Map, 1922, sheet 623. See also, "Church History," Westminster Presbyterian Church of Los Angeles, accessed March 10, 2018, <http://www.wpcofla.org/about-history-westminster-presbyterian-church-los-angeles/>. While extant, the church building at 1545 West 35th Place received a second-floor addition over its existing dining and Sunday school room wing as well as additions surrounding its apse. The additions were permitted in 1956 under the ownership of the Antioch Evangelical Temple Church of God in Christ (building permit no. 40122, Los Angeles Building and Safety, April 11, 1956). The Westminster Presbyterian Church moved to 2230 Jefferson Boulevard in 1949.

⁸³ Givens, "The Korean Community in Los Angeles County," 36.

⁸⁴ *Ibid.*, 38.

⁸⁵ Kim, *Images of America: Los Angeles's Koreatown*, 9.

SurveyLA Citywide Historic Context Statement

Korean Americans in Los Angeles, 1905-1980

reorganized as the Korean Methodist Episcopal Church in 1930, had a more difficult time securing a permanent home. It moved to rented church spaces throughout the 1930s and early 1940s. It was at the University Methodist Episcopal Church near USC at 1016 West Jefferson Boulevard (not extant) in 1931, then the Finnish Congregational Church at 1416 West 37th Drive from around 1933 through at least 1936.⁸⁶ By 1940, the Korean Methodist Church was holding its services at the nearby Berean Seventh Day Adventist church at 1446 West 36th Place, which catered to the African American community; the Seventh Day Adventists held their services on Saturdays, which allowed the Methodists to use the church on Sundays.⁸⁷ By this time, the church served a congregation of approximately 125 people.⁸⁸ As it tried to raise funds for a permanent church, the Korean Methodist Church remained in this area, moving again to Gospel Hall at 1225 West Jefferson Boulevard (not extant) in 1942.⁸⁹



Korean Methodist Church in front of the Finnish Congregational Church at 1416 West 37th Drive in 1936, one of several temporary homes for the church in the 1930s and early 1940s (Korean American Digital Archives, USC Digital Library).

The second generation of Korean Americans was also maturing during this period. Most grew up attending neighborhood elementary and high schools in Los Angeles, and went on to college at Los Angeles City College, UCLA, USC, and other local institutions.⁹⁰ Though faced with discrimination common to all Asian Americans, some gained particular prominence. Korean athlete Sammy Lee became the first Asian American to win a gold medal in the 1948 Olympic Games.⁹¹

Lee was born in Fresno in 1920 to Soonkey Rhee and his wife Eunkee Chun, both of whom arrived from Korea in the late 1900s and early 1910s.⁹² The family had a truck farming business in Fresno before moving to Los Angeles, where they first opened a small grocery on Bunker Hill before eventually settling in the Highland Park neighborhood.⁹³ The family lived at 5711 and 5421 York Boulevard in the 1930s and

⁸⁶ Yoo and Ahn, *Faithful Witness*, 84-85, *Los Angeles City Directory 1932*, 2576, and Kim, *Images of America: Los Angeles's Koreatown*, 42-43. See also Sanborn Fire Insurance map, 1922, sheet 551 (University Methodist Episcopal Church) and 1922-1950, sheet 636 (Finnish Congregational Church). The Los Angeles city directories listed 1016 West Jefferson Boulevard as the address for the Korean Methodist Church from 1932 through 1939 (directories for 1940 and 1941 were not available electronically). However, the University Methodist Episcopal Church at that location was demolished in 1931 (building permit no. 20785, Los Angeles Building and Safety, October 5, 1931).

⁸⁷ Kim, *Images of America: Los Angeles's Koreatown*, 42-43 and "Sunday Sermons," *Los Angeles Times*, October 26, 1940. See also Sanborn Fire Insurance map, 1922-1950, sheet 636 (Berean Seventh Day Adventist Church)

⁸⁸ Givens, "The Korean Community in Los Angeles County," 38-39.

⁸⁹ *Los Angeles City Directory*, 1942, 2710.

⁹⁰ Givens, "The Korean Community in Los Angeles County," 44-45.

⁹¹ Kim, *Images of America: Los Angeles's Koreatown*, 70.

⁹² *Ibid.*, 16.

⁹³ *Ibid.* It does not appear that there was a Korean community in the Highland Park area.

war bonds at the War Memorial Hall, located on the western end of the park. Other ceremonies that linked Korean independence and the wartime American experience were held, including a military parade through Downtown Los Angeles that culminated with a ceremony at City Hall honoring the Korean flag.¹⁰⁷ Hundreds of Korean Americans both participated and attended the festivities as Mayor Fletcher Brown raised the flag and the Tiger Brigade and U.S. Army bands played the national anthems of both countries.¹⁰⁸

The increase in economic activity during World War II had resounding impacts on the Korean American community. Unprecedented demand for goods and labor, all driven by the war effort, opened new economic opportunities and financial gains that been unavailable in decades prior.¹⁰⁹ Initially, demand for agricultural production and the shortage in labor spurred the restoration of agricultural jobs for many Korean Americans in Southern California. This created wholesale commercial success for Koreans in Los Angeles, similar to that of the 1920s.¹¹⁰ Korean-owned businesses started to experience greater success, and wages for those Korean Americans provided a new level of earning and saving power. The result was increased investment and creation of new and diversified Korean-owned businesses, as well as greater home ownership, though through the names of the American-born second generation as foreign-born, non-citizens still could not own property.¹¹¹

In the years following World War II, the Korean American community of Los Angeles was still small with about 800 residents, but in a much more established social and financial position than ever before.¹¹² In April 1943, the *Korean American Times* (Puk Mi Sibö), a Korean language newspaper, started publishing in Los Angeles by the Los Angeles branch of the Dong Ji Hoi, likely at their location on 2716 Ellendale Place.¹¹³ The Korean Methodist Church finally purchased a permanent home, the former Swedish Lutheran Church at 1276 West 29th Street at Orchard Street, in 1945 (extant but altered).¹¹⁴ Though they would remain at the building for only 15 years, the church at 29th Street and Orchard marked an important milestone for the nomadic church and was a point of pride that reflected the congregation's improved circumstances.¹¹⁵

¹⁰⁷ Ibid. and Kim, *Images of America*, 54.

¹⁰⁸ Choy, *Koreans in America*, 174.

¹⁰⁹ Ibid., 128.

¹¹⁰ Ibid.

¹¹¹ Laws like the 1913 Alien Land Law in California prohibited immigrants from owning property in the state. Such laws were rule unconstitutional by the Supreme Court in 1952.

¹¹² Hak-Hoon Kim, "Residential Patterns and Mobility of Koreans in Los Angeles County," (Master's thesis, California State University, Los Angeles, 1986), 8.

¹¹³ Kim and Patterson, *The Koreans in America*, 46.

¹¹⁴ Yoo and Ahn, *Faithful Witness*, 112.

¹¹⁵ Ibid., 112 and 132-33.



The Korean Methodist Church at their first permanent home at 1276 West 29th Street purchased in 1945 and seen here in 1950 (Korean American Digital Archives, USC Digital Library).

The aftermath of the war also had socio-political implications for the community. The long established Korean independence movement and the dozens of organizations associated with its promotion were now involved in the formation of a new government in Korea. With the establishment of the Republic of Korea in 1948, led by Syngman Rhee as president, the Korean independence movement's prominence faded in the Los Angeles community. Many who had come to Los Angeles as students or religious leaders in the community moved back to Korea to participate in the founding of the new republic.

Although removed from their country

of origin for decades, the Korean Americans brought back both the religious and national institutions that had been fundamental cornerstones of the Korean American community. These experiences allowed many to contribute to the rebuilding of the Republic of Korea.¹¹⁶ In 1948, a consulate for the Republic of Korea was established in Los Angeles, with Whui Sik Min appointed the consul general, and served as a hallmark of the new republic at the time.¹¹⁷

Korean War and the Second Wave, 1950-1965

On June 25, 1950, the onset of the Korean War embroiled both the United States and the Korean peninsula in a renewed conflict. The clash was a tragic byproduct of World War II, one which divided the peninsula and families in an arbitrary fashion. Against the backdrop of the Cold War, the communist-backed Northern forces fought the Southern forces supported heavily by several Western countries. Though many Koreans living in Los Angeles did not take sides, there was tension between those who supported Syngman Rhee's new government in South Korea and those who supported the communist government in North Korea. Several members of the Los Angeles Korean community even made their way to North Korea by way of Czechoslovakia. The *Korean Independence News* was an anti-Rhee newspaper published in Los Angeles at 1350 West Jefferson Boulevard between 1943 and 1952 that was distributed to Canada, Mexico, Cuba, Great Britain, the Soviet Union and China.¹¹⁸

¹¹⁶ Choy, *Koreans in America*, 182.

¹¹⁷ Kim and Patterson, *The Koreans in America*, 49.

¹¹⁸ Vladimír Hlasný, and Jung, Byung Joon, "Political Migration of Korean Activists Through Czechoslovakia in the Post World War 2 Period," *Seoul Journal of Korean Studies* (June 2017): 4, <https://ssrn.com/abstract=2844602>, and United States

Additionally, the emphasis of political groups within the Korean American community was also shifting. With the establishment of the Republic of Korea in South Korea in 1948, the independence political organizations and associations that had been steady fixtures in the Korean American community began to decline in significance. During the post-war years, Korean American organizations became increasingly focused on cultural, religious, and professional developments.¹²⁸ The Dong Ji Hoi continued to support Syngman Rhee, who had become president of Republic of Korea, but when Rhee was ousted from power by a student uprising in 1960, his political party, and the Dong Ji Hoi as part of it, became virtually defunct.¹²⁹ It still had offices in Hawaii and in Los Angeles, but under the leadership of Leo Song, co-owner of the produce wholesaler K&S Company and considered a successor to Rhee, it reorganized with different principles.¹³⁰ The Mugunghwa School (also known as the Korean School of Southern California) began operating from the Dong Ji Hoi's building at 2716 Ellendale Place beginning in 1973.¹³¹

Korean churches continued to be defining elements of the community. On April 5, 1957, a Baptist church was established in Los Angeles by Reverend Dong-Myong Kim and his wife Ee-Sook (Esther) Ahn.¹³² By 1964, the Berendo Street Baptist Church was located at 1324 South Berendo Street (extant but altered), just south of Pico Boulevard and west of Vermont Avenue.¹³³ It was the second Korean Baptist church established in the United States, and quickly grew to one of the largest Korean churches in Los Angeles.¹³⁴ By 1977, the church moved down the street to 975 South Berendo Street, while a different congregation, the Korean Evangelical Nah Sung Church, occupied the church at 1324 South Berendo Street (extant but altered).¹³⁵

The Korean Methodist Church, having finally established a permanent home at the church at 1276 W. 29th Street in 1945, constructed a new, modern church at 4394 Washington Boulevard at Virginia Road in 1960.¹³⁶ The congregation, consisting of the increasingly older first wave immigrants and their English-speaking second-generation adult children, outgrew its space as it gained members from second wave of Korean immigrants. At its new location, it shifted to cater more and more to the recent immigrants.¹³⁷

New institutions aimed at the preservation and proliferation of Korean culture and identity were also founded during this period. On June 30, 1958, the KNA opened a new language school at their headquarters on Jefferson Boulevard, which had afterschool and summer programs for both boys and girls over six years old.¹³⁸ The KNA continued to promote Korean culture in the community, as well as Korean unity, although the political leanings of the prior decades became less integral to its mission. The American Korean Civic Organization was founded by Dr. Charles Yoon in 1962 to serve the second

¹²⁸ Choy, *Koreans in America*, 188-189.

¹²⁹ *Ibid.*, 119.

¹³⁰ *Ibid.*, 119.

¹³¹ *Ibid.*, 273.

¹³² Kim and Patterson, *The Koreans in America*, 52.

¹³³ Pak, *Korean Community of Southern California Year Book 1964*, 83.

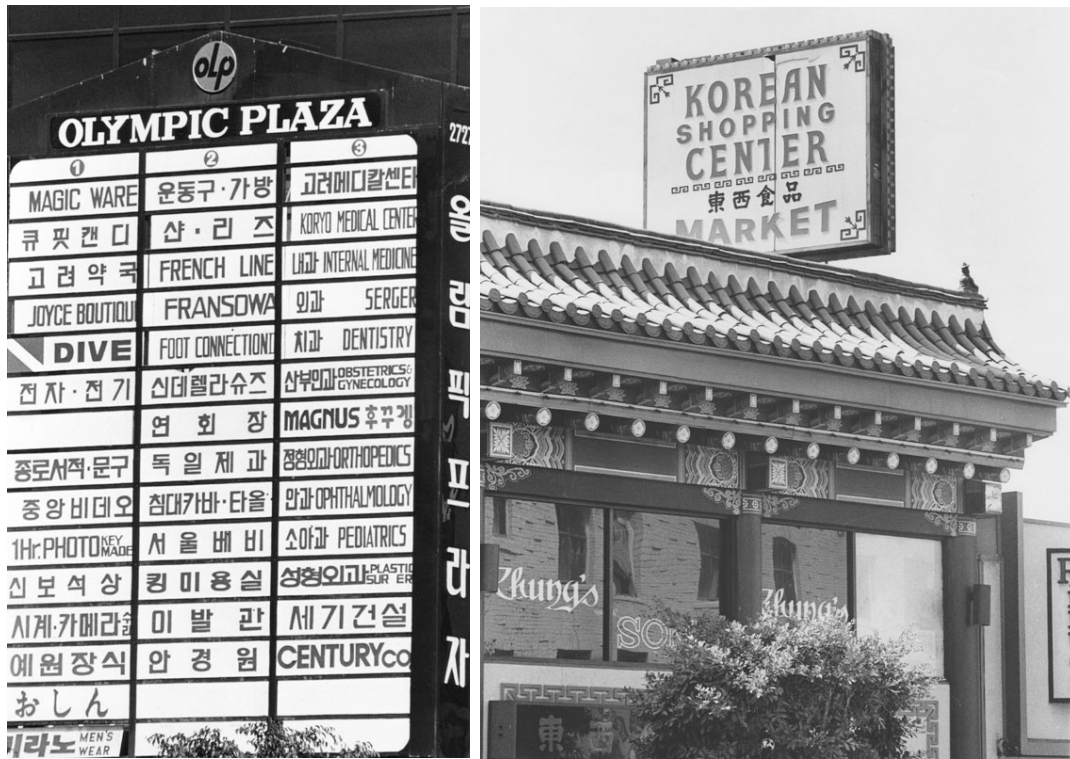
¹³⁴ "Berendo Street Baptist Church, entrance," Los Angeles Public Library Photo Collection record order number 00075214, from Jeff Allen Houses of Worship Collection.

¹³⁵ *1977 Korean Business Directory* (Los Angeles: The Korea Times L.A., 1977), 21-22

¹³⁶ Yoo and Ahn, *Faithful Witness*, 133.

¹³⁷ *Ibid.*, 132-133 and 138-139.

¹³⁸ Kim and Patterson, *The Koreans in America*, 53.



L: Business signage in Korean at Olympic Plaza, 2727 Olympic Boulevard, in 1988 (Los Angeles Public Library).
 R: East West Market at 3300 West Eighth Street at Normandie Avenue seen in 1987 with its Korean influence architecture (Los Angeles Public Library).

The long-established community institutions also adjusted to the new wave of immigrants and the shift of the Korean community northward to the new Koreatown. The Korean Methodist Church was at the Washington Boulevard church they built in 1960 for only eight years before they outgrew the space. As the first wave immigrant generation was dying, the congregation's membership, and the focus of its activities, shifted to the second wave of student immigrants and then to the third wave of immigrants after the 1965 immigration quotas were lifted. It moved in 1968 to the church at 1068 South Robertson Boulevard to accommodate the growing congregation. There, it merge with the smaller Robertson Community Methodist Church and promised to offer at least one English service a week as part of the merger.¹⁸⁶ In 1989, the church moved from the Robertson Boulevard location, where it had been for the longest period to date, to 7400 Osage Avenue in Westchester near Los Angeles International Airport. It remains there today as the Los Angeles Korean United Methodist Church in shared facilities with the La Tijera United Methodist Church.¹⁸⁷

The Korean Presbyterian Church remained at its Jefferson Boulevard location, but constructed the larger Korean United Presbyterian Church building next door to its 1938 brick church in 1983.¹⁸⁸ Joining the handful of Korean churches that had long served the community were several dozen new churches

¹⁸⁶ Yoo and Ahn, *Faithful Witness*, 139-140.

¹⁸⁷ *Ibid.*, 149.

¹⁸⁸ Kim, *Images of America: Los Angeles's Koreatown*, 46.

ASSOCIATED PROPERTY TYPES AND ELIGIBILITY REQUIREMENTS

The “Property Types and Eligibility Standards” were developed as part of the Asian American in Los Angeles National Register Multiple Property Documentation (MPD) form and are applicable to all five Asian American contexts of the MPD. Though they focus on eligibility for listing in the National Register of Historic Places, they are easily adaptable for use in evaluating property eligibility for listing in the California Register of Historical Resources (CR) and/or as a local Historic-Cultural Monument (HCM). The criteria for these programs parallel criteria used for the National Register. Some considerations in applying the standards under HCM and CR criteria for designation are below.

- Criterion A of the National Register is the equivalent of Criterion 1 for HCM and the CR.
- Criterion B of the National Register is the equivalent of Criterion 2 for HCM and the CR.
- Criterion C of the National Register is the equivalent of Criterion 3 for HCM and the CR.
- There is no 50 year rule for eligibility for listing in the CR or as an HCM. Therefore, Criterion G, “must be of exception importance if less than 50 years of age” does not apply.
- Integrity considerations may vary in some cases when applied under CR and HCM criteria.
- Commercial signs are not included as a property type eligible for the National Register. However, signs may meet significance threshold for local listing as an HCM. To evaluate signs see the “Commercial Signs” theme of the Citywide Historic Context Statement.
- The local Historic Preservation Overlay Zone (HPOZ) ordinance criteria may apply to historic districts.

This section assists with the identification and evaluation of properties that may be significant for their association with Asian American history in Los Angeles related to the five contexts of this MPDF. A wide range of property types have been identified and they are referenced throughout the historic contexts.

Properties are significant under Criterion A, Criterion B, and/or Criterion C of the National Register Criteria for Evaluation:

- Properties under Criterion A are “associated with events that have made significant contribution to the broad patterns of our history.”
- Properties eligible under Criterion B are “associated with the lives of persons significant in our past.”
- Properties eligible under Criterion C “embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.”

Identified properties may be significant under one or more of the National Register Criteria and the property types discussed below. In general, associated property types that meet registration requirements for significance and integrity can be considered rare; in some cases there may be only one or a few eligible resources. Registration Requirements for property types were developed based on knowledge and comparative analysis of physical characteristics and/or historical associations. The integrity requirements and considerations take into account the overall rarity of resources, knowledge of their relative integrity, and significance evaluations based primarily on Criteria A and B.

The prevalence of known resources associated with each context is relative to their periods of significance. The National Register Criteria exclude properties that achieved significance with the last 50 years unless they are of exceptional importance. This is referred to as Criteria Consideration G. Most

extant resources meeting the 50-year age requirement for the National Register are associated with the Chinese, Japanese, and Korean populations. There are fewer resources meeting the age requirement associated with the Filipino community and more recent Thai community. Those properties that are not of exceptional important may become eligible when more time has passed. And over time it is also anticipated that this MPDF will be amended to include expanded periods of significance, include other Asian American populations in Los Angeles, and address additional themes and property types not yet known.

Property Types Associated with Prominent Persons in Asian American History

Description: Properties associated with prominent persons in Asian American History in Los Angeles are common to all contexts and comprise one of the largest groups of historic resources identified under this MPDF. They include residential, commercial, institutional, industrial, and agricultural resources and cover the full period of significance for each related context. Resources can be found citywide, with some concentrations in the geographic areas of settlement and migration as discussed in the context narratives. Their architectural type, style, and detail vary widely and are generally based on the date of construction. These are less important factors in the evaluation of eligibility under Criterion B.

Significance: Properties associated with prominent Asian Americans in Los Angeles may be eligible for listing in the National Register under Criteria B at the local, state, or national level, depending on the persons' sphere of influence. A property must be directly associated with the productive life of a significant Asian American or associated with Los Angeles residents of other races who have been instrumental in furthering opportunities for Asians Americans. Individuals may be important in a wide range of areas of significance including, but not limited to: ethnic history, agriculture, commerce, communications, entertainment/recreation, settlement, industry, art, performing arts, health/medicine, politics, military, religion, and social history. Individuals include important civic leaders and activists, business owners, educators, doctors, actors, writers, politicians, farmers, athletes, artists, and others. Residential properties and professional offices may be associated with persons significant in civil rights and issues related to deed restriction and segregation. While the associated historic context narratives identify numerous persons significant in Asian American history whose associated properties may be evaluated under this property type, more may be identified with additional research.

Registration Requirements:

- A property must be directly associated with the productive life of a significant Asian American or associated with Los Angeles residents of other races who have been instrumental in furthering opportunities for Asians Americans
- Individual must be proven to have made an important contribution to one or more areas of significance as it relates to Asian American history
- Individual must have lived in or used the property during the period in which he or she achieved significance
- The length of the association should be an important factor when there is more than one property associated with an individual
- Determining the property that best represents the person's life needs to be carefully evaluated
- If more than one property is associated with a person, the property in which the person spent the productive period of his/her life would be the most representative. In

Property Types Associated with Religion and Spirituality

Description: Property types associated with religion and spirituality are common to all contexts and comprise one of the largest groups of historic resources identified under this MPDF. They include individual buildings as well as religious campuses with multiple buildings to house schools, community activities, and others. Campuses may be evaluated as historic districts. The oldest Asian American religious buildings in Los Angeles are primarily associated with the early settlement period of Chinese, Japanese, and Korean communities and are located in areas discussed in the contexts including Chinatown, Little Tokyo, Boyle Heights, South Jefferson, and Sawtelle.

Specific property types include churches which served a variety of Christian congregations (Presbyterian, Methodist, Baptist, Episcopal, and Catholic, among others). These church buildings, were often originally constructed by and for other congregations, and subsequently used as churches for Asian American congregations, while others were purposes built. It was common for congregations to move locations over time, first renting and then purchasing or constructing new buildings. For this reason, many church locations date from the postwar period although congregations may have been established much earlier. In addition, many religious campuses were expanded over time with new larger buildings replacing the earlier ones. Some church properties were founded by non-Asians as part of local Christian missions, particularly in the prewar period. An intact early example is the Saint Francis Xavier Church and School at 222. S. Hewitt Street, a rare example of a religious facility specifically constructed by the Catholic Church to serve the Japanese community (1921-1939). Later churches include the Korean Presbyterian Church (at this location since 1938) and the Filipino Christian Church (at this location since 1950), the oldest Filipino-serving church in the U.S. Christian churches were generally designed in architectural styles of their period of construction. Size, massing, and form vary over time. Most extant churches have undergone some degree of alterations over time.

Property types also include purpose built temples, mostly Buddhist. Most date from 1930s and later and are designed in the Asian Eclectic style. The Koyasan Buddhist Temple (Koyasan Beikuku Betsuin) in Little Tokyo is one of the oldest continually operating Buddhist sects in Los Angeles, dating to 1912. The temple dates to 1940. While many second- and third-generation Chinese Americans practiced Christianity, local benevolent associations also served religious or spiritual functions for those who continued traditional practices of Taoism, Buddhism, or Confucianism. Benevolent association buildings frequently included shrines on the second floor and were also used for instruction of children in religious practices. One example is the Kong Chow Temple in New Chinatown, which is located on the second floor of the Kong Chow Benevolent Association. Another example is the Chinese Confucius Temple School, which was established by the Chinese Consolidated Benevolent Association (1952) to provide Chinese language instruction with the tenets of Confucianism. The more recent Wat Thai temple (1979) in the San Fernando Valley is the largest Thai Theraveda Buddhist temple in the United States.

Generally, the architectural qualities of religious buildings associated with Asian Americans are less important factors in the evaluation under Criterion A.

Significance: Religious buildings associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Associated areas of significance include ethnic history, religion, community planning and development, and social history.

SurveyLA Citywide Historic Context Statement

Korean Americans in Los Angeles, 1905-1980

Religious buildings and institutions not only provided spiritual support for Asian Americans, but also served as social and cultural hubs in the community in which they were located. Many offered new immigrants basic social services as well as housing, language classes, and employment counseling. Some also featured recreational facilities, meeting rooms for clubs and other organizations, and sponsored activities such as dances and school programs for local children. They also represented springboards for community leadership, business networks, and civil rights activism. For the Japanese community, properties associated with religion and spirituality may have also played a role in safekeeping possessions during incarceration and providing assistance or temporary housing following their return until about 1947.

Some religious buildings may also be significant under Criterion C, as excellent examples of the Asian Eclectic style or other styles of their period of construction. Many individuals associated with religion and spirituality emerged as community leaders. Under Criterion B above, a resource evaluated under this theme may also be significant for its association with an individual.

Registration Requirements: To meet eligibility requirements for inclusion in the National Register, religious properties must first satisfy Criteria Consideration A. To satisfy Criteria Consideration A, the property must derive primary significance from architectural distinction (Criterion C) or historical importance (Criterion A).

Registration Requirements:

- Was constructed or used by Asian Americans during the period of significance for each context
- Represents an important association with the Asian American community in Los Angeles
- Retains most of the essential character-defining features from the period of significance
- As a whole, retains most of the essential character-defining features from the period of significance (for historic districts)
- May be important for its association with numerous historic personages for the cumulative importance of those individuals to the community
- Buildings need not have been constructed by Asian Americans to be eligible, if they were the occupied and/or served the Asian American community for a significant period of time
- May reflect the changing demographics of a Los Angeles neighborhood
- May represent a significant event or movement in the social history of Los Angeles
- Religious property must derive their primary significance from architectural distinction or historical importance (Criteria Consideration A).
- Properties associated with events that date from the last 50 years must possess exceptional importance (Criteria Consideration G)
- May also be a significant example of an architectural style from the period of significance (Criterion C)

Integrity Considerations:

- Should retain integrity of location, feeling, design, and association from the period of significance
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered or removed if only evaluated under Criterion A

Appendix A: Korean American Known and Designated Resources

This document includes designated and known historic resources identified as part of the development of the “Korean Americans in Los Angeles, 1905-1980,” historic context and is not all inclusive. The list may be expanded over time to include resources identified through additional research and public input as well as resources dating from beyond 1980. More information on some of the resources on this list can be found in the historic context.

Known resources may be eligible for designation under local, state, and/or federal programs. However, inclusion in this list as a resource does not ensure eligibility. Properties must be fully evaluated under relevant criteria to determine if they meet significance and integrity thresholds.

Property Types Associated with Prominent Persons in Korean American History

Name	Location	Property type	Comments
David Hyun Residence	640 N Hightree Rd	Residential - Single Family	Designed and built in 1960 by Korean American architect David Hyun. The property is believed to have been Hyun’s own residence. Original building permit from 1960 lists Hyun as architect, but not owner (Mr. & Mrs. Jerry Berghoff). Additional research is necessary to determine if this was his residence.
David and Mary Hyun Residence	1954 Redesdale Ave	Residential – Single Family	Designed by David Hyun Associated in 1992 this was the Hyun family residence.
Dosan Ahn Chang Ho Family Home	809 W 34th St	Residential - Single Family	Locally designated as HCM #1059. Now located within the campus of the University of Southern California. The property is associated with the expatriate Korean independence movement in the United States. During this struggle, the home became a central meeting place for Korean activists in Los Angeles. The Period of Significance is listed as 1937-1946, which are the years that the Ahn Chang-Ho family resided in the home and it was used as a meeting space. May also be significant for association with actor Philip Ahn during the early years of his career as he established himself in Hollywood.
Hyun & Whitney Architects & Associates	2301 Hyperion Ave	Office	1963 architecture office building associated with Hyun & Whitney Architects & Associates. David Hyun's previous architecture office was at 1025 N. Vermont Ave circa 1962 (demolished). Property also identified by SurveyLA as significant work by James H. Garrott and as location of Garrott Architectural Offices.

<p>Korean Methodist Church (aka Korean Methodist Episcopal Mission)</p>	<p>1276 W 29th St (1945-60)</p>	<p>Church</p>	<p>Founded by Florence Sherman, American missionary who lived in Korea from 1898-1900. Originally located at 1519 S Hill St. (1904-1912). The church provided housing, Sunday school, English language classes to Korean immigrants, and served as an employment agency. It is one of two long-standing Christian congregations in the Korean American community; it had been at several locations until the church at 1276 W. 29th St was purchased in 1945. This was the congregation's first permanent church. It is the primary social and cultural hub for second generation Korean Americans. In 1960 the congregation outgrew the 29th street location and moved to a newly built church at 4394 W. Washington Blvd. Then, outgrowing the Washington Blvd location, in 1968 the church moved to 1068 S. Robertson Blvd. Then in 1989 it moved to 7400 Osage Avenue in Westchester, where it remains today.</p>
<p>Korean Philadelphia Presbyterian Church</p>	<p>407 S New Hampshire Ave</p>	<p>Church</p>	<p>Locally designated as Historic-Cultural Monument #91. The building is an example of an eclectic mix of Moorish and Romanesquestyle institutional architecture. It is also work by renowned Los Angeles architect S. Tilden Norton. The property has been determined eligible for listing in the National Register through the Section 106 review process and is listed in the California Register. Korean Philadelphia Presbyterian Church purchased the building in 1976. Currently Joohyang Presbyterian Church.</p>
<p>Korean Presbyterian Church</p>	<p>1374 W Jefferson Blvd</p>	<p>Church</p>	<p>Congregation founded in 1905. One of two long-standing Christian congregations in the Korean American community. Church building was constructed at this location in 1938. It is adjacent to the Korean National Association building.</p>
<p>Ninth Church of Christ, Scientist</p>	<p>433-457 S Normandie Ave;</p>	<p>Church</p>	<p>Currently Maga Church with Korean congregation. Additional research is needed to determine dates associated with the congregation. Was Christian Science Church in 1987 city directory</p>
<p>Oriental Mission Church</p>	<p>424 N Western Ave</p>	<p>Church</p>	<p>Oriental Mission church remodeled a large supermarket building to serve as a church building. Oriental Mission Church was one of the two largest Korean churches in Los Angeles circa 1983.</p>


INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

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SurveyLA

Los Angeles Historic Resources Survey

LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT

Context: Korean Americans in Los Angeles, 1905-1980



Prepared for:
City of Los Angeles
Department of City Planning
Office of Historic Resources



April 2018

National Park Service, Department of the Interior Grant Disclaimer

This material is based upon work assisted by a grant from the Historic Preservation Fund, National Park Service, Department of the Interior. Any opinions, findings, conclusions, or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the Department of the Interior.

Front cover: Top left, Young Korean Convention of California at the Korea National Association building in 1940 (Source: Korean American Digital Archive, USC Digital Library). Top right, Kwan-Sik In stocking cooler in Korean grocery on Olympic Boulevard, 1977 (Source: Los Angeles Public Library). Bottom left, Young Korean Academy (Hungsadan) members at the 34th annual meeting in 1947 in front of their building on Catalina Avenue (Source: Korean American Digital Archive, USC Digital Library). Bottom right, Koreatown's VIP Palace restaurant in 1977 (*Korea Times' 1977 Business Directory*)

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PURPOSE AND SCOPE

In 2016, the City of Los Angeles Office of Historic Resources (OHR) received an Underrepresented Communities grant from the National Park Service to develop a National Register of Historic Places Multiple Property Documentation Form (MPDF) and associated historic contexts for five Asian American communities in Los Angeles: Chinese, Japanese, Korean, Thai, and Filipino. This “Korean Americans in Los Angeles” context was developed as part of the grant project and to contribute to the Citywide Historic Context Statement developed for SurveyLA.

While this context provides a framework for identifying and evaluating properties relating to Korean American history in Los Angeles, it is not intended to be a comprehensive history of the Korean community. This history has been separately documented over the years in books, articles, and studies. Rather this context provides a chronological approach to this history and focuses on themes and geographic areas associated with important extant resources.¹ The context narrative is followed by a section that identifies the relevant property types associated with themes presented, and includes a discussion of their significance and eligibility standards (Appendix A). This context has been used to complete the MPDF form, which is similar in content. However, while the MPDF focuses on resources that meet eligibility standards for listing in the National Register, this context also addresses resources that meet eligibility standards for listing in the California Register of Historic Places and designation under the Los Angeles Cultural Heritage Ordinance (Historic-Cultural Monuments) and Historic Preservation Overlay Zone Ordinance (HPOZs).²

CONTRIBUTORS

Consultant Team

The Korean American in Los Angeles context was completed by Page &Turnbull. The Page & Turnbull team members included Flora Chou, Daniel Herrick, Jonathan Kaplan, and Christina Park. Ms. Chou is a Senior Associate and Cultural Resource Planner at Page & Turnbull in Los Angeles. She holds a Master of Science degree in Historic Preservation from Columbia University and has over 12 years of experience in the field of historic preservation. Mr. Herrick is a Cultural Resource Planner at Page & Turnbull. He earned his Master of Heritage Conservation from the University of Southern California (USC) and has been practicing in the field since 2014. Mr. Kaplan completed his Master in Heritage Conservation from USC in 2017 and assisted with gathering research materials. Ms. Park is a Planning Associate with the City of Los Angeles and contributed initial research to this context; she holds a Master in Heritage Conservation from USC. Research assistance was also provided by David Castro, Getty Undergraduate Intern to the OHR.

¹ The end date for SurveyLA is 1980 and may be extended over time. The National Register of Historic Places has a 50-year end date for properties to be listed unless they are of exceptional importance.

² For the National Register MPDF the term “Registration Requirements” is used in place of “Eligibility Standards.”

Project Advisory Committee and Community Outreach

As part of the scope of work for the NPS grant referenced above, the OHR organized a project Advisory Committee (Committee) to work with the grant consultant team. Participants included key leaders in the Asian American community representing a wide range of interests, organizations, and institutions as well as professors, lecturers, scholars, and writers of Asian American history. A full list of participants is attached. The Committee played a critical role in identifying important places associated with each context and advised on pertinent sources of research information. The Committee members also served as subject matter experts to review and comment on context drafts.

Following the first meeting of the Committee in November of 2016, the OHR organized a series of five community meetings in locations throughout Los Angeles. These working meetings (one for each associated context) also gave the community the opportunity to provide input on significant places to inform the contexts. In some cases, the outreach meetings led to one-on-one meetings with community members.

This Korean American context has been greatly enhanced by the contributions of various individuals and organizations active within Los Angeles' Korean American community. Notable among them are Ralph Ahn, community member; Edward Chang, Director, Young Oak Kim Center for Korean American Studies, University of California, Riverside; Flip Ahn Cuddy, community member; Katherine Kim, Communications Editor, Koreatown Youth + Community Center; Ken Klein, Head, East Asian Library, University of Southern California; Carol Park, Young Oak Kim Center for Korean American Studies, University of California, Riverside; David Yoo, Director, Asian American Studies Center, University of California, Los Angeles, as well as the Korean American Pioneer Council.

PREFACE

Fifty years ago, the United States underwent significant social and cultural upheaval as many communities of color and other marginalized groups fought for civil rights and were involved in national and international movements for liberation. Grassroots organizing and landmark legislation like the Civil Rights Act of 1964, Voting Rights Act of 1965, and Immigration Act of 1965 reshaped the collective consciousness of communities of color. During this era, the Watts Riots in 1965 and the East Los Angeles Walkout (or Chicano Blowouts) in 1968 helped empower communities of color in Los Angeles, and across the nation.

By the late 1960s, Chinese, Japanese, and Filipino Americans formed a movement of their own – an Asian American movement. It was with the Black Liberation Movement, the Anti-War Movement against the Vietnam War, and Third World Liberation Front movement that the concept of “Asian American” was formed as a political identity. Young Asian Americans mobilized in their communities across the nation and in Los Angeles to fight U.S. imperialism and the unequal treatment of Asian Americans. In 1968, students of color across the California organized and held strikes as part of the Third World Liberation Front. This movement was instrumental in creating and establishing Ethnic Studies as an academic discipline (and subsequent Asian American, African American, Chicano American, and Native American Studies) on college and university campuses. It was as part of this larger movement that the Asian American Studies Center at the University of California, Los Angeles (UCLA) was established in 1969³ and Asian American community-based organizations were developed and strengthened to serve the community.

As community leaders, scholars, and leaders reflect on the past 50 years, it is only fitting that the City of Los Angeles honor the historic and cultural contributions of Asian Americans. Asian Americans (and Pacific Islanders) have long and dynamic histories in shaping (and continuing to shape) the city. From the 1880s pioneering Chinese American settlements, to more recent recognitions of historic and cultural ethnic neighborhoods, like Thai Town and Historic Filipinotown, tourists and residents alike often pose questions about these places, these signs, and the importance of Asian Americans in the building of Los Angeles.

Asian Americans in Los Angeles Multiple Property Documentation Form

The “Asian Americans in Los Angeles, 1850-1980” National Register of Historic Places Multiple Property Documentation Form (MPDF) establishes a framework to guide the identification and designation of places significant to Los Angeles’ Asian American communities. Geographically, the contexts cover the history and development of five Los Angeles neighborhoods that have been designated as “Preserve America” communities – Little Tokyo, Thai Town, Historic Filipinotown, Koreatown, and Chinatown – but also focus on other areas of the city in which these groups settled over time.

³ Steve Louie and Glenn Omatsu, eds., *Asian Americans: The Movement and the Moment* (University of California Los Angeles Asian American Studies Center Press, 2001).

Topics covered by the contexts focus on extant resources associated with important individuals, organizations, businesses, industries, and movements. Themes addressed include commerce, religion and spirituality, health and medicine, deed restriction and segregation, community organizations, military history, media, cultural landscape, architecture, and others.

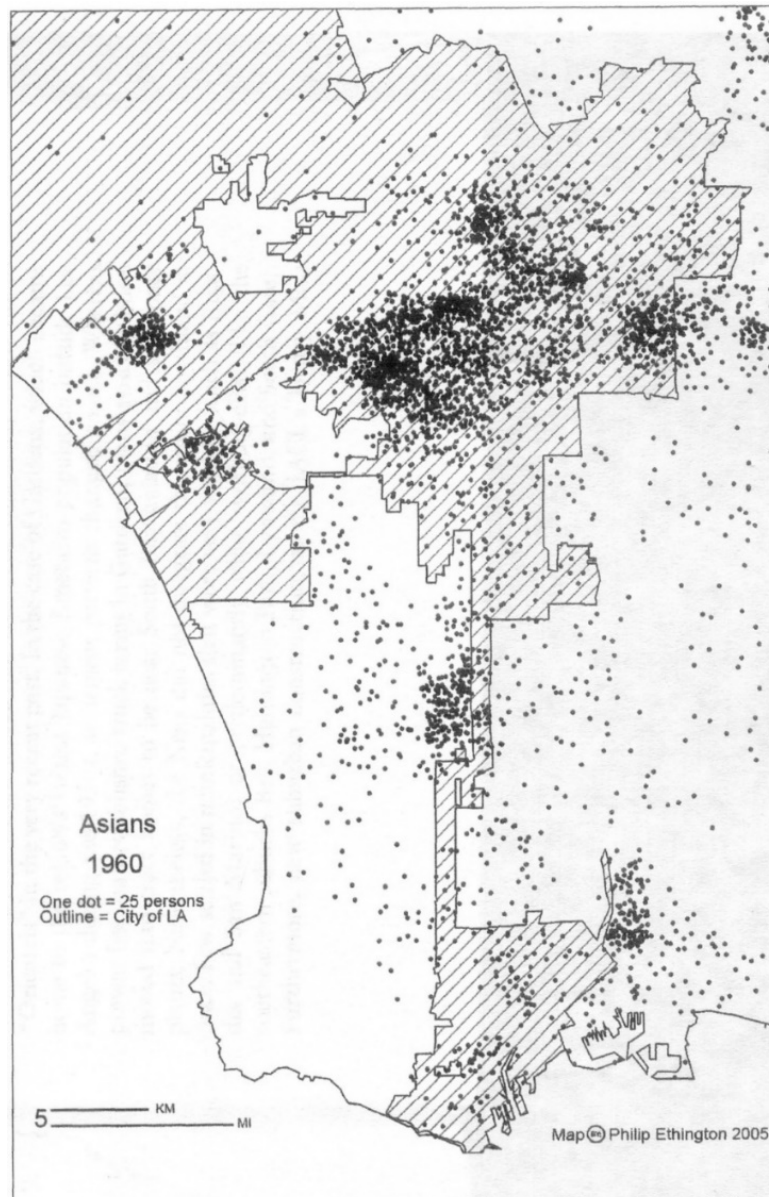
While the five Asian American ethnic groups were the focus on this project, it is important to recognize the diversity within “Asian American and Pacific Islander” (AAPI). There are many other AAPI ethnic groups that have contributed (and continue to contribute) to the rich diversity of Los Angeles, including Pacific Islanders, South Asians, and Southeast Asians. The MPDF provides an opportunity to engage with City officials, community leaders, preservationists, scholars, and others to continue identifying and designating places that are important in telling both AAPI stories and all of the city’s stories.

Asian Americans in Los Angeles

Each of the five contexts of the MPDF discusses the dynamic waves of immigration and settlement patterns of Asian Americans in Los Angeles. Within each group, the power of place resonates as Asian Americans find places of residence, work, and community as Angelenos. With a long history of discrimination, displacement (and associated demolition of property), Asian Americans resisted and struggled to maintain a sense of identity, as well as their homes, businesses, and cultural institutions. Ethnic neighborhoods in Los Angeles like Old Chinatown and Little Tokyo were established in the early 20th century while others (including Koreatown, Thai Town, and Historic Filipinotown) were formed as subsequent waves of immigrants and their families settled and laid roots in the city.

However, these settlements were never formed in isolation – many Asian American settlements were shaped alongside other Asian Americans and communities of color, often due to discriminatory policies and practices that limited where they lived, worked, and sought a sense of community. As a result, places important to Asian Americans in Los Angeles were often rendered in the margins to other Angelenos, but were nonetheless significant places for finding a place to call “home,” be it a single-room occupancy hotel in Little Manila or Little Tokyo, an employment agency in Chinatown, or a church in Koreatown. As Asian immigrants or seasonal migrants came to Los Angeles, they sought out familiar places for economic opportunities, a place to stay, and places that reminded them of their homelands.

As subsequent generations of Asian Americans in Los Angeles grew in size, alongside continuous waves of new immigrants, the landscape of Los Angeles also evolved. The power of place for these groups in the city helped forge a growing sense of identity as “Asian Americans.” By the 1960s, the population of Chinese, Japanese, and Filipino Americans in the city grew beyond the early ethnic neighborhoods and in to the suburbs. During this pivotal time, cultural and community institutions began to broaden their focus of serving new immigrants to include services for families, older adults, and youth. Other immigrants from across Asia and the Pacific followed in significant waves, reuniting families and drawing in new immigrants, carving out their own sense of place in this booming and diverse city.



Dispersion of Asian Americans in Los Angeles, 1960
(Philip Ethington, USC, 2005)

The Legacy of the Asian American Movement in Los Angeles

The term “Asian American” is a political construct born in the 1960s as Chinese, Japanese, and Filipino Americans (and other Asian ethnic groups) fought collectively for civil rights. In 1969, the Asian American Studies Center was established at UCLA in Campbell Hall. Community members, students, staff, and faculty sought to develop a center to bridge campus and community around the theme of liberative education and social justice. The Asian American Studies Center worked alongside three other ethnic studies research centers: the American Indian Studies Center, the Ralph J. Bunche Center for

African American Studies (formerly Center for Afro-American Studies), and the Chicano Studies Research Center.

UCLA served as an active site for the development of Asian American Studies as a field of study. Amerasia Journal (established at Yale by Don Nakanishi and Lowell Chun-Hoon, moved to UCLA shortly after its start in 1971) became a leading journal for the field. The Center also saw the importance of fostering student projects like *Gidra*, founded in 1969 and “created alongside the rise of radical third world grassroots student coalitions, in addition to the Black Power movement and Civil Rights Movement. After being denied official recognition by the university, the students started publishing *Gidra* independently, using the university’s Asian American Studies Center as its headquarters.”⁴ Following its inception as a student newspaper, it moved to the Crenshaw area to be housed closer to L.A.’s Asian American community⁵. One of the first Asian American Studies conferences was held in Los Angeles in 1971 with opening remarks by Congresswoman Patsy Mink, the first woman of color elected to Congress⁶.

The Center was also created to work closely with Asian American community organizations in Los Angeles. East West Players was founded in 1965 by Asian American artists (Mako, Rae Creevey, Beulah Quo, Soon-Tek Oh, James Hong, Pat Li, June Kim, Guy Lee, and Yet Lock) in the Pilgrim Church in Silver Lake. It was supported in its early stages at UCLA, and is the nation’s longest-running professional theater of color and the largest producing organization of Asian American artistic work. Visual Communications is another Asian American cultural institution; Visual Communications was founded in 1970 by UCLA students (Duane Kubo, Robert Nakamura, Alan Ohashi, and Eddie Wong) to support Asian American film and media⁷. It that was initially housed and supported by the UCLA Asian American Studies Center. Both Visual Communications and East West Players have since moved to Little Tokyo in the historic Union Center for the Arts (formerly Japanese Union Church of Los Angeles).

⁴ Haivan V. Hoang, *Writing Against Racial Injury: The Politics of Asian American Student Rhetoric* (Pittsburgh: University of Pittsburgh Press, 2015), 56–76.

⁵ Mike Murase, "Toward Barefoot Journalism," *Gidra*, 6 (April 1974):1, 34–46.

⁶ Conference Proceedings of the First National Conference on Asian American Studies, Los Angeles, CA, April 1971.

⁷ Karen L. Ishizuka, *Serve the People: Making Asian America in the Long Sixties*, (Verso Books, 2016), 159-160.

Chinese Americans in Los Angeles

Chinese Americans first settled in Los Angeles in the 1850s with its first permanent settlement centered near Los Angeles Plaza (El Pueblo de Los Angeles) and now referred to as “Old Chinatown” due to a series of subsequent settlements developed near or around downtown Los Angeles. The “Chinese Americans in Los Angeles” context discusses the settlement patterns of Chinese Americans while noting key contributions to the city’s built environment and burgeoning economy. Chinatown, as it is known today, has been studied as being shaped by economic and social dynamics of race, space, and power⁸.

One site of historic and cultural significance for Chinese Americans in Los Angeles is the Castelar Street School in tday’s Chinatown. Since 1969, the Asian Education Project (AEP), now known as the Asian American Tutorial Project (AATP) (with Asian American college students from UCLA, USC, and Occidental College) has served Castelar Street School in Chinatown by tutoring low-income, immigrant, limited English proficiency elementary school students. Castelar Street School was the first school in the Los Angeles Unified School District to provide tri-lingual instruction (English, Spanish, and Chinese). It also housed the Chinatown branch library of the Los Angeles Public Library from 1977 to 2003.

Japanese Americans in Los Angeles

The history of Japanese Americans in Los Angeles dates back to 1869. Since then, shifting migratory, settlement, and development patterns have continued to be shaped by outside forces (including discriminatory policies, redevelopment, and displacement) as well as forces within (through cultural institutions, and small businesses). Little Tokyo is one of three remaining historic Japantowns (or Nihonmachis) in California that survives past the demolition that occurred during urban renewal in the 1950s and 1960s, and the forced evacuation and incarceration of Japanese Americans in concentration camps during World War II. Japanese American institutions and services (including community halls, language schools, Buddhist temples, Christian churches, markets, nurseries, and other nonprofit/cultural institutions) have shaped Little Tokyo and other Japanese American settlements in Los Angeles.

The Union Center for the Arts, formerly known as the Japanese Union Church of Los Angeles, was established in 1918 as it merged three congregations – the Los Angeles Presbyterian Church (established in 1905), the Los Angeles Congregational Church (established in 1908), and the Japanese Bethlehem Congregational Church of Los Angeles (established by 1911). During World War II, President Roosevelt signed Executive Order 9066 on February 19, 1942, just a little more than two months after the bombing of Pearl Harbor. Shortly after, a series of Civilian Exclusion Orders were publicly posted all along the West Coast of the United States, notifying persons of Japanese ancestry of their impending forced removal. “Instructions to All Persons of Japanese Ancestry” were the infamous words seen at the top of the posters. The Union Church was listed as a designated reporting location for Japanese Americans in 1942; many were able to store their belongings in the building during their incarceration.

⁸ Jan Lin, “Los Angeles Chinatown: Tourism, Gentrification, and the Rise of an Ethnic Growth Machine,” *Amerasia Journal* Vol. 34, No. 3, (2008): 110-125, doi:10.17953/amer.34.3.v545v63lpj1535p7.

In more recent years, the Union Church has evolved from a place of worship to a center for Asian Americans arts and culture as it is home to East West Players and Visual Communications (established in 1970). The Union Center for the Arts is listed as part of the Little Tokyo Historic District, a National Historic Landmark.

Korean Americans in Los Angeles

Los Angeles has one of the largest Korean populations outside of the Korean peninsula with a notable Koreatown, home to hundreds of Korean- and Korean American-owned small businesses, churches, and community institutions. Although large-scale migration and settlement occurred in the aftermath of the 1965 Immigration Act, a historic and important Korean American community dates to the turn of the twentieth century when laborers arrived in Hawai'i in 1903. Soon after, migration continued to the continental United States, especially to California where Korean Americans worked as migrant farm labor and some became small business owners.⁹

The greater Los Angeles area has served as one of the hubs of Korean America for over a century. The Koreatown we know today experienced notable growth after World War II and the years that followed 1965. The 1992 Civil Unrest/Uprising/Riots marks what is considered to be a turbulent coming of age experience for the Korean American community. Layered beneath the contemporary and continually expanding borders of Koreatown are historic sites that have played a significant role in community life. One such site, located near the University of Southern California, houses both the Korean Presbyterian Church of Los Angeles the Korean National Association (KNA) building that share the same campus. The church dates to 1906, and is among the oldest Korean American congregations in the nation, and the KNA building dedicated in 1938 serves as a testament to the independence movement that animated the struggles and hopes of the early Korean American community.

Filipino Americans in Los Angeles

The “Filipino Americans in Los Angeles” context traces the history of Filipinos immigrants and subsequent generations in the city from 1903 to 1980. It spans from the arrival of the first known Filipino Americans in Los Angeles to subsequent movement of Filipino Americans in the city as shaped by immigration policies and discriminatory policies as well as community institutions. The context focuses on historical themes based on residential settlement patterns, economic activity, and the growth of cultural institutions (including cultural centers, small businesses, service agencies, and churches).

Today, what is known as Historic Filipinotown is influenced by earlier settlements of Filipino Americans in the Downtown area.¹⁰ From Little Manila to Bunker Hill to Temple-Beaudry, these were places that immigrants and seasonal migrants knew to go to for services, culture, and a sense of community. Royal “Uncle Roy” Morales, can trace his family’s roots to the Filipino Christian Church as his father

⁹ Bong Youn Choy, *Koreans in America*, (Chicago: Nelson-Hall, 1979). For general background on Korean American history.

¹⁰ Michelle G. Magalong, “The Search for Filipino American Place(s) in Los Angeles,” *UCLA Critical Planning Journal* 10 (2003):13–23.

immigrated to Los Angeles from the Philippines as a *pensionado* (scholar) and Christian missionary. Uncle Roy's father, Silvestre Morales, helped establish the Filipino Christian Fellowship (on First and San Pedro Streets) in 1928, then Filipino Christian Church (the first in the nation) in the 1933.¹¹ The church was first established in the Bunker Hill area of Downtown and later moved to its current location (301 North Union Street). The Filipino Christian Church, under the leadership of Uncle Roy, served as a cultural hub as it incubated other community institutions like Search to Involve Pilipino Americans, Pilipino American Reading Room and Library, and Filipino Cultural School.

Thai Americans in Los Angeles

From the first known arrival of Thai Americans to Los Angeles in the 1950s to the designation of Thai Town in East Hollywood in 1999, this community has been shaped by the city's growth and development in key areas like the entertainment industry and the culinary industry. Thai American community settlement patterns are traced through commercial development and foodways, notably with Thai restaurants that date to the 1970s.¹² When Thais arrived in Los Angeles, they reinvented and repackaged Thai food in various ways to meet the rising popularity of Thai cuisine in urban and suburban areas.¹³ Thai immigration and settlement patterns, identities, and community structure has changed in a relatively short period of time in Los Angeles. This is seen in the city's built environment and through the establishment of Thai American culinary tourism and community identity. Institutions like Thai Community Development Center and Wat Thai were developed to meet the needs of the growing Thai American communities in Los Angeles.¹⁴

Bangkok Market opened its doors in 1971 in East Hollywood. Established by Pramorte "Pat" Tilakamonkul, a Thai immigrant, as the first Thai and Southeast Asian market in the United States. It provided Thai ingredients to a growing population of *Thai Americans in Los Angeles* in the 1960s and 70s. Before the existence of Bangkok Market, it was difficult to find Thai ingredients in the US due to strict import policies. It was Tilamonkul and his business partners that brokered deals with import/export companies to allow Thai ingredients to be imported in the country.¹⁵ Bangkok Market also served as a de facto community center for Thai immigrants in Los Angeles.

¹¹ Royal F. Morales, *Makibaka: The Pilipino American Struggle*, (Mountainview Publishers, 1974).

¹² In this document, the term "foodways" refers to eating habits and culinary practices as it relates to Asian Americans in Los Angeles.

¹³ Mark Padoongpatt, *Flavors of Empire: Food and the Making of Thai America*, Vol. 45, *American Crossroads* (University of California Press, 2017).

¹⁴ Chanchanit Martorell, *Thais in Los Angeles, Images of America* (Arcadia Publishing, 2011).

¹⁵ Padoongpatt, *Flavors of Empire: Food and the Making of Thai America*.

Preserving Los Angeles's Asian America

The Asian Americans in Los Angeles MPDF covers five Asian American ethnic groups that have shaped the built environment and cultural landscape of Los Angeles. While little is documented or designated as historic landmarks or monuments under city, state, or federal programs, this much-needed document provides an overview of the historic and cultural contributions of Chinese, Filipino, Japanese, Korean, and Thai American in Los Angeles.

Each of the five contexts provides great encouragement as we reflect on the fifty years since the birth of "Asian America" and the subsequent efforts by our Los Angeles communities to create, preserve, and sustain our historic and cultural roots. It serves as a platform through which we can continue identifying, documenting, and preserving our places, histories, and stories; and not just within the five communities covered by this document, but across other AAPI ethnic groups that form part of Los Angeles' vast and diverse landscape.

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HISTORIC CONTEXT

Introduction

This historic context examines the migration, settlement, and development patterns of Korean Americans in Los Angeles from 1905 to 1980, spanning the time of the arrival of Koreans to Los Angeles to the early development of the area known as today's Koreatown.

Los Angeles is currently home to one of the largest concentrations of Korean people outside of the Korean peninsula, adjacent to northeast China and near Japan. It serves as a socio-cultural epicenter for the larger Korean American community. This presence is most noticeable in the Koreatown district, which covers a large geographic area in the Mid-Wilshire area of Los Angeles. This area is home to hundreds of Korean businesses and institutions that serve both recent immigrants and previous generations of established Korean Americans. With continued immigration and ongoing foreign investment from the Korea, Koreatown is a dynamic and expanding neighborhood that serves as a unique and defining area of Los Angeles.

Although Koreatown is the obvious contemporary epicenter of the Korean community, the population is not entirely concentrated in this one location. Korean Americans and recent Korean immigrants reside across the City of Los Angeles and throughout Southern California. Furthermore, the development of Koreatown as a center of Korean culture and commerce is a relatively recent one, starting in the late 1960s and taking shape through the 1970s and 1980s. In fact, prior to 1965 and the relaxing of U.S. immigration laws by the Lyndon B. Johnson administration, the Korean population in Los Angeles was fairly small, especially in relation to other ethnically Asian populations and enclaves that had been established in Los Angeles in the previous decades.

Resources referenced throughout the context are considered extant unless otherwise noted.

Terms and Definitions

The following outlines some important aspects of terminology for the Korean American context:

It was not uncommon for recent immigrants and their children to anglicize or adopt a more common American name. Where possible, both the American and Korean names are given.

- Names of individuals are presented in the Western format of given name followed by family name.
- Spellings of Korean names are taken from the cited source, or the most common spelling used from various sources. Alternative spellings are noted in parenthesis.
- English spelling and translations of Korean organizational names are also provided in parenthesis where available.
- This report uses the term "Asian" to refer to persons of Asian descent, rather than "Oriental" as was more commonly used in the early to mid-20th century.

Beginnings, 1882-1905

In the late 19th century, Korea was an isolated kingdom country facing economic and political uncertainty as the world around it was changing. Known as the Hermit Kingdom, the country's rulers sought to insulate themselves and Korea from external influences ranging from the neighboring Japan and China with a history of conquest and the growing imperial presence of Western powers in the region. Catholic missionaries had arrived a century earlier and had an increasing presence, successfully converting parts of the population to Christianity.

After bouts of contact and conflict, the United States officially established diplomatic relations with Korea in May 1882.¹⁶ American missionaries, representing the Presbyterian and Methodist faiths, arrived shortly after and continued to expand the presence of Christianity beyond the Catholic traditions. In the 1880s, a handful of students and a small group of political activists, driven out by the political turmoil following a series of internal conflicts and the rise of Chinese political influence, arrived in the United States as among the earliest immigrants.¹⁷

The first wave of Korean immigration to the United States began in 1903. Approximately 100 people, driven by the ongoing famines, political instability, and limited economic opportunities that plagued the Korean peninsula, arrived in Hawaii (then a U.S. territory) to work as laborers on sugar plantations. With the demand for cheap manual labor, and the influential role of the American Presbyterian missionary Dr. Horace Allen who had ties to the plantation ventures in Hawaii, many others made the journey over the following few years.¹⁸ Approximately 7,000 Koreans, of which about 40 percent were Christian converts, landed in Hawaii between 1903 and 1905.¹⁹ The vast majority of these initial immigrants were young, single men, but some women and children were among the immigrants.²⁰ In Korea, Japan effectively controlled the country by 1905, and emigration became restricted.²¹

¹⁶ Hyung-chan Kim and Wayne Patterson, *The Koreans in America, 1882-1974: A Chronology and Fact Book* (New York: Oceana Publications, Inc., 1974), 1

¹⁷ Kim and Patterson, *The Koreans in America*, 1 and Ilpyong J. Kim, "A Century of Korean Immigration to the United States: 1903-2003," in Ilpyong J. Kim, ed., *Korean-Americans: Past, Present, and Future* (Elizabeth, NJ: Hollym International Corp., 2004), 18-19.

¹⁸ Yong-ho Ch'oe, "History of Korean Church: A Case Study of Christ United Methodist Church, 1903-2003," in Ilpyong J. Kim, ed., *Korean-Americans: Past, Present, and Future* (Elizabeth, NJ: Hollym International Corp., 2004), 38.

¹⁹ Eun Sik Yang, "Koreans in America, 1903-1945," in Eui-Young Yu, Earl H. Phillips, Eun Sik Yang, eds., *Koreans in Los Angeles: Prospects and Promises* (Los Angeles: Koryo Research Institute, Center for Korean-American and Korean Studies, California State University, Los Angeles, 1982), 5-6.

²⁰ Ch'oe, "History of Korean Church," 38 and Yang, "Koreans in America, 1903-1945," 6.

²¹ Won Moo Hurh, *The New Americans: The Korean Americans* (Connecticut: Greenwood Press, 1998), 34.

Arrival of Earliest Korean Immigrants, 1905-1910

By 1905, Koreans from Hawaii began arriving in California by way of the Port of San Francisco. Some made their way to the agricultural communities of the Central Valley like Dinuba and Reedley, while others went to Southern California, to cities such as Riverside and Claremont, seeking continued employment opportunities as farm laborers.²² However, a contingent of the Korean population sought opportunities in more urban environments. By 1905, there were at least 103 Koreans in San Francisco and 70 in Riverside.²³ In 1906, 60 Koreans resided in Los Angeles County.²⁴ During the same decade, in 1907, the *Gongnip Hyophoe*, a Korean cooperative association, reported 291 members in San Francisco and 150 in Riverside.²⁵

Religious and secular organizations were influential in supporting the newcomers on the mainland. The Korean Friendship Association was founded in 1903 in San Francisco by political exiles and students to promote aid and offer a community for Korean migrants.²⁶ The same leaders, most notably Chang Ho Ahn, established the Korean Mutual Assistance Association in Riverside in 1905, which succeeded the Friendship Association in San Francisco; it would later be reorganized as the Korean National Association.²⁷

Missionary Florence Sherman founded the Korean Methodist Episcopal Mission in 1904 upon her return to Los Angeles after her missionary service in Korea.²⁸ The mission was at 1519 Hill Street (not extant) near 16th Street at the south end of Downtown.²⁹ Led by Pastor Hugh Cynn, the mission provided the congregation of 25, mostly students and laborers, with room and board, employment assistance, and English lessons, along with church services and Sunday school lessons. Cynn had known the Shermans in Korea, and their connection helped Cynn immigrate to Los Angeles, where he also studied at the University of Southern California (USC) before he returned to Korea in 1911.³⁰

²² Yang, "Koreans in America, 1903-1945," 7 and Katherine Yungmee Kim, *Images of America: Los Angeles's Koreatown* (Charleston, SC: Arcadia Publishing, 2011), 19.

²³ *Gongnip Sinbo*, December 21, 1905.

²⁴ Helen Lewis Givens, "The Korean Community in Los Angeles County," Master's thesis, University of Southern California, 1939, 24.

²⁵ *Gongnip Sinbo*, June 7, 1907. In 1907 the number of Korean residents at Riverside's Pachappa Camp could have been as high as 300 during the orange picking season if wives and children were included in the count.

²⁶ Kim and Patterson, *The Koreans in America*, 4 and Yang, 9.

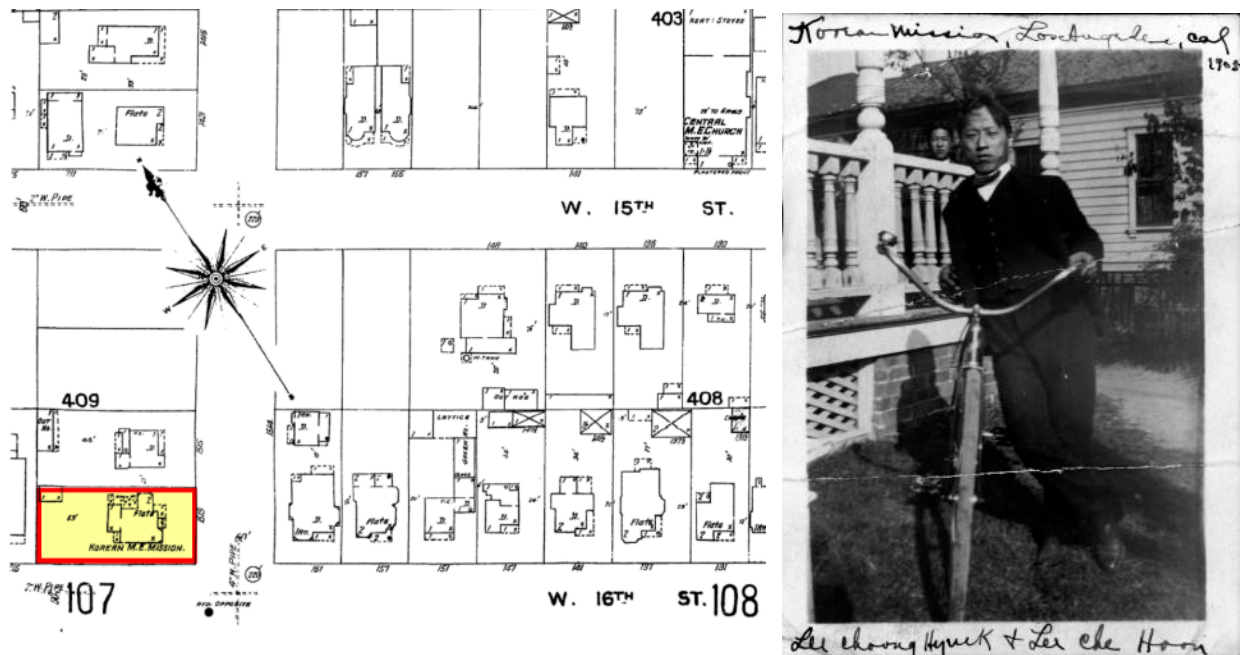
²⁷ Yang, "Koreans in America, 1903-1945," 7 and 9.

²⁸ David Yoo, *Contentious Spirits: Religion in Korean American History, 1903-1945* (Stanford, CA: Stanford University Press, 2010), Chapter 4. Sherman was in Korea with her husband, Dr. Harry Sherman, from 1898 to 1900 when he fell ill. He passed away not long after their return to the United States.

²⁹ Kim, *Images of America: Los Angeles's Koreatown*, 15.

³⁰ David Yoo and Hyung-ju Ahn, *Faithful Witness: A Centennial History of the Los Angeles Korean United Methodist Church (1904-2004)* (Los Angeles: Los Angeles Korean United Methodist Church, 2004), 37 and 49.

SurveyLA Citywide Historic Context Statement
Korean Americans in Los Angeles, 1905-1980



The home of Chang Ho Ahn and his family at 106 North Figueroa is the tall building at the top right of the image, set back from Figueroa, which is the street shown, looking north (Korean American Digital Archives, USC Digital Library).

In 1906, a group established a Presbyterian mission with the help of the Presbyterian Missionary Extension Board.³¹ By 1909, a Korean Mission, with W. Kondo Flower as superintendent, was located at the corner of Court and Bunker Hill Avenue on Bunker Hill where the Music Center stands today.³² As with other ethnic communities, the role of the churches for the early Koreans in Los Angeles was an essential socio-cultural institution that extended beyond the practice of religion to include broader support functions. The churches held community events and celebrations and provided language education, first English to the first generation, and later Korean to the second generation.

In August 1910, the Empire of Japan formally annexed the Korean Empire. Although Korea had been firmly within the Japanese sphere of influence for years, this formal annexation established the peninsula as a Japanese colony that was subject to strict and repressive regulations, including emigration policies. This effectively ended the first wave of Korean immigration to the United States. According to the U.S. census, there were approximately 160 Koreans living in California in 1910, and 12 listed in Los Angeles.³³ Although these numbers seem unusually low – some individuals may not have been counted in the census or misidentified as Japanese – the Korean community was small compared to other Asian communities in the city, and continued to be so for several decades.

³¹ Kim and Patterson, *The Koreans in America*, 10.

³² *Los Angeles City Directory 1909* (Los Angeles: Los Angeles City Directory Co., Inc., 1909), 32.

³³ U.S. census statistics for 1910 compiled by USC Korean Heritage Library. Provided by Ken Klein, Head, East Asian Library, USC.

Establishing a Community, 1911-1930

The Japanese occupation had lasting impacts on the Korean community in Los Angeles. For example, it fueled broader interest and participation in political organizations associated with the Korean independence movement. Although the movement has its origins earlier, the Japanese annexation was a catalyst for widespread patriotic fervor in the Korean diasporic communities.

The first Korean national organization that evolved to become the Korean National Association (KNA) was established in 1910 following the Japanese annexation.³⁴ Initially headquartered in San Francisco, the Korean National Association had a Los Angeles branch as early as 1912 at 2 Olive Court (not extant), a side street between Olive and Hill Streets and between 1st and 2nd Streets on Bunker Hill. It was associated with the nearby Presbyterian mission and later called the Korean Club in subsequent city directories.³⁵

The United States became one of the bases for the Korean independence movement in the following decades. Three of the movement's key leaders—Syngman Rhee, Chang Ho Ahn, and Yong-man Pak—spent substantial time in the United States. Chang Ho Ahn, also known by his penname, Dosan, is most associated with Los Angeles. Ahn and his wife, Helen (Heyryon) Lee, first immigrated to San Francisco in 1902 to attend university, where he became instrumental in the establishment of early Korean institutions such as the Friendship Society (1903) in San Francisco.³⁶ They moved to Riverside, California in 1904, where he worked in the orange groves and taught other Korean immigrants. He also founded the Korean Mutual Assistance Association there in 1905.



The home of Chang Ho Ahn and his family at 106 North Figueroa is the tall building at the top right of the image, set back from Figueroa, which is the street shown, looking north (Korean American Digital Archives, USC Digital Library).

Around 1914, Ahn and his family moved to Los Angeles and settled among the emerging Korean community around Downtown. They first lived at 1411 West Fourth Street and then at 106 North Figueroa Street by 1917 (neither is extant). Ahn established the Young Korean Academy (also known as the Hungsadan) at the house dedicated to the promotion of Korean independence and Korean

³⁴ Givens, "The Korean Community in Los Angeles County," 56. It appears the KNA also succeeded the Korean Mutual Assistance Association, see Yang, 7.

³⁵ *Los Angeles City Directory 1912*, 44; *Los Angeles City Directory 1915*, 2176; and Yoo and Ahn, *Faithful Witness*, 42-3.

³⁶ Kim, *Images of America: Los Angeles's Koreatown*, 13 and 18.

culture in America.³⁷ The Ahn house became a cultural focal point for the Korean community. Newly arrived Koreans frequented the house, and the family assisted them in acclimating to the city.³⁸ The Ahn family continued to be prominent figures in the Los Angeles Korean community over the following decades.

The Los Angeles Korean community grew slowly in the 1910s and 1920s as migrants continued to arrive from Hawaii, San Francisco, and farming communities in the Central Valley and Riverside. They appear to have remained primarily in the Downtown area, particularly Bunker Hill, approximately where the Music Center is located today. The Korean Mission associated with the Presbyterians remained in the Bunker Hill area and was located at 240 North Bunker Hill Avenue (not extant) by 1914.³⁹ Some Korean-owned grocery stores appeared, though they were short-lived.⁴⁰ The Bunker Hill area, already considered an older part of Downtown, was without race restrictions and non-white people were able to reside in its late 19th century building stock. In this neighborhood, Korean residents lived side-by-side with other ethnic minorities including Mexican Americans, African Americans, and residents from other Asian countries.⁴¹

The Korean Methodist Episcopal Mission, originally at 16th and Hill Streets, is listed by 1910 at 1620 Magnolia Avenue, which is west of Downtown Los Angeles near Venice Boulevard and Hoover Street. However, the mission closed by 1912 after financial woes and the loss of its leadership.⁴² The Methodist and Presbyterian congregations essentially merged at that point as the Korean Presbyterian Church under Reverend Chan-ho Min. Min was a Methodist minister who arrived from Hawaii in 1911 to study at USC, a university founded by Methodists.⁴³ He remained a community leader until 1919, when he went to head a new church in Hawaii.⁴⁴ By then, the Korean Presbyterian Church, now located at 2 Olive Court on Bunker Hill, was the main congregation for Koreans in Los Angeles, with 40 out of the 100 adult Korean residents of Los Angeles as members.⁴⁵

Eventually the disagreements between the Methodists and Presbyterians, fueled by tensions within the congregation along political lines, led to a splinter group that started to worship at a separate location on Hill Street before establishing a new church in 1926.⁴⁶ Known as the Korean Free Church, it relocated

³⁷ *Los Angeles City Directory, 1915*, 292; *Los Angeles City Directory, 1917*, 239; Historic Resources Group, "Dosan Ahn Change Ho Family House," City of Los Angeles Historic-Cultural Monument application, June 30, 2013; Kim, *Images of America: Los Angeles's Koreatown*, 8.

³⁸ Kim, *Images of America: Los Angeles's Koreatown*, 8.

³⁹ *Los Angeles City Directory 1914*, 38

⁴⁰ Kim, *Images of America: Los Angeles's Koreatown*, 8.

⁴¹ *Ibid.*

⁴² *Los Angeles City Directory 1910*, 31 and Yoo and Ahn, *Faithful Witness*, 49-51.

⁴³ *Ibid.*, 51.

⁴⁴ *Ibid.*, 62.

⁴⁵ *Ibid.*, 63-64.

⁴⁶ Yoo and Ahn, *Faithful Witness*, 62-66. A provisional Republic of Korea government had been established in Shanghai, China after the March 1, 1919 uprising in Korea against the Japanese government. It was led by Syngman Rhee, who had supporters and detractors in Los Angeles.

to the area southwest of Downtown and directly west of USC where many Korean Americans lived.⁴⁷ The Korean Free Church joined the Methodist Episcopal Church in 1930, and became the Methodist Episcopal Church, South.⁴⁸

In terms of employment, many Koreans in Los Angeles were limited to low paying jobs, including general laborers, truck drivers, and gardeners. The Korean community experienced an increase in overall wages and commercial endeavors through the 1910s and 1920s. Connections with Korean agricultural workers throughout the Southland and the Central Valley helped in establishing family-owned groceries and wholesale suppliers. The 1911 *Los Angeles City Directory* listed Benj N. Kim as a wholesale fruit and produce owner at 922-926 San Julian (not extant), in what was City Market (not extant).⁴⁹ City Market was a large wholesale produce market located on a two-block stretch between 9th and 11th Streets and San Pedro and San Julian Streets east of Downtown Los Angeles and near the industrial areas closer to the railroad lines along the Los Angeles River. Completed in 1909, it was owned by the City Market of Los Angeles, a cooperative of white, Japanese, and Chinese farmers. By 1940, City Market had grown to be one of the largest wholesale produce facilities in the country.⁵⁰ Some Korean produce wholesalers were among the businesses at City Market, including K&S Company.

K&S Company (also known as K&S Jobbers) was founded in 1925 by Youse (Yong-jeung or Young) Kim and Leo (Chull) Song.⁵¹ By 1936, K&S Company was located in the City Market area at 1119 South San Pedro Street and remained there until the mid-1960s.⁵² Since the Los Angeles Korean community was small, the company did not cater exclusively to Koreans, but it benefited from connections to the network of Korean-owned and operated farms outside of Los Angeles that the other produce wholesalers did not have. As a result, K&S Company became the local wholesaler of the Le Grand nectarine, a new variety developed by horticulturalist Fred Anderson, and grown and distributed by the Kim Brothers nursery in the Central Valley. The popularity of the variety propelled the Kim Brothers (non-related Harry Kim and Charles H. Kim) to success, along with Youse Kim and Leo Song as well.⁵³ Both Kim and Song were involved in the Los Angeles Korean community, particularly Song who became a leader of the Dong Ji Hoi (also known as Tongji-Hoe or Comrade Society), a Korean independence organization founded by Syngman Rhee, and in other cultural organizations.⁵⁴

⁴⁷ Yoo and Ahn, *Faithful Witness*, 68. The book references the address 1547 West 37th Street, but no additional documentation has been found to link this location with the Korean Free Church or the Korean Methodist Church. Sanborn Fire Insurance maps from 1922 does not show the 1547 West 37th Street address; it only has 1545 West 37th Street and 1545 West 37th Place.

⁴⁸ *Ibid.*, 69.

⁴⁹ *Los Angeles City Directory 1911*, 1709. Although the 1909 buildings of City Market have been demolished, there are ancillary extant buildings in the adjacent area historically owned by City Market.

⁵⁰ GPA Consulting, "City Market, Los Angeles, California Historic Resource Report," January 2013, revised June 2013 and April 2014, for City Market Los Angeles Project Re-Circulated Environmental Impact Report (Case No. ENV-2012-3003-EIR), prepared by Parker Environmental Consultants on behalf of the City of Los Angeles Department of City Planning, July 2016, 8-10.

⁵¹ Alice McLean, *Asian American Food Culture* (Santa Barbara: Greenwood, imprint of ABC-CLIO, LLC: 2015), 22 and Harry Cline, "Song Family Quality Nectarine Tradition Continues after Six Decades," *Western Farm Press*, August 20, 2001, accessed April 17, 2017, <http://www.westernfarmpress.com/song-family-quality-nectarine-tradition-continues-after-six-decades>.

⁵² GPA Consulting, "City Market," 64.

⁵³ Bong-Youn Choy, *Koreans in America* (Chicago: Nelson-Hill, 1979), 131.

⁵⁴ "Helped Popularize Nectarines, Leo C. Song, Pioneer in L.A.'s Koreatown," *Los Angeles Times*, March 8, 1986.

By 1926, Peter Hyun founded the Oriental Food Products of California, located at 4100 South Broadway near Exposition Park (extant but altered). The food wholesaler specialized in the selling and delivery of food products used in East Asian cooking to restaurants. It also produced a consumer line of soy sauces, canned foods, and other Asian food products under the brand name Jan-U-Wine ("genuine") that was later available in mainstream grocery stores for those interested in Asian cooking. Oriental Food Products became one of the larger businesses owned by Koreans.⁵⁵ It remained at 4100 South Broadway until the 1950s, when a new plant was constructed at Slauson Avenue and the Santa Ana Freeway in Bell Gardens.⁵⁶



Left: Man in front of JanUwine, 1942 (Korean American Digital Archives) Right: Label for Jan-U-Wine label by Oriental Food Products Co. located at 4100 South Broadway (California Historical Society, Kemble Spec Col 08_012.jpg).

⁵⁵ Givens, "The Korean Community in Los Angeles County," 48 and Choy, *Koreans in America*, 132. It should be noted that Peter Hyun of Oriental Food Products is not the same Peter Hyun who was a theater actor, brother of the architect David Hyun, and accused of being a Communist in the postwar anti-community fervor.

⁵⁶ "New Bell Gardens Food Plant to Cost \$500,000," *Los Angeles Times*, February 21, 1954. Bell Gardens is outside the City of Los Angeles and the plant has since been demolished.

Immigration from Korea to the United States had primarily ceased in 1910, with the exception of approximately 1,100 “picture brides” who arrived as wives through arranged marriages for the predominately male Korean residents in America.⁵⁷ This practice was commonplace until the passage of the Immigration Act of 1924, also known as the Exclusion Act for its discriminatory policies, which stopped virtually all immigration to the United States from Asia.⁵⁸

As a result, the overall makeup of the small Korean community began to shift as the first generation started raising families. The second-generation Korean Americans born during this time were still subject to the discrimination faced by their parents, but were increasingly assimilated within American society. They also benefited from rights available to citizens, such as land ownership, that was denied to their immigrant parents. By 1930, there were about 8,000 Korean Americans, both first and second generations, living in the United States, of which approximately 320 lived in Los Angeles.⁵⁹

It appears the center of the Korean community started to shift southwestward from Downtown to the area west of USC in the 1920s. Like Bunker Hill, this area was more lax in enforcing racial covenants and was ethnically diverse with white, Jewish, African American, Latino, and other Asian American residents.⁶⁰ By the time the Korean Free Church relocated to this area, it was noted as “the heart of Korean American community in Los Angeles.”⁶¹ A hand-drawn map circa 1935 depicts Korean American institutions and homes in an area between Adams Boulevard to the north and Exposition Boulevard to the south, and roughly between Vermont Avenue to the east and Normandie Avenue to the west; today, this area overlaps with the Adams-Normandie, Exposition Park, and University Park neighborhoods.⁶²

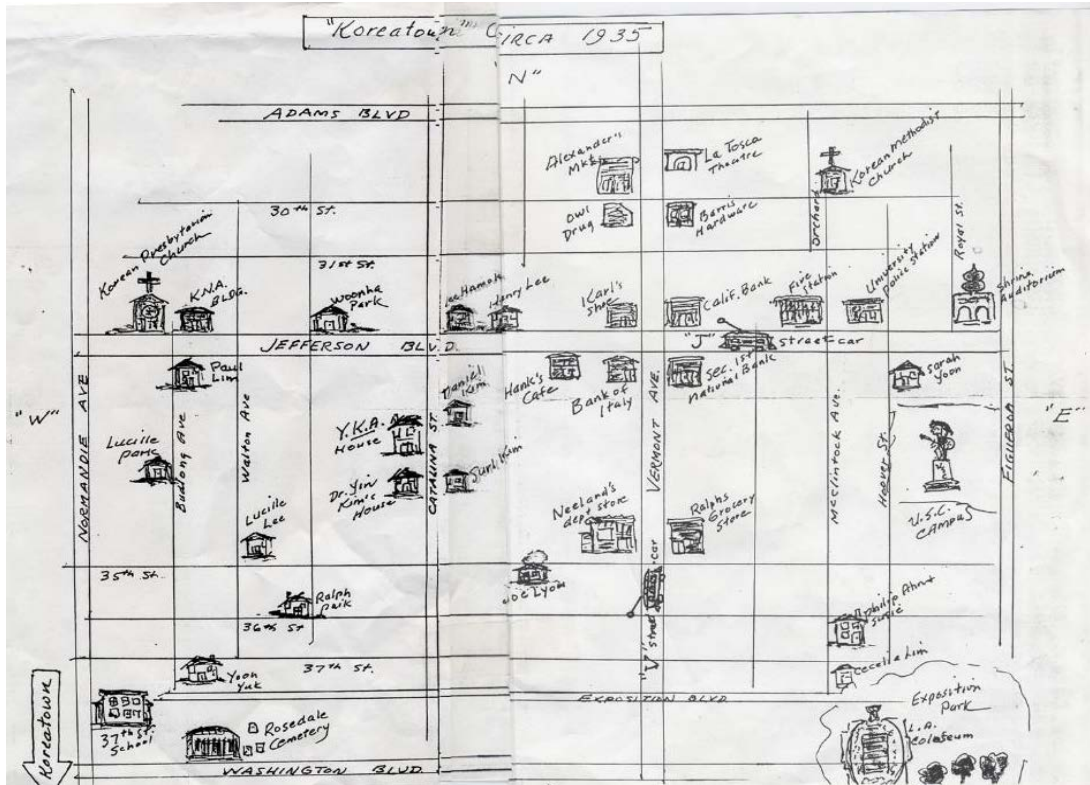
⁵⁷ Hurh, *The New Americans*, 34. Koreans were considered Japanese nationals after the occupation in 1910 and subject to the so-called Gentleman’s Agreement of 1908, which was an informal agreement between the United States and Japan to limit immigration of Japanese laborers.

⁵⁸ Hurh, *The New Americans*, 34.

⁵⁹ U.S. census statistics for 1930 compiled by USC Korean Heritage Library. Provided by Ken Klein, Head, East Asian Library, USC.
⁶⁰ Architectural Resources Group, “South Los Angeles Community Plan Area Historic Resources Survey Report,” prepared for SurveyLA, March 2012.

⁶¹ Yoo and Ahn, *Faithful Witness*, 68.

⁶² Neighborhood names and boundaries were derived from “Mapping L.A. – Los Angeles Times.” Mapping L.A., *Los Angeles Times*. Accessed September 27, 2017. <<http://maps.latimes.com/neighborhoods/>>



Hand drawn map indicating "Koreatown" circa 1935, drawn from memory by Yin Kim and provided to Susan Ahn Cuddy in the 1990s, according to Susan's son, Flip Ahn Cuddy. Note the west or left side of the map appears to be orientated upside down for some features, such as Rosedale Cemetery and Washington Boulevard that should be north of Adams Boulevard and the Korean Presbyterian Church and Korean National Association building should be on the south side of Jefferson (Courtesy of Flip Ahn Cuddy).

A concentration of Korean American sites was located between Jefferson Boulevard to the north, West 37th Street to the south, Catalina Street to the east, and Normandie Avenue to the west. By 1929, A Korean language school, possibly the one at the Korean Free Church that became a community center, was noted as on West 37th Street, along with Korean residents Raymond Herr and his wife Esther Kim.⁶³

Another concentration is less visible on the map; it was south of Adams Boulevard and east of Vermont Avenue around Ellendale Place, Orchard Avenue, McClintock Avenue, and 29th and 30th Streets. On the map, it is marked by the Korean Methodist Church, though research did not find any information indicating the church was located in that area in the 1930s. Nonetheless, several Korean organizations and families were in the vicinity by the late 1930s. Most notable was the Dong Ji Hoi (Comrade Society). The Dong Ji Hoi was founded by Syngman Rhee after the Republic of Korea had been established as a provisional government following the March 1, 1919 student uprising in Korea against Japanese rule. As the leader of the provisional government based in Shanghai, China, Rhee felt the goals of the KNA had been reached with the founding of the republic, and that the government-in-exile should lead the cause for an independent Korea.⁶⁴ He wanted to see the KNA change its name to the Korean Residents

⁶³ Kim, *Images of America: Los Angeles's Koreatown*, 30-31.

⁶⁴ Choy, *Koreans in America*, 118.

Association, which the KNA members rejected, leading to long-term factional splits in the independence movement of pro- and anti-Rhee supporters. Instead, Rhee established the Dong Ji Hoi (also spelled Tongji-hoe) first in Hawaii in the early 1920s, where he returned to support the provisional government. It later had branches in Los Angeles, Chicago, and New York.⁶⁵ It appears the Los Angeles branch was located at 2716 Ellendale Place by 1932.⁶⁶

It is not exactly clear what prompted the Korean community to move west from Downtown to the area around Jefferson. It may have been related to the proximity to USC, which was a Methodist-affiliated school where several Korean ministers attended graduate school. Or, it may have been related to the need for more family-friendly housing now that children were part of the community and racially restrictive covenants were not as strictly enforced as in other areas. Likely due to these and other factors, the Korean presence in this neighborhood grew in the 1930s.

Maturing of the Community and Growth of the Second Generation, 1930-1942

The onset of the Great Depression had similar impacts on the Korean community in Los Angeles as elsewhere in the country, albeit exacerbated by racial discrimination and limited opportunity. As the economic conditions declined in the United States, many Korean families that had experienced commercial success over the previous years were facing bankruptcy. Banks and lending companies that were not discriminatory in their lending practices were often unable to provide loans in the aftermath of the financial fallout, ending many of the Korean-owned businesses in Los Angeles.⁶⁷ Professional opportunities were similarly bleak, as most employers continued discriminatory hiring practices. The decline in economic standing proliferated throughout the community.

⁶⁵ Ibid.

⁶⁶ Building permit no. 17215, Los Angeles Building and Safety, dated October 31, 1932 lists E.K. Young as the owner and the building used as a boarding house for children less than 8 years old. Later permits identified Young as Edna Hill Young. The 1964 directory of the Korean community listed Young Chang Song as president of the Dong Ji Hoi. See Hak Sun Pak, editor, *Korean Community of Southern California Year Book 1964* (Hollywood: Korean Department of Oriental Heritage, Inc., 1964), 84.

⁶⁷ Choy, *Koreans in America*, 127-129.

Hindered by both financial limitations and racial discrimination, the types of businesses had not diversified since the 1920s. Few first-generation Koreans were in professions such as law, medicine, education, or social work.⁶⁸ Although the economic conditions were especially trying and commercial development in the Korean community remained stagnant throughout the 1930s, some businesses continued to operate. By the end of the 1930s, an accounting of businesses owned or operated by Koreans included:

- 33 fruit and vegetable stands
- 9 grocery stores
- 8 pressing and laundry shops
- 6 trucking companies
- 5 wholesale companies
- 5 restaurants
- 3 herb stores
- 2 hat shops
- 1 employment agencies
- 1 rooming house⁶⁹

Most were small businesses, and the largest by this time was the Oriental Food Products of California. Another, smaller food wholesaler was the Great Eastern Industrial Company located at 4716 South Normandie Avenue (not extant) south of Vernon Avenue. The New Ilhan Company, which had its headquarters in the extant San Fernando Building at Fourth and Main Streets in Downtown Los Angeles, specialized in importing Korean novelties and clothing.⁷⁰

Unlike the larger Chinese and Japanese communities, the Korean community in Los Angeles was so small that there were no predominately Korean residential or commercial enclaves. Instead, Korean-owned businesses often served other Asian, and non-Asian, populations in mixed neighborhoods. For example, the Harvey Employment Agency, operated by Korean Harvey S. Ahn and located at 321 North Los Angeles Street (not extant) near New Chinatown, catered to Chinese, Japanese, and other Asian American communities as well Korean Americans.⁷¹ Korean-owned restaurants were usually run as Chinese restaurants.⁷²

Though not large enough to constitute a distinct enclave, the area west of USC campus and Exposition Park increasingly drew more Koreans in the 1920s and 1930s.⁷³ For example, the Young Korean

⁶⁸ Givens, "The Korean Community in Los Angeles County," 50-51.

⁶⁹ Ibid., 48.

⁷⁰ Ibid., 49.

⁷¹ Givens, "The Korean Community in Los Angeles County," 49 and *Los Angeles City Directory 1926*, 208.

⁷² Givens, "The Korean Community in Los Angeles County," 48-50.

⁷³ Kim, *Images of America: Los Angeles's Koreatown*, 35.

Academy moved from the Ahn house in Bunker Hill to its own address at 3421 South Catalina Avenue by 1936.⁷⁴



Meeting at the Young Korean Academy at their 3421 South Catalina Avenue location in 1937 ().

The Ahn family moved to a house at McClintock Avenue and 34th Street near the USC campus in 1937. Chang Ho Ahn himself had returned to Asia to support the independence movement and help the provisional government based in China; he never returned to the United States before his death in 1938.⁷⁵ His wife, Helen, and their five children, Philip, Philson, Susan, Soorah, and Ralph, lived at the McClintock Avenue house until 1946, during which time it became a gathering place for those supporting the Korean independence movement. The house was acquired by USC in 1966 and moved to an on-campus location (809 W. 34th Street) in 2004 (City Historic-Cultural Monument No. 1059).

The cultural center for the Korean community coalesced around Jefferson Boulevard, where two prominent buildings were constructed. After moving to a few different locations, the Korean National Association (KNA) built a simple building at 1368 West Jefferson Boulevard in 1938.⁷⁶ The organization shifted its primary headquarters from San Francisco to Los Angeles the previous year as Los Angeles' larger and growing Korean population became more prominent.⁷⁷ The KNA's new hall served approximately 2,000 members as the center of the Korean independence movement in the United States through political efforts to oppose the Japanese occupation of Korea and support the exiled

⁷⁴ *Los Angeles City Directory 1936, 1995.*

⁷⁵ Historic Resources Group and Kim and Patterson, *The Koreans in America*, 37.

⁷⁶ Kim, *Images of America: Los Angeles's Koreatown*, 46.

⁷⁷ Yoo and Ahn, *Faithful Witness*, 84.

provisional government based in China; the Korean-language newspaper *The New Korea*, with a political bent, was published on site.⁷⁸



The Korean National Association building at 1368 West Jefferson Boulevard at its dedication in 1938 (Korean American Digital Archives, USC Digital Library).

The KNA building was also home to other organizations over the years, including the *Shin Han Min Bo* newspaper, the Korean Women's Patriotic League, and the United Korean Committee. It became the social and cultural center for the surrounding Korean community. It hosted a number of events and activities, including recreation and athletics for the younger generation, and continued to promote Korean culture and identity.⁷⁹ In 1991, it was designated City Historic-Cultural Monument No. 548 as the Korean Independence Memorial Building.

Immediately next door to the KNA headquarter, the Korean Presbyterian Church constructed a permanent church in 1938 at 1374 West Jefferson Boulevard, where it remains.⁸⁰ The church moved from its 2 Olive Court (not extant) location to 1626 West 35th Street or Place in 1929-1931, which appears to be a single-family residence that was also the home of the pastor, Reverend C.S. Kim.⁸¹

⁷⁸ Koreatown Rotary Club, "Korean Independence Memorial Building," Historic-Cultural Monument Application, December 5, 1990.

⁷⁹ Koreatown Rotary Club, "Korean Independence Memorial Building," Kim, *Images of America*, 46, 53-54, and Givens, "The Korean Community in Los Angeles County," 41-42.

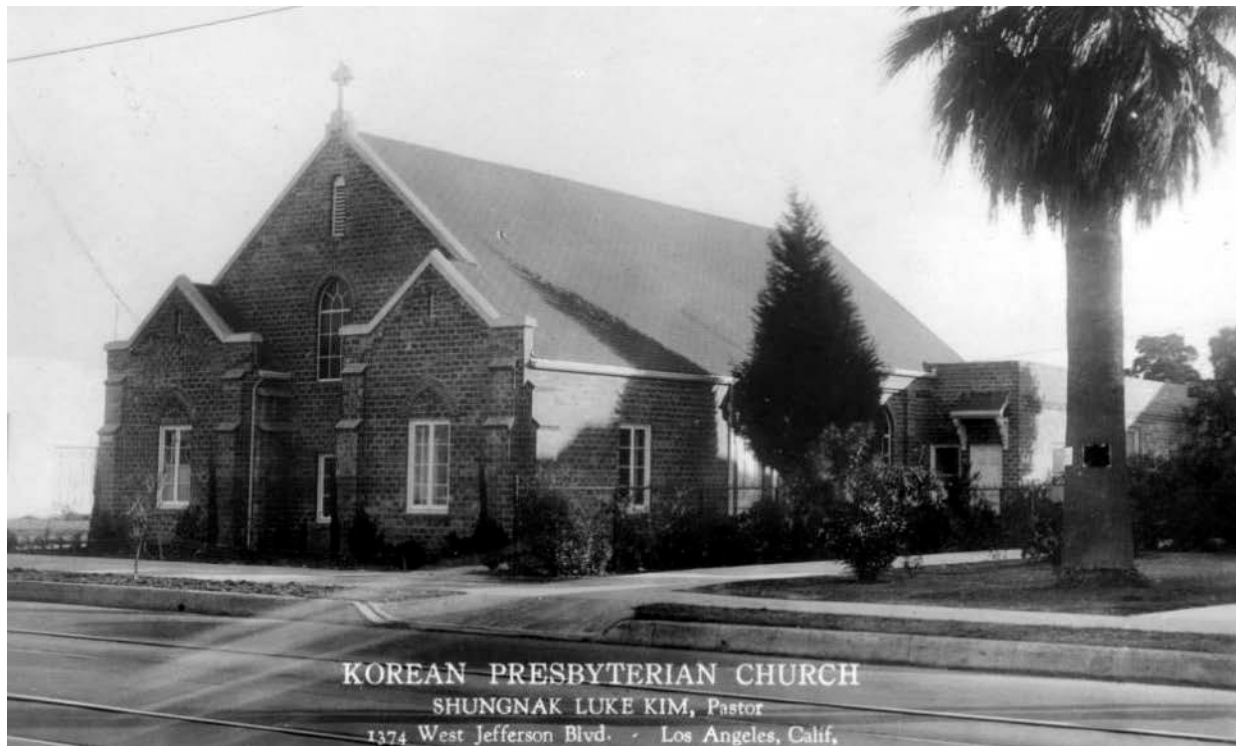
⁸⁰ Kim, *Images of America: Los Angeles's Koreatown*, 46.

⁸¹ *Los Angeles City Directory 1929*, 1295 and *Los Angeles City Directory 1931*, 1166; note, the city directories do not specify if the church was at 35th street or place. See also, "Church Information: History," Korean United Presbyterian Church of Los Angeles, accessed March 10, 2018, <http://www.kupcla.com/cont/0103.php>. The house at 1626 35th Place appears relatively unaltered and few building permits are listed at the Los Angeles Building and Safety online building records. The house at 1626 35th Street appears somewhat altered, though the online building records show only a 1977 permit for unspecified work to comply with a housing notice (building permit no. 47665, Los Angeles Building and Safety, July 6, 1977).

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Between 1932 and 1938, the Korean Presbyterian Church was listed at 1545 West 35th Place. The church building at that location belonged to the Westminster Presbyterian Church, a long-standing African-American church; the Korean church may have rented or shared the facilities with the main church.⁸² The lot on Jefferson was purchased in 1937 and the brick church constructed for \$20,000, part of which was raised by member donations from the community.⁸³ It featured a smaller auditorium, classrooms, offices, choir rooms, and a larger auditorium where services were held. Stained glass windows were installed, as was a fully-operational kitchen. The grounds featured a parking lot and children's playground. With services provided in both Korean and English, the church also offered Korean language school.⁸⁴



The Korean Presbyterian Church at 1374 West Jefferson Boulevard, just west of the Korean National Association building, circa 1938 (Korean American Digital Archives, USC Digital Library).

The proximity of these two prominent institutions firmly solidified Jefferson Boulevard as the social center of the Korean community in Los Angeles.⁸⁵ At the same time, the Korean Free Church,

⁸² *Los Angeles City Directory 1932*, 2576 and Sanborn Fire Insurance Map, 1922, sheet 623. See also, "Church History," Westminster Presbyterian Church of Los Angeles, accessed March 10, 2018, <http://www.wpcofla.org/about-history-westminster-presbyterian-church-los-angeles/>. While extant, the church building at 1545 West 35th Place received a second-floor addition over its existing dining and Sunday school room wing as well as additions surrounding its apse. The additions were permitted in 1956 under the ownership of the Antioch Evangelical Temple Church of God in Christ (building permit no. 40122, Los Angeles Building and Safety, April 11, 1956). The Westminster Presbyterian Church moved to 2230 Jefferson Boulevard in 1949.

⁸³ Givens, "The Korean Community in Los Angeles County," 36.

⁸⁴ *Ibid.*, 38.

⁸⁵ Kim, *Images of America: Los Angeles's Koreatown*, 9.

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reorganized as the Korean Methodist Episcopal Church in 1930, had a more difficult time securing a permanent home. It moved to rented church spaces throughout the 1930s and early 1940s. It was at the University Methodist Episcopal Church near USC at 1016 West Jefferson Boulevard (not extant) in 1931, then the Finnish Congregational Church at 1416 West 37th Drive from around 1933 through at least 1936.⁸⁶ By 1940, the Korean Methodist Church was holding its services at the nearby Berean Seventh Day Adventist church at 1446 West 36th Place, which catered to the African American community; the Seventh Day Adventists held their services on Saturdays, which allowed the Methodists to use the church on Sundays.⁸⁷ By this time, the church served a congregation of approximately 125 people.⁸⁸ As it tried to raise funds for a permanent church, the Korean Methodist Church remained in this area, moving again to Gospel Hall at 1225 West Jefferson Boulevard (not extant) in 1942.⁸⁹



Korean Methodist Church in front of the Finnish Congregational Church at 1416 West 37th Drive in 1936, one of several temporary homes for the church in the 1930s and early 1940s (Korean American Digital Archives, USC Digital Library).

The second generation of Korean Americans was also maturing during this period. Most grew up attending neighborhood elementary and high schools in Los Angeles, and went on to college at Los Angeles City College, UCLA, USC, and other local institutions.⁹⁰ Though faced with discrimination common to all Asian Americans, some gained particular prominence. Korean athlete Sammy Lee became the first Asian American to win a gold medal in the 1948 Olympic Games.⁹¹

Lee was born in Fresno in 1920 to Soonkey Rhee and his wife Eunkee Chun, both of whom arrived from Korea in the late 1900s and early 1910s.⁹² The family had a truck farming business in Fresno before moving to Los Angeles, where they first opened a small grocery on Bunker Hill before eventually settling in the Highland Park neighborhood.⁹³ The family lived at 5711 and 5421 York Boulevard in the 1930s and

⁸⁶ Yoo and Ahn, *Faithful Witness*, 84-85, *Los Angeles City Directory 1932*, 2576, and Kim, *Images of America: Los Angeles's Koreatown*, 42-43. See also Sanborn Fire Insurance map, 1922, sheet 551 (University Methodist Episcopal Church) and 1922-1950, sheet 636 (Finnish Congregational Church). The Los Angeles city directories listed 1016 West Jefferson Boulevard as the address for the Korean Methodist Church from 1932 through 1939 (directories for 1940 and 1941 were not available electronically). However, the University Methodist Episcopal Church at that location was demolished in 1931 (building permit no. 20785, Los Angeles Building and Safety, October 5, 1931).

⁸⁷ Kim, *Images of America: Los Angeles's Koreatown*, 42-43 and "Sunday Sermons," *Los Angeles Times*, October 26, 1940. See also Sanborn Fire Insurance map, 1922-1950, sheet 636 (Berean Seventh Day Adventist Church)

⁸⁸ Givens, "The Korean Community in Los Angeles County," 38-39.

⁸⁹ *Los Angeles City Directory*, 1942, 2710.

⁹⁰ Givens, "The Korean Community in Los Angeles County," 44-45.

⁹¹ Kim, *Images of America: Los Angeles's Koreatown*, 70.

⁹² *Ibid.*, 16.

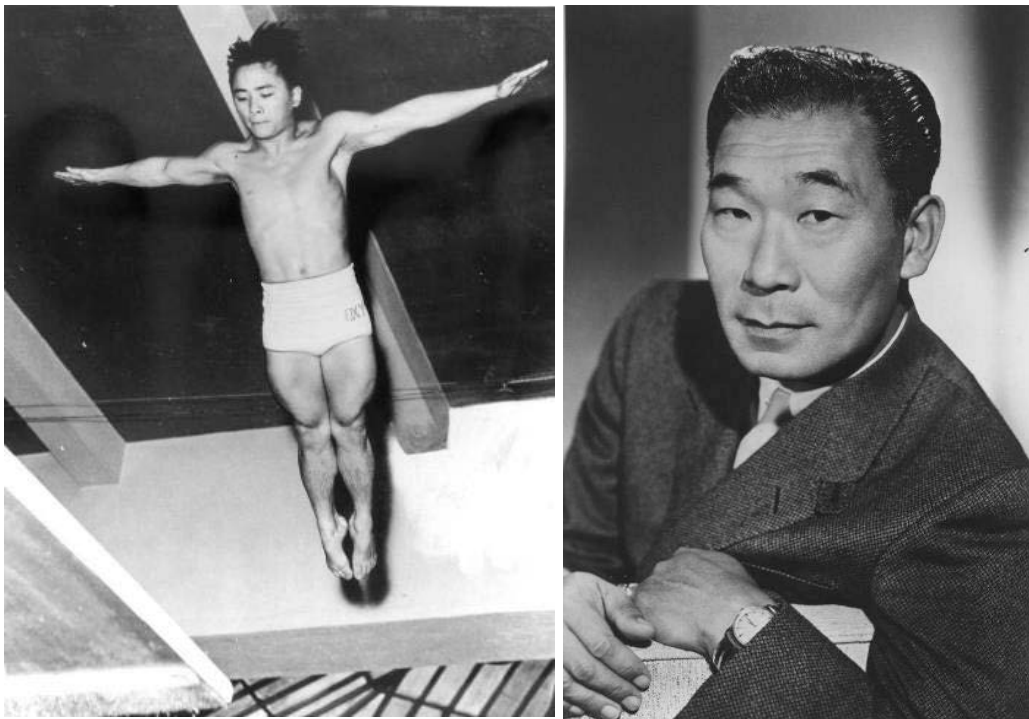
⁹³ *Ibid.* It does not appear that there was a Korean community in the Highland Park area.

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managed a grocery store and restaurant.⁹⁴ Lee did his first somersault dive while playing at a Highland Park pool in 1932.⁹⁵

Lee learned to dive at Brookside Park pool in Pasadena, which had one day a week set aside for non-white swimmers before the pool was drained.⁹⁶ He sneaked in practice dives at the Los Angeles Swimming Stadium in Exposition Park, where he caught the attention of Jim Ryan who became his coach.⁹⁷ While attending Occidental College, Lee won the 1942 national champion in platform and 3-meter springboard diving, but his Olympic ambitions had to wait when the games were canceled due to World War II. In the meantime, Lee joined the Army Reserves, and attended medical school at USC. He finally reached the Olympics in 1948 where he won the gold medal in platform diving. He won a second gold medal in the same event at the 1952 games and won the bronze in the 3-meter springboard.⁹⁸



Left: Olympian Sammy Lee mid dive in 1944 (Korean American Digital Archives, USC Digital Library).
Right: Son of Chang-Ho Ahn, Philip Ahn was a well-known Korean American actor (Korean American Digital Archives, USC Digital Library).

⁹⁴ *Los Angeles City Directory 1930, 1392 and Los Angeles City Directory 1934, 1001*; and Kim, *Images of America: Los Angeles's Koreatown*, 37.

⁹⁵ Valarie J. Nelson and Nathan Fenno, "Sammy Lee, Diver Who Became First Asian American to Win Olympic Medal, Dies at 96," *Los Angeles Times*, December 3, 2016.

⁹⁶ Jerry Crowe, "Lee Never Let Racism Block His March to Diving Glory," *Los Angeles Times*, May 30, 2011.

⁹⁷ Nelson and Fenno, "Sammy Lee."

⁹⁸ *Ibid.*

The Ahn siblings were also starting to make a name for themselves. The oldest, Philip Ahn, became a well-known actor in Hollywood. He first started acting in the 1930s and appeared in dozens of films through the 1940s, often playing Chinese, and later Japanese, villains. His films included *Anything Goes* (1936) with Bing Crosby, *The General Dies at Dawn* (1936) with Shirley Temple, and *Daughter of Shanghai* (1937) and *King of Chinatown* (1939) with Chinese-American actress Anna May Wong.⁹⁹ Younger brother Philson Ahn was a member of the California National Guard in the Tiger Brigade during World War II and sister Susan was a lieutenant in the U.S. Navy, the first Korean American woman in the American military; youngest brother Ralph was also in the Navy.¹⁰⁰

World War II and Its Aftermath, 1942-1950

Immediately following the Japanese attack on Pearl Harbor on December 7, 1941, and the subsequent declaration of war by the United States, the Korean community mobilized. Korean Americans of military age throughout the U.S. enlisted to serve, including Captain Young Oak Kim, a second-generation Korean American raised in Los Angeles. Captain Kim became an officer in the army and led a unit of Japanese American soldiers during the war.¹⁰¹ Older men, unable to serve, worked in manufacturing and construction to further the war effort, Korean American women volunteered for the Red Cross, and those who spoke Japanese were invaluable to the intelligence community as translators.¹⁰² In Los Angeles specifically, a Korean National Guard unit was established and incorporated into the California National Guard.¹⁰³ Called the Tiger Brigade (Manhokun) and drilling outside the Exposition Park Armory, the unit consisted of approximately one fifth of the entire Korean population of Los Angeles, or 109 enlistees from a community of around 500.¹⁰⁴

⁹⁹ Hye Seung Chung, *Hollywood Asian: Philip Ahn and the Politics of Cross-ethnic Performance* (Philadelphia: Temple University Press, 2006), 213-214 and "Philip Ahn," Internet Movie Database, accessed August 19, 2017, <http://www.imdb.com/name/nm0014217/>.

¹⁰⁰ Kim, *Images of America: Los Angeles's Koreatown*, 56.

¹⁰¹ Woo Sung Han, *Unsung Hero: The Story of Colonel Young Oak Kim*, translated by Edward T. Chang (Riverside, CA: Young Oak Kim Center for Korean American Studies, UC Riverside, 2011), 22-38. Captain Kim was promoted to major during the Korean War and retired as a highly decorated colonel in 1972. Han, *Unsung Hero*, 315 and 358.

¹⁰² Choy, *Koreans in America*, 173-174.

¹⁰³ Kim and Patterson, *The Koreans in America*, 49.

¹⁰⁴ Kim, *Images of America: Los Angeles's Koreatown*, 55 and Choy, *Koreans in America*, 174.



Korean National Guard unit marching, World War II (Korean American Digital Archives, USC Digital Library).

While these unrestrained contributions to the war effort were undoubtedly rooted in a sense of American patriotism, particularly for second-generation Korean Americans, it is impossible to separate the influence of the Korean political organizations and support for the Korean independence movement. Many members of the community saw a long-awaited opportunity for a Korea free from Japanese occupation. Shortly after the attack on Pearl Harbor, high-ranking members of the KNA gathered at the headquarters in Los Angeles to discuss the events. A series of resolutions were issued:

- 1) Koreans shall promote unity during the war and act harmoniously.
- 2) Koreans shall work for the defense of the country where they reside and all those who are healthy should volunteer for National Guard duty. Those who are financially capable should purchase war bonds, and those who are skilled should volunteer for appropriate duties.
- 3) Koreans shall wear a badge identifying them as Koreans, for security purposes.¹⁰⁵

These resolutions reflect the leading role of the Korean independence movement within the broader context of the Korean American experience, not to mention the common misidentification with other, larger Asian ethnic groups that became problematic with the fervent anti-Japanese sentiments of the day. Although many in the Korean community were not U.S. citizens and technically subjects of the Japan Empire, the United States government recognized that Korea was an occupied territory and issued Military Order No. 45 stating that Koreans were exempted from the enemy alien status attributed to Japanese Americans.¹⁰⁶

On March 8, 1942, a ceremony and parade were held in Pershing Square as a Korea Day celebration. Many dressed in traditional Korean costumes participated in the event, which coincided with the sale of

¹⁰⁵ Kim and Patterson, *The Koreans in America*, 45.

¹⁰⁶ *Ibid.*, 46.

war bonds at the War Memorial Hall, located on the western end of the park. Other ceremonies that linked Korean independence and the wartime American experience were held, including a military parade through Downtown Los Angeles that culminated with a ceremony at City Hall honoring the Korean flag.¹⁰⁷ Hundreds of Korean Americans both participated and attended the festivities as Mayor Fletcher Brown raised the flag and the Tiger Brigade and U.S. Army bands played the national anthems of both countries.¹⁰⁸

The increase in economic activity during World War II had resounding impacts on the Korean American community. Unprecedented demand for goods and labor, all driven by the war effort, opened new economic opportunities and financial gains that been unavailable in decades prior.¹⁰⁹ Initially, demand for agricultural production and the shortage in labor spurred the restoration of agricultural jobs for many Korean Americans in Southern California. This created wholesale commercial success for Koreans in Los Angeles, similar to that of the 1920s.¹¹⁰ Korean-owned businesses started to experience greater success, and wages for those Korean Americans provided a new level of earning and saving power. The result was increased investment and creation of new and diversified Korean-owned businesses, as well as greater home ownership, though through the names of the American-born second generation as foreign-born, non-citizens still could not own property.¹¹¹

In the years following World War II, the Korean American community of Los Angeles was still small with about 800 residents, but in a much more established social and financial position than ever before.¹¹² In April 1943, the *Korean American Times* (Puk Mi Sibö), a Korean language newspaper, started publishing in Los Angeles by the Los Angeles branch of the Dong Ji Hoi, likely at their location on 2716 Ellendale Place.¹¹³ The Korean Methodist Church finally purchased a permanent home, the former Swedish Lutheran Church at 1276 West 29th Street at Orchard Street, in 1945 (extant but altered).¹¹⁴ Though they would remain at the building for only 15 years, the church at 29th Street and Orchard marked an important milestone for the nomadic church and was a point of pride that reflected the congregation's improved circumstances.¹¹⁵

¹⁰⁷ Ibid. and Kim, *Images of America*, 54.

¹⁰⁸ Choy, *Koreans in America*, 174.

¹⁰⁹ Ibid., 128.

¹¹⁰ Ibid.

¹¹¹ Laws like the 1913 Alien Land Law in California prohibited immigrants from owning property in the state. Such laws were rule unconstitutional by the Supreme Court in 1952.

¹¹² Hak-Hoon Kim, "Residential Patterns and Mobility of Koreans in Los Angeles County," (Master's thesis, California State University, Los Angeles, 1986), 8.

¹¹³ Kim and Patterson, *The Koreans in America*, 46.

¹¹⁴ Yoo and Ahn, *Faithful Witness*, 112.

¹¹⁵ Ibid., 112 and 132-33.



The Korean Methodist Church at their first permanent home at 1276 West 29th Street purchased in 1945 and seen here in 1950 (Korean American Digital Archives, USC Digital Library).

The aftermath of the war also had socio-political implications for the community. The long established Korean independence movement and the dozens of organizations associated with its promotion were now involved in the formation of a new government in Korea. With the establishment of the Republic of Korea in 1948, led by Syngman Rhee as president, the Korean independence movement's prominence faded in the Los Angeles community. Many who had come to Los Angeles as students or religious leaders in the community moved back to Korea to participate in the founding of the new republic.

Although removed from their country

of origin for decades, the Korean Americans brought back both the religious and national institutions that had been fundamental cornerstones of the Korean American community. These experiences allowed many to contribute to the rebuilding of the Republic of Korea.¹¹⁶ In 1948, a consulate for the Republic of Korea was established in Los Angeles, with Whui Sik Min appointed the consul general, and served as a hallmark of the new republic at the time.¹¹⁷

Korean War and the Second Wave, 1950-1965

On June 25, 1950, the onset of the Korean War embroiled both the United States and the Korean peninsula in a renewed conflict. The clash was a tragic byproduct of World War II, one which divided the peninsula and families in an arbitrary fashion. Against the backdrop of the Cold War, the communist-backed Northern forces fought the Southern forces supported heavily by several Western countries. Though many Koreans living in Los Angeles did not take sides, there was tension between those who supported Syngman Rhee's new government in South Korea and those who supported the communist government in North Korea. Several members of the Los Angeles Korean community even made their way to North Korea by way of Czechoslovakia. The *Korean Independence News* was an anti-Rhee newspaper published in Los Angeles at 1350 West Jefferson Boulevard between 1943 and 1952 that was distributed to Canada, Mexico, Cuba, Great Britain, the Soviet Union and China.¹¹⁸

¹¹⁶ Choy, *Koreans in America*, 182.

¹¹⁷ Kim and Patterson, *The Koreans in America*, 49.

¹¹⁸ Vladimir Hlasny, and Jung, Byung Joon, "Political Migration of Korean Activists Through Czechoslovakia in the Post World War 2 Period," *Seoul Journal of Korean Studies* (June 2017): 4, <https://ssrn.com/abstract=2844602>, and United States

SurveyLA Citywide Historic Context Statement

Korean Americans in Los Angeles, 1905-1980

On July 27, 1953, the armistice between the warring parties was signed, effectively ending the Korean War.¹¹⁹ The peninsula was largely devastated with the conflict unresolved, but the North and South solidified along the agreed upon boundaries, which were almost unchanged from the start of the conflict. The Korean American community across the United States funded relief efforts to ease the suffering on the peninsula. Orphan children, displaced by the conflict, became the first immigrants from Korea to the United States since the 1920s, many of whom arrived in Los Angeles. Returning U.S. servicemen from the Korean War brought Korean brides with them, although these women arrived in small numbers and were often separated from the established Korean American community by circumstance.¹²⁰ Students from South Korea also started to make their way to the United States in the years after World War II and the Korean War.¹²¹ One was architect Ki Suh Park, who arrived in 1953 to study at East Los Angeles College.¹²² He earned his bachelor's degree at UC Berkeley in 1957 and later a graduate degree in architecture and city planning from MIT. In 1961, he was hired at the well-known architecture firm, Gruen Associates in Los Angeles, where he became a partner in 1972 and managing partner in 1981.¹²³

Approximately 14,000 Koreans arrived in the United States between 1950 and 1965.¹²⁴ This second wave of immigration was aided by scaled-back immigration laws in the 1950s to allow for entire Korean families to claim refugee status. The arrival of refugees in Los Angeles was met by the established Korean American community with unwavering support.



Home of Yin Kim at 1201 Gramercy Place that was the subject of efforts to challenge racial covenants (Photo by author).

In addition to the new, albeit relatively small, wave of immigration, the Korean community in Los Angeles was undergoing other changes. In 1952, the Immigration and Nationality Act (also known as the McCarran-Walter Act) was passed, which relaxed the limits on immigration from certain Asian countries. Several court cases in the late 1940s and early 1950s challenged discriminatory racial covenant laws that barred Asian Americans from living in certain neighborhoods. Lawsuits brought by two Asian Americans in Los Angeles, Tommy Amer of

Department of Justice, "Report of the Attorney General to the Congress of the United States on the Administration of the Foreign Agents Registration Act of 1938, As Amended for the Period from Jun 28, 1942 to December 31, 1944," June 1945, 373, accessed September 28, 2017, <https://s3.amazonaws.com/s3.documentcloud.org/documents/325918/1942-1944-fara-report.pdf>.

¹¹⁹ Kim and Patterson, *The Koreans in America*, 50

¹²⁰ Kim, *Images of America: Los Angeles's Koreatown*, 72 and "A Brief History of Korean Americans," National Association of Korean Americans, <http://www.naka.org/resources/history.asp>, accessed March 23, 2017.

¹²¹ Yoo and Ahn, *Faithful Witness*, 135-136.

¹²² Christine Mai-Duc, "Ki Suh Park Dies at 80; Architect Helped Rebuild L.A. after Riots," *Los Angeles Times*, January 23, 2013.

¹²³ Mai-Duc, "Ki Suh Park." Park later became a leader in the Korean American community and was involved with rebuilding Los Angeles in the aftermath of the 1992 riots.

¹²⁴ Kim, "Residential Patterns," 8.

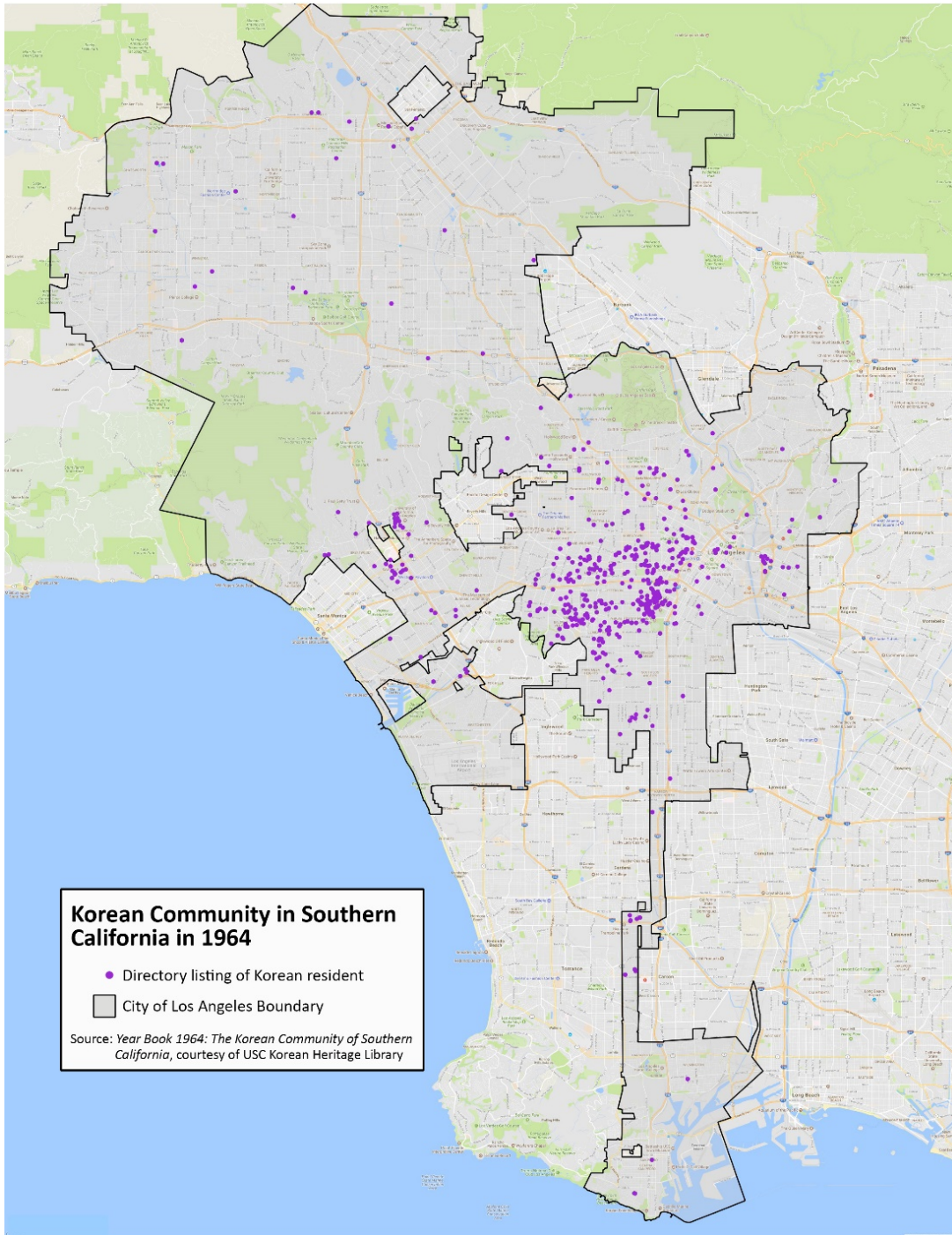
Chinese heritage and Yin Kim of Korean heritage, were among the legal cases that helped to end housing segregation.¹²⁵ In 1947, Kim, a second-generation Korean American dentist, and his wife purchased a house at 1201 South Gramercy Place in Arlington Heights, which was a neighborhood with enforced racial covenants. The Kims quietly moved in during escrow to avoid an injunction that would have prevented them from occupying the property. Once the sale closed, they were served with the injunction to vacate, which they challenged in court; they remained in the house as the lawsuit progressed.¹²⁶ Although the Kim and Amer cases ultimately were not among the ones chosen by the United States Supreme Court to deliberate on the issue of racial covenants, they were accepted for review by the Court in 1947 as examples of how the restrictive covenants affected other nonwhite groups in addition to African Americans.¹²⁷

This shift towards desegregation resulted in many Korean Americans moving from the previous concentration around Jefferson Boulevard between Western and Vermont avenues (later known as “Old Koreatown”) to middle class neighborhoods in Los Angeles and the surrounding cities. For the most part, the nucleus of the Korean American community expanded north and west, signaling the eventual creation of contemporary Koreatown. Some also moved further west to the Westside and over the Hollywood Hills to the San Fernando Valley.

¹²⁵ Cindy I-Fen Cheng, *Citizens of Asian America: Democracy and Race During the Cold War* (New York: New York University Press, 2013), 22-23.

¹²⁶ *Ibid.*, 40-41.

¹²⁷ *Ibid.*, 23 and 43-51.



Map showing where Korean residents lived within the City of Los Angeles in 1964. The strongest concentration is still found around Jefferson Boulevard west of USC (just south of present-day 10 Freeway and west of the 110 Freeway), but movement northward and westward had started. The map is based on listings from Korean Community of Southern California Year Book 1964, which was the first directory of Korean residents and businesses in Southern California. (GIS map prepared by Office of Historic Resources).

Additionally, the emphasis of political groups within the Korean American community was also shifting. With the establishment of the Republic of Korea in South Korea in 1948, the independence political organizations and associations that had been steady fixtures in the Korean American community began to decline in significance. During the post-war years, Korean American organizations became increasingly focused on cultural, religious, and professional developments.¹²⁸ The Dong Ji Hoi continued to support Syngman Rhee, who had become president of Republic of Korea, but when Rhee was ousted from power by a student uprising in 1960, his political party, and the Dong Ji Hoi as part of it, became virtually defunct.¹²⁹ It still had offices in Hawaii and in Los Angeles, but under the leadership of Leo Song, co-owner of the produce wholesaler K&S Company and considered a successor to Rhee, it reorganized with different principles.¹³⁰ The Mugunghwa School (also known as the Korean School of Southern California) began operating from the Dong Ji Hoi's building at 2716 Ellendale Place beginning in 1973.¹³¹

Korean churches continued to be defining elements of the community. On April 5, 1957, a Baptist church was established in Los Angeles by Reverend Dong-Myong Kim and his wife Ee-Sook (Esther) Ahn.¹³² By 1964, the Berendo Street Baptist Church was located at 1324 South Berendo Street (extant but altered), just south of Pico Boulevard and west of Vermont Avenue.¹³³ It was the second Korean Baptist church established in the United States, and quickly grew to one of the largest Korean churches in Los Angeles.¹³⁴ By 1977, the church moved down the street to 975 South Berendo Street, while a different congregation, the Korean Evangelical Nah Sung Church, occupied the church at 1324 South Berendo Street (extant but altered).¹³⁵

The Korean Methodist Church, having finally established a permanent home at the church at 1276 W. 29th Street in 1945, constructed a new, modern church at 4394 Washington Boulevard at Virginia Road in 1960.¹³⁶ The congregation, consisting of the increasingly older first wave immigrants and their English-speaking second-generation adult children, outgrew its space as it gained members from second wave of Korean immigrants. At its new location, it shifted to cater more and more to the recent immigrants.¹³⁷

New institutions aimed at the preservation and proliferation of Korean culture and identity were also founded during this period. On June 30, 1958, the KNA opened a new language school at their headquarters on Jefferson Boulevard, which had afterschool and summer programs for both boys and girls over six years old.¹³⁸ The KNA continued to promote Korean culture in the community, as well as Korean unity, although the political leanings of the prior decades became less integral to its mission. The American Korean Civic Organization was founded by Dr. Charles Yoon in 1962 to serve the second

¹²⁸ Choy, *Koreans in America*, 188-189.

¹²⁹ *Ibid.*, 119.

¹³⁰ *Ibid.*, 119.

¹³¹ *Ibid.*, 273.

¹³² Kim and Patterson, *The Koreans in America*, 52.

¹³³ Pak, *Korean Community of Southern California Year Book 1964*, 83.

¹³⁴ "Berendo Street Baptist Church, entrance," Los Angeles Public Library Photo Collection record order number 00075214, from Jeff Allen Houses of Worship Collection.

¹³⁵ *1977 Korean Business Directory* (Los Angeles: The Korea Times L.A., 1977), 21-22

¹³⁶ Yoo and Ahn, *Faithful Witness*, 133.

¹³⁷ *Ibid.*, 132-133 and 138-139.

¹³⁸ Kim and Patterson, *The Koreans in America*, 53.

generation that might feel excluded from the established community organizations like the KNA. It was located at 4328 Don Diablo Drive at a residential property in Baldwin Hills.¹³⁹ In 1963, the Korean Community Center was dedicated at the former Danish Hall at 1359 West 24th Street (extant but altered).¹⁴⁰ A group led by Leo Song (of K&S Company and the Dong Ji Hoi), (Charles) Ho Kim, Won-yong (Warren) Kim, and Hyung-soon, raised funds to purchase the gathering space, which had already hosted some events for the Korean community previously.¹⁴¹

Economically, the Korean American community in Los Angeles was becoming increasingly affluent. Many second-generation members fluent in English had been educated in post-secondary institutions in the Los Angeles area and elsewhere. The professional barriers that had been in place decades before were starting to fade as more Korean Americans entered white-collar occupations. The *Korean Community of Southern California Year Book 1964*, which was published as a directory for and about the Korean community, listed one architect (David Hyun of Hyun & Whitney Architects at 2301 Hyperion Avenue),¹⁴² two attorneys, three dentists (including Dr. Yin Kim who had challenged the racial covenants at his Arlington Height home), two insurance agents, and two clinical doctors.¹⁴³

A notable business to start in this period was Phil Ahn's Moongate restaurant at 8632 Van Nuys Boulevard in Panorama City.¹⁴⁴ Opened in 1955 by actor Philip Ahn and his sister Soorah, the Moongate was a family business owned and operated by the children of Chang Ho Ahn and their extended family. Many family members had moved to the San Fernando Valley in the postwar years. As with earlier restaurants, the Korean-owned business served Chinese (Cantonese) food rather than Korean food, especially as it was located in a neighborhood with few Korean residents. Philip had gained enough recognition in Hollywood that including his name was an asset to the restaurant.

¹³⁹ Kim, *Images of America: Los Angeles's Koreatown*, 76 and Pak, *Korean Community of Southern California Year Book 1964*, 84.

¹⁴⁰ Kim and Patterson, *The Koreans in America*, 60 and Choy, *Koreans in America*, 188. The former Danish Hall has been occupied by the Sung Kwang Presbyterian Church since at least 1986, who removed sections of the front brick wall and replaced with stud wall in 1987 (building permit no. 3266, Los Angeles Building and Safety, August 18, 1987). It should be noted that the 1964 Year Book listed the Korean Community Center address at 2525 West Vernon Avenue with Leo C. Song as president (Pak, *Korean Community of Southern California Year Book 1964*, 84). However, no additional documentation has been found to connect this property with the Korean Community Center.

¹⁴¹ "Korean War Orphans Will Be Fete Guests," *Los Angeles Times*, March 24, 1956 and "Koreans to Observe Independence Day," *Los Angeles Times*, March 1, 1957.

¹⁴² David Hyun has a previous office at 1025 N. Vermont Avenue which is not extant.

¹⁴³ Pak, *Korean Community of Southern California Year Book 1964*, 6 and 86-87. Dr. Kim had his dental practice at 959 West Jefferson Boulevard (not extant).

¹⁴⁴ Kim, *Images of America: Los Angeles's Koreatown*, 74.



Phil Ahn's Moongate as original constructed in 1955 at 8632 Van Nuys Boulevard in Panorama City, and in 1963 after a remodel (Los Angeles Public Library and Flip Ahn Cuddy).

The Moongate restaurant was designed by noted Los Angeles architecture firm Armet & Davis with Mid-Century Modern and Asian Eclectic architectural elements.¹⁴⁵ This included a circular moongate feature at the front façade and a neon sign in Asian-style font. The restaurant was a success, and Philip Ahn was made the honorary mayor of Panorama in 1962.¹⁴⁶ An addition and renovations that tripled its size to seat 300 was completed in 1964 while still under the Ahns' ownership.¹⁴⁷ Lou and Cliff Sawyer of Palm Springs, a husband and wife interior design team, did the interior and exterior design of the addition and renovation. The Sawyers were known for their work on restaurants, including the Polynesian-themed Don the Beachcomber in Palm Springs and Pago Pago in Long Beach.¹⁴⁸ The remodel was "a blend of Chinese and South Pacific," which incorporated the circular moongate motif at the expanded front façade and added Chinese lions, or Foo dogs, at the roof line.¹⁴⁹ However, the renovation also altered or eliminated some of original Mid-Century Modern features. The Moongate remained open until 1990, after which the building housed other businesses. It is currently La Sierra, a Mexican nightclub.

Gradually, the Korean War brought greater awareness of a distinct Korean identity to the mainstream, and businesses started to embrace their Korean roots. The House of Korean Arts was a gift shop managed by Henry S.G. Song and Marie Song Lee that specialized in selling goods made and imported from Korea.¹⁵⁰ Established by 1955, the store was located at 4332 Degnan Boulevard in Leimert Park Village by 1964.¹⁵¹ The first restaurant in Los Angeles that specifically served Korean cuisine was Korea

¹⁴⁵ Building permit no. 66184, Los Angeles Building and Safety, December 23, 1953.

¹⁴⁶ Chung, *Hollywood Asian*, 23.

¹⁴⁷ Email correspondence from Flip Ahn Cuddy, April 22, 2017 and "Panorama City Restaurant Remodeled and Enlarged," *Los Angeles Times*, August 9, 1964.

¹⁴⁸ "Finding Aid for the Cliff & Lou Sawyer Papers, circa 1930-circa 1979," at University of California, Santa Barbara, Online Archive of California, accessed September 28, 2017, http://www.oac.cdlib.org/findaid/ark:/13030/c81j992c/entire_text/.

¹⁴⁹ "Panorama City Restaurant Remodeled and Enlarged."

¹⁵⁰ "California's Gift Show Opens at Four Locations," *Los Angeles Times*, July 25, 1955 and Aleene Barnes, "Noted Korean Novelist Visits Here to Spread Culture of Homeland," *Los Angeles Times*, August 3, 1955.

¹⁵¹ Pak, *Korean Community of Southern California Year Book 1964*, 87.

House at 2731 West Jefferson Boulevard (extant but altered).¹⁵² Opened by Francis Lewe in 1965, it appears to have moved to 1540 North Cahuenga Boulevard in Hollywood in 1970.¹⁵³

In 1961, the Korean Chamber of Commerce of California was organized and established in Los Angeles at 1205 West Jefferson Boulevard (not extant). It was headed by Frank Ahn, who oversaw the efforts to promote Korean American commercial interests.¹⁵⁴ By 1977, the Korean Chamber of Commerce of Southern California was located at 981 South Western Avenue near Olympic Boulevard in a commercial office building owned by the Korean Association of Southern California.¹⁵⁵

This economic proliferation extended to further civic engagement. In 1960, Alfred Song became the first Korean American to serve on a local city council when he was elected as a councilmember for the nearby City of Monterey Park. Born in Hawaii, Song was the son of Korean plantation workers. He moved to Los Angeles to attend USC for undergraduate studies, and eventually law school, following his enlistment in the Air Force during World War II. He was one of the two attorneys listed in the 1964 Year Book, with his law office noted as at 608 South Hill Street in Downtown. He was later elected to the State Assembly in 1962, and State Senate in 1966 – the first Korean American to hold these positions.¹⁵⁶

Third Wave of Immigration and the Rise of Koreatown: 1965-1980

In 1965, U.S. immigration policy underwent a substantial overhaul with the passage of the Hart-Celler Act. Formally known as the Immigration and Nationality Act of 1965, the Hart-Celler Act effectively ended the discriminatory restrictions for immigrants from select nations of origin. By removing policies that had previously favored European immigrants, a substantial influx of immigrants arrived over the following years from Latin America and Asia, including Koreans. At first, the annual number of people immigrating from Korea was a few thousand people, which already more than doubled the one to two thousand Koreans arriving each year before 1965.¹⁵⁷ By the early 1970s, the numbers increased dramatically with over 30,000 Korean immigrants entering the U.S. alone in 1976.¹⁵⁸

Those who came to the U.S. as part of the third wave were predominantly well-educated and skilled workers, unlike the unskilled laborers of the first wave more than half a century prior. Political and economic uncertainty in South Korea created a desire for many to move to the U.S. to pursue other opportunities; little migration out of Communist North Korea occurred. Unfortunately, many of the new immigrants who had received higher education and professional qualifications in Korea were unable to

¹⁵² Kim, *Images of America: Los Angeles's Koreatown*, 79.

¹⁵³ Lois Dwan, "Roundabout," *Los Angeles Times*, July 26, 1970.

¹⁵⁴ Kim and Patterson, *The Koreans in America*, 58.

¹⁵⁵ *1977 Korean Business Directory*, 1, and alteration permit no. 35420 for 981 South Western Avenue, Los Angeles Building and Safety, November 8, 1976. The permit lists the Southern California League of Koreans as the owner, which may have been another name for the Korean Association of Southern California, the owner listed on later permits. The most recent permits say the owner is the Korean American United Foundation while signage on the building says, "Korean American Community Center."

¹⁵⁶ Kim and Patterson, *The Koreans in America*, 58.

¹⁵⁷ Kim, "Residential Patterns," 10.

¹⁵⁸ Pyong Gap Min, "Korean Immigrants in Los Angeles," (paper presented at the Conference on California's Immigrants in World Perspectives, UCLA, Los Angeles, April 26-27, 1990), 3.

transfer those credentials or immediately overcome the language barrier. Instead, many pursued goods- and services-based economic opportunities, such as small business ownership of grocery stores, dry cleaners, tailors, and restaurants.¹⁵⁹ Import-export trading companies and garment industry also eventually became popular businesses.

As with other immigrant groups, recently arrived Koreans gravitated towards established ethnic communities. This was intensified in Los Angeles, where the cultural and economic institutions of the Korean American community were located in a concentrated area around Jefferson Boulevard west of USC. Property rental rates, both commercial and residential, near this area were relatively low. Postwar suburban development drew many white residents from urban Los Angeles in a “white flight” migration that left the city’s central areas under occupied. At the same time, the opening of the Santa Monica Freeway (10 Freeway) in the mid-1960s replaced Olympic Boulevard as the main east-west connector and resulted in a decrease in traffic volume, higher vacancies, and more affordable commercial rents along the boulevard.¹⁶⁰ This combination of a pre-existing ethnic community and its supporting institutions, coupled with relative affordability in nearby areas, and the rapid influx of well-educated and financially sound immigrants with the capital to start commercial endeavors, effectively created one of the highest concentrations of Korean peoples and institutions in the United States – present-day Koreatown.¹⁶¹

The Korean community was already beginning to shift north from Jefferson Boulevard over the previous decades, but the influx of third-wave immigrants, and the dispersion of the second generation following the postwar suburban boom and lifting of racial covenants, shifted the concentration of Koreans north of the 10 Freeway by 1970. At the same time in the late 1960s, the Foreign Exchange Bank of Korea opened in Los Angeles to facilitate business and trade between the United States and Korea.¹⁶² A state-owned bank, the Foreign Exchange Bank of Korea was first located at the One Wilshire Building at 624 S. Grand Avenue in 1967 before moving to 1133 Wilshire Boulevard by 1977.¹⁶³ By then, it had changed its name to the Korean Exchange Bank.¹⁶⁴ In 1977, the Korean Exchange Bank constructed a new branch building at 3099 West Olympic Boulevard designed by architects Kuo Sang Kim and Kurt Meyer.¹⁶⁵ The presence of established Korean-oriented financial services supported the rising influence of the Korean community in the activation of commercial spaces in these previously economically depressed areas.

¹⁵⁹ Nancy Yoshihara, “Koreans Find Riches, Faded Dreams in L.A.” *Los Angeles Times*, February 1, 1976.

¹⁶⁰ Kim, “Residential Patterns,” 56-57.

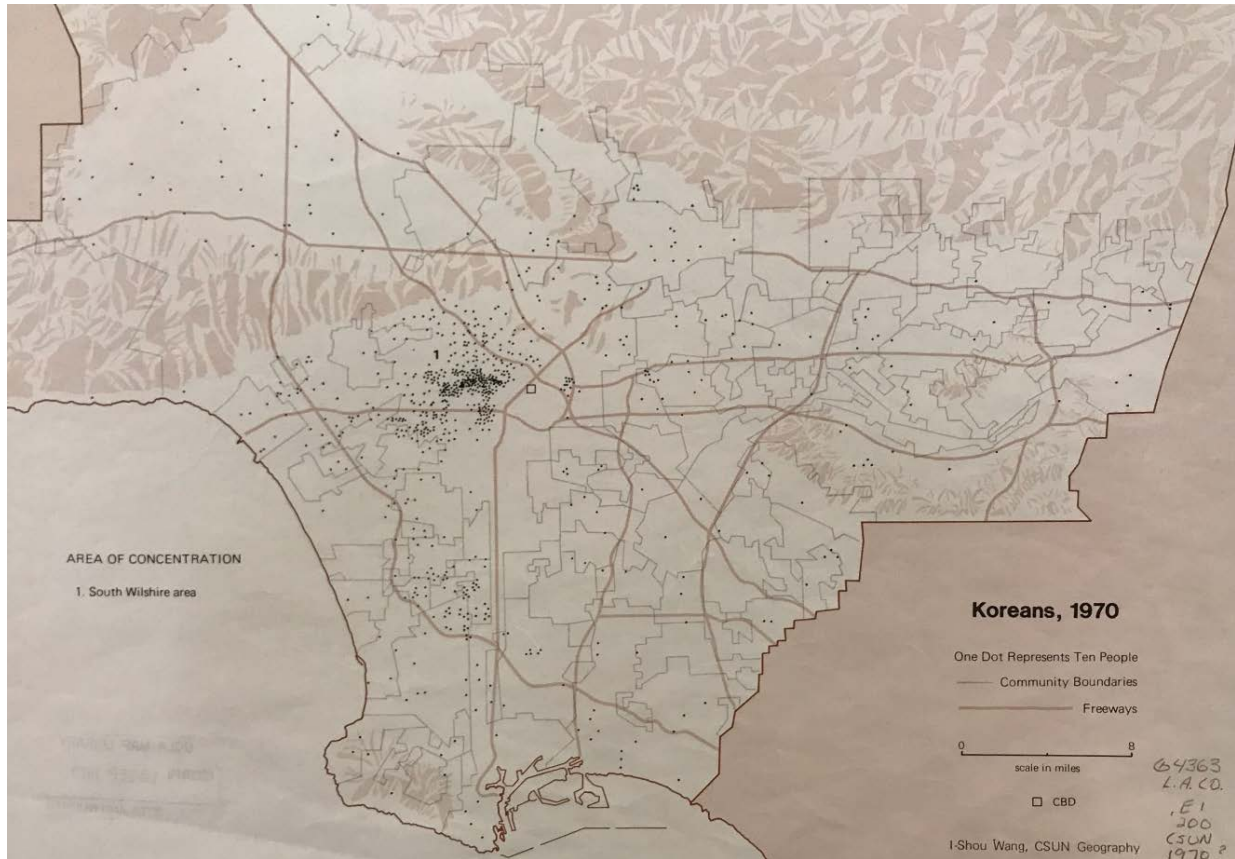
¹⁶¹ Diana Sherman, “Largest Outside Korea: Korean Town’s Extent, Population Grown Daily,” *Los Angeles Times*, February 25, 1979.

¹⁶² “Korean Bank Opens Office,” *Los Angeles Times*, September 10, 1967.

¹⁶³ *Ibid.*, and *1977 Korean Business Directory*, 1-2.

¹⁶⁴ “Bank Seeks Name Change,” *Los Angeles Times*, December 27, 1967.

¹⁶⁵ New building permit no. 41899 for 3099 West Olympic Boulevard, Los Angeles Department of Building and Safety, January 18, 1977. Now call the Hanmi Bank.



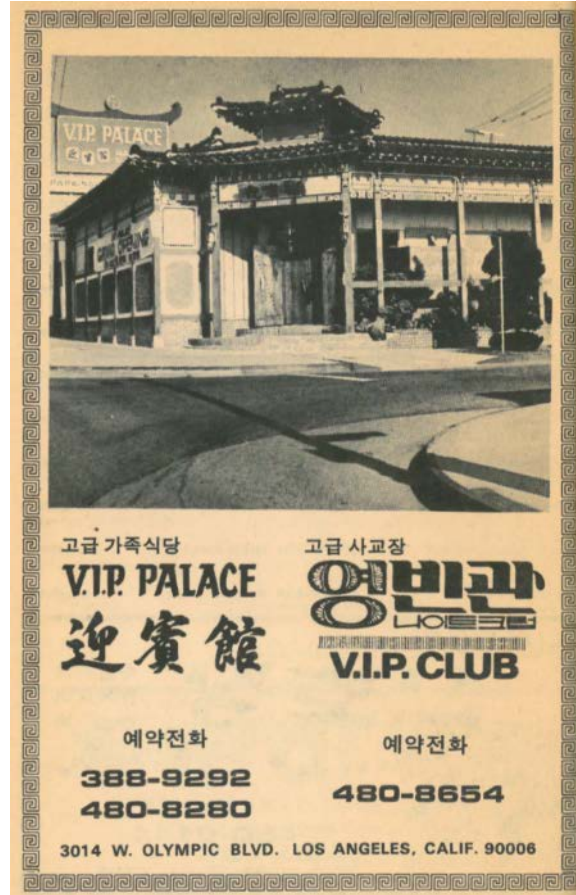
Distribution of Koreans in Los Angeles County in 1970. Note the concentration of Koreans is now seen north of the 10 Freeway around Olympic Boulevard, rather than Jefferson Boulevard south of the freeway (Robert Provin and I-Shou Wang, CSUN Geography, at UCLA Libraries).

The catalyst for the formation of Koreatown is often attributed to the founding of the Olympic Market by Hi-Duk Lee. Opened in 1969, the Olympic Market at 3122 West Olympic Boulevard (not extant) was one of the first Korean grocery stores located along the Olympic Boulevard commercial corridor.¹⁶⁶ After the success of the Olympic Market, Hi-Duk Lee opened the VIP Palace restaurant (Young Bin Kwan) at 3014 West Olympic Boulevard in 1975.¹⁶⁷ The VIP Palace, along with the adjacent shopping center, VIP Plaza at 3030 West Olympic Boulevard also developed by Lee in 1979, incorporated Korean-style

¹⁶⁶ Junyoung Myung, "Values-Based Approach to Heritage Conservation: Identifying Cultural Heritage in Koreatown," (Master's thesis, University of Southern California, 2015), 20.

¹⁶⁷ Kim, *Images of America: Los Angeles's Koreatown*, 82.

architectural elements in its building design, including 10,000 blue roof tiles Lee imported from Korea.¹⁶⁸ They were among the first buildings in Los Angeles to showcase Korean architectural elements.



Left: Advertisement for the Korea Exchange Bank of California in the 1977 Business Directory (Korean Heritage Library, USC). Right: Advertisement for the V.I.P. Palace in the 1977 Business Directory (Korean Heritage Library, USC).

Soon, hundreds of Korean businesses opened along Olympic Boulevard and expanded to Eight Street.¹⁶⁹ The incredible growth of the Korean business community in Los Angeles between 1965 and the mid-1970s can be seen in comparing the 1964 Year Book of the Korean community in Southern California with the 1977 directory of businesses published by the *Korea Times*. Where the 1964 Year Book had about 50 pages dedicated to residential and business listings and showed only four restaurants, the 1977 directory was dedicated solely to commercial and institutional services and was over 150 pages long with at least 50 Korean-owned restaurants listed.¹⁷⁰

As the concentration of Korean-oriented businesses increased along Olympic Boulevard, so did the population of Koreans in the surrounding neighborhood as the high rate of immigration continued. The

¹⁶⁸ Ibid.

¹⁶⁹ Hyunsun Choi, "Magnetic Koreatown: Location and Growth in Transition," *Korea Observer* (Winter 2007): 593.

¹⁷⁰ Pak, *Korean Community of Southern California Year Book 1964*, 89 and *1977 Business Directory*, 72-79.

area bounded by Olympic Boulevard and 8th Street between Crenshaw Boulevard and Hoover Street became one of the most densely populated areas of Koreans and Korean-owned businesses; it had over 70,000 Korean residents and 1,000 small businesses by 1976.¹⁷¹ The area also supported five newspapers, including the *Korea Times*, the largest circulation daily Korean newspaper in the United States by 1977.¹⁷² Opening its Los Angeles headquarters at 11638 Ventura Boulevard in Studio City in 1969, the newspaper moved to Koreatown in 1971 to 3418 West First Street (not extant) between Virgil and Vermont Avenues.¹⁷³ By 1977, it was located at 141 North Vermont Avenue (not extant).¹⁷⁴

Other newspapers included the *Korean American Herald* (Miju Shin-Mun) at 2703 West Eighth Street; *Korean American Times* at 1543 West Olympic Boulevard; the *Korea Herald* at 1212 North Vermont Avenue; and the *Dong-A Il Bo* at 1035 South Crenshaw Boulevard.¹⁷⁵ The *Koreatown* weekly newspaper founded by K.W. (Kyung Won) Lee was the first Korean American newspaper printed in English. It started publishing in 1979 with its editorial offices at 1311 West Ninth Street.¹⁷⁶ According to its masthead, it was located at 1342 West Olympic by 1981, though it ceased publishing in 1984. Other media outlets listed in the 1977 business directory included the Korean Broadcasting Company at 634 South Broadway, which is the Palace Theatre; Korean TV Productions at 5225 Wilshire Boulevard; MBC TV at 3450 Wilshire Boulevard; Radio Korea at 141 North Vermont Avenue (not extant); and the TBC TV & Joong Ang Il Bo at 661 South Burlington Avenue.

The rapid expansion of Korean-owned businesses in the area resulted in the organization of the Koreatown Development Association (also known as the Koreatown Association), an organization of business leaders that aimed to improve and promote the business environment in the emerging Koreatown. The Koreatown Development Association, although largely business-oriented, served as a booster organization for the burgeoning Korean American community by promoting socio-cultural events as well as commerce.¹⁷⁷ It established the Korean Street Festival in 1974 that quickly grew to include over 120 participating organizations with over 45,000 attendees.¹⁷⁸ In 1978, after lobbying by the Koreatown Development Association led by Hi-Duk Lee as its president, the neighborhood received the honorary recognition as “Koreatown” by the City of Los Angeles.

The Koreatown Development Association was located at 981 South Western Avenue in 1977, in a four-story Modern office building purchased by the Korean Association of Southern California (KASC) in 1975.¹⁷⁹ The KASC was founded in the mid-1960s to “promote ethnic fraternity; provide informational, cultural, and educational resources to immigrants; and protect the rights and interest of the general

¹⁷¹ Yoshihara, “Koreans Find Riches.”

¹⁷² 1977 *Business Directory*, 157.

¹⁷³ Kim, *Images of America: Los Angeles’s Koreatown*, 80 and 84, and advertisement in *Korea Times* in 1970.

¹⁷⁴ 1977 *Business Directory*, 157. *Korea Times* is now located at 3731 Wilshire Boulevard.

¹⁷⁵ *Ibid.*, 102.

¹⁷⁶ “Koreatown Weekly Debuts,” *Koreatown: Special Korean Festival Issue*, September 1979, 1, accessed September 28 2017, <http://oac.cdlib.org/ark:/13030/hb6779p1mf/?brand=oac4>.

¹⁷⁷ Yu Eui-Young, “Koreatown’ Los Angeles: Emergence of a New Inner-City Ethnic Community,” *Bulletin of the Population and Development Studies Center* 14 (1985): 36

¹⁷⁸ Yoshihara, “Koreans Find Riches.”

¹⁷⁹ Victoria Kim, “Community Center Meant to Unite L.A.’s Korean Americans Has Become a Battleground,” *Los Angeles Times*, February 29, 2016. Ownership is held by the Korean American United Foundation.

Korean immigrant community."¹⁸⁰ The KASC had ties to the South Korean government, and was funded in part by the Korean Consulate General; in 1970, the KASC was listed at 5455 Wilshire Boulevard in the same office building as the Korean Consulate General.¹⁸¹ In 1972, it moved to a storefront on Olympic Boulevard and then finally to 981 South Western Avenue, which it purchased with the help of the South Korean government.¹⁸² The building became the home of several organizations and businesses catering to the Korean community, including the Korean American Community Center, the Korean Chamber of Commerce, the Korean Students Association of Southern California, and the Korean Trader's Association of America, among others.¹⁸³ In the mid-1980s, the KASC changed its name and is now known as the Korean American Federation.¹⁸⁴

By 1979, Los Angeles had the largest population of Koreans living outside of Korea. This population, estimated at the time to be approximately 170,000, was largely concentrated in the Koreatown area. Koreatown was the commercial center, where business signage in Korean and traditional Korean design elements incorporated into some buildings identify the area as distinctly Korean.

Despite the staggering levels of investment in the area with Korean-owned businesses and the real estate purchases by Korean investors, it was not a desirable residential neighborhood. Those living in Koreatown were predominantly recent immigrants from the third wave. As with the previous generations of Korean Americans in the decades prior, those who could afford to do so moved to middle-class neighborhoods in other parts of the city and the greater Southern California region.¹⁸⁵ However, Koreatown and its concentration of restaurants, markets, retailers, cultural centers, churches, nightlife establishments, theaters, and other amenities served the broader Korean American community, regardless of class.

¹⁸⁰ Angie Y. Chung, *Legacies of Struggle: Conflict and Cooperation in Korean American Politics* (Stanford, CA: Stanford University Press, 2007), 65. Chung lists the KASC as starting in 1962, while other sources listed 1965 or 1968.

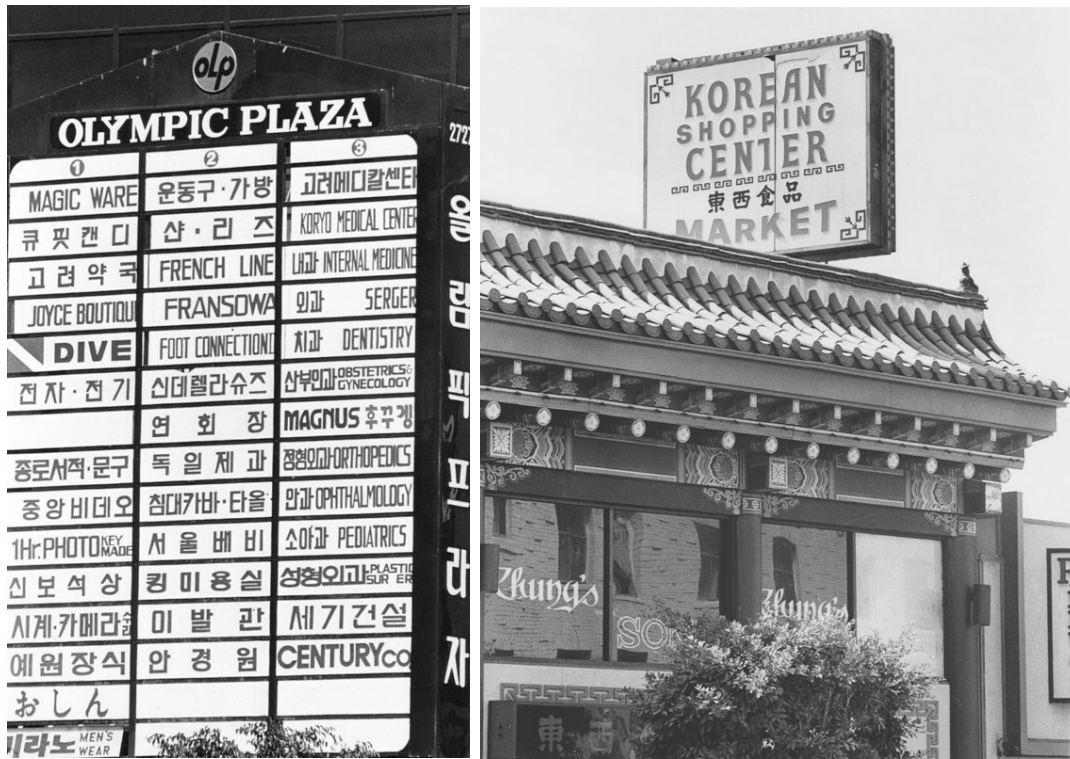
¹⁸¹ Chung, *Legacies of Struggle*, 65-66 and "Action Line," *Long Beach Independent*, February 23, 1970.

¹⁸² Kim, "Community Center;" Kim, *Images of America: Los Angeles's Koreatown*, 84.

¹⁸³ *1977 Business Directory*, 1, 3, 5, 20, 26, 142, and 145-146.

¹⁸⁴ Chung, *Legacies of Struggle*, 66.

¹⁸⁵ Sherman, "Largest Outside Korea."



L: Business signage in Korean at Olympic Plaza, 2727 Olympic Boulevard, in 1988 (Los Angeles Public Library).
 R: East West Market at 3300 West Eighth Street at Normandie Avenue seen in 1987 with its Korean influence architecture (Los Angeles Public Library).

The long-established community institutions also adjusted to the new wave of immigrants and the shift of the Korean community northward to the new Koreatown. The Korean Methodist Church was at the Washington Boulevard church they built in 1960 for only eight years before they outgrew the space. As the first wave immigrant generation was dying, the congregation’s membership, and the focus of its activities, shifted to the second wave of student immigrants and then to the third wave of immigrants after the 1965 immigration quotas were lifted. It moved in 1968 to the church at 1068 South Robertson Boulevard to accommodate the growing congregation. There, it merge with the smaller Robertson Community Methodist Church and promised to offer at least one English service a week as part of the merger.¹⁸⁶ In 1989, the church moved from the Robertson Boulevard location, where it had been for the longest period to date, to 7400 Osage Avenue in Westchester near Los Angeles International Airport. It remains there today as the Los Angeles Korean United Methodist Church in shared facilities with the La Tijera United Methodist Church.¹⁸⁷

The Korean Presbyterian Church remained at its Jefferson Boulevard location, but constructed the larger Korean United Presbyterian Church building next door to its 1938 brick church in 1983.¹⁸⁸ Joining the handful of Korean churches that had long served the community were several dozen new churches

¹⁸⁶ Yoo and Ahn, *Faithful Witness*, 139-140.

¹⁸⁷ *Ibid.*, 149.

¹⁸⁸ Kim, *Images of America: Los Angeles’s Koreatown*, 46.

throughout Southern California.¹⁸⁹ Some of the new churches occupied existing churches and other religious buildings. This includes the Korean Philadelphia Presbyterian Church, which in 1976 purchased the former synagogue of Temple Sinai East at 407 South New Hampshire Avenue (City Historic-Cultural Monument No. 91).¹⁹⁰ The Korean Church of Southern California occupied the church at 10792 West National Boulevard in Palms by 1977; the building is currently housing the Redeemer Baptist Church.¹⁹¹ The two largest Korean churches by the early 1980s was Young Nak Church with over 3,000 members and Oriental Mission Church with 2,500 members.¹⁹² Young Nak was first housed in a former synagogue at 1218 S. Fairfax Avenue before it outgrew the space and constructed its own church in 1989 at 1721 North Broadway in Lincoln Heights.¹⁹³ The Oriental Mission Church moved into a former supermarket building at 424 North Western Avenue in 1975 within Koreatown.¹⁹⁴

While many of the second and third generation Korean Americans had moved to neighborhoods throughout the Los Angeles region, they were often instrumental in helping to settle the recent arrivals by offering socio-cultural, economic, and organizational support. Continuing the tradition from previous decades, Korean churches offered a number of services to recent immigrants, including English language lessons. By the beginning of 1974, English as Second Language (ESL) classes were instituted in the Los Angeles school system, which began hiring teachers that could speak Korean to instruct new immigrant students. Special hotlines were established to offer on-demand help those who were struggling with the culture shock and adjustments to life in the United States. Groups like the Koreatown Youth Center (now known as the Koreatown Youth and Community Center or KYCC), established in 1975 as an afterschool program to support immigrant Korean youth, helped to bridge the divide between the established Korean American community and newcomers.¹⁹⁵

At the same time, new immigrants who had arrived from Korea were incredibly self-reliant and established a number of socio-cultural networks. As early as 1965, alumni groups from Korean universities were founded and provided a social framework for many of the new residents; the All Korean University Alumni Association of California had an office at 1146 North Vermont Avenue in 1977.¹⁹⁶ Other social and cultural organizations offered similar communal settings, as did the ever-important religious institutions. Although political groups had been prolific in the Korean American community in previous decades, these had largely moved away from politics during this later period. Several of the Korean language newspapers continued to comment on the political climate in North and South Korea, much to the chagrin of the Korean Consulate in Los Angeles, but the population had largely moved on from political organizations to embrace socio-cultural organizations.

¹⁸⁹ *1977 Business Directory*, 20-27.

¹⁹⁰ HCM No. 91—Korean Philadelphia Presbyterian Church files at Office of Historic Resources.

¹⁹¹ *1977 Business Directory*, 22.

¹⁹² John Dart, "Korean Congregations, Large and Small, Find a Life in the Southland," *Los Angeles Times*, March 26, 1983.

¹⁹³ John Dart, "Church Reflects Growing Korean Activity," *Los Angeles Times*, June 10, 1989.

¹⁹⁴ Kim, *Images of America: Los Angeles's Koreatown*, 86.

¹⁹⁵ "History," Koreatown Youth + Community Center, accessed September 29, 2017, <https://www.kycccla.org/about/history/>.

¹⁹⁶ *1977 Business Directory*, 1.

Korean Americans from the earlier waves and their children continued to find success in their fields and gain greater visibility in mainstream American society. Actor Philip Ahn became even more well-known with his co-starring role of Master Kan on the television program *Kung Fu* from 1972-1975. A few Korean immigrant actors, such as Soon-Tek Oh and Johnny Yune, also started to appear in television industry in the 1970s and 1980s, though the presence of Koreans in the entertainment industry and in the performing arts was still fairly rare.¹⁹⁷ Architect David Hyun, whose family settled in Hawaii as part of the first wave, developed the Japanese Village Plaza shopping center at 350 East 1st Street in Little Tokyo. Opened in 1978, Japanese Village Plaza was a project led by the local Japanese community in concert with the Los Angeles Community Redevelopment Agency to revitalize Little Tokyo.¹⁹⁸ It was designed by Hyun with McClelland, Cruz and Gaylord, Kazumi Adachi and Robert E. Alexander, and with Takahashi & Takahashi as the landscape architect.¹⁹⁹ Hyun was considered the first Korean American architect in Los Angeles and started practicing in 1947.²⁰⁰ He practiced in partnership with Richard Whitney as Hyun & Whitney starting in 1961 and designed several Mid-Century Modern residences as well as commercial and institutional projects.²⁰¹ For the Japanese Village Plaza, Hyun's design used elements of traditional Asian architecture, such as blue tiled roofs, exposed wood beams, and fenestration referencing shoji patterns.²⁰² Hyun attempted to develop a Korean Village that could be a focus for the Korean community, as Little Tokyo was for the Japanese and Chinatown was for the Chinese, but the project was not executed.²⁰³

Reflecting the growing link between Los Angeles and South Korea, the Republic of Korea donated the Korean Friendship Bell to the city in 1976 to celebrate the United States' bicentennial that year and to honor the veterans of the Korean War.²⁰⁴ The bell was placed in the Angel's Gate Park overlooking the Pacific Ocean in San Pedro, and was designated City Historic-Cultural Monument No. 187 in 1978. The Korean Cultural Center, ran by the South Korean government's Ministry of Culture, Sports, and Tourism, also opened in 1980 at 5505 Wilshire Boulevard in a former bank building to promote the cultural heritage of Korea.²⁰⁵

Starting with fewer than 20 Koreans in Los Angeles after the first decade of the 20th century, Korean Americans have become one of the major ethnic communities in the city. The story of Korean Americans in Los Angeles does not end in 1980. Koreatown continued to grow and expand beyond Olympic Boulevard toward Wilshire Boulevard to the north and Pico Boulevard to the south, and even further beyond. Korean Americans also spread far and wide across Los Angeles outside of Koreatown, investing

¹⁹⁷ Chung, *Hollywood Asian*, xiii.

¹⁹⁸ Lou Desser, "Little Tokyo's Grass Roots Project," *Los Angeles Times*, April 24, 1977.

¹⁹⁹ *Ibid.*, and "Japanese Village Shop Plaza Opens," *Los Angeles Times*, October 29, 1978.

²⁰⁰ "Firm Opened by Architects," *Los Angeles Times*, September 3, 1961 and "David Hyun," Forest Lawn, accessed April 17, 2017, <http://forestlawn.tributes.com/obituary/show/David-Hyun-93744266>.

²⁰¹ Hyun also was almost deported after being accused of being a Communist in the 1950s. He was exonerated and continued to practice architecture. Cheng, *Citizens of Asian America*, 127-134.

²⁰² Desser, "Little Tokyo's Grass Roots Project" and "Japanese Village Shop Plaza Opens."

²⁰³ Sam Kaplan, "L.A. Koreans in Search of an Identity," *Los Angeles Times*, September 20, 1979.

²⁰⁴ "Korean Friendship Bell," Los Angeles Public Library Photo Collection record order number 00063669, from Cary Moore Collection. The bell is at 3601 S Gaffney Street in Angels' Gate Park in San Pedro.

²⁰⁵ Kim, *Images of America: Los Angeles's Koreatown*, 93.

in businesses in the Fashion District and South Los Angeles, as well as living in the San Fernando Valley and West Los Angeles. Many more social, financial, commercial, and cultural institutions were established to serve the increasingly visible and prominent Korean American community. An influx of investment from South Korea starting in the 1980s extended the immigration of both people and capital to Los Angeles as it became one of the largest concentrations of Koreans outside of Korea. Koreatown Plaza, the indoor mall at 928 South Western Avenue designed by Gruen Associates and partner Ki Suh Park and developed by Joon Nam Yang, opened in 1988 after a four year construction to be among the largest new developments in Koreatown.²⁰⁶

The painful events surrounding the 1992 riots, wherein many Korean businesses were targeted for looting and destruction, marked a turning point for the community, and deserve further study. Greater civic engagement and engagement with non-Korean communities since then has further tied the Korean American community to Los Angeles. David Ryu, the first Korean American to serve in the City Council was elected in 2015. As more time passes, the contributions of Korean Americans to Los Angeles since the third wave of immigration will become more and more apparent.

²⁰⁶ Ibid., 100.

ASSOCIATED PROPERTY TYPES AND ELIGIBILITY REQUIREMENTS

The “Property Types and Eligibility Standards” were developed as part of the Asian American in Los Angeles National Register Multiple Property Documentation (MPD) form and are applicable to all five Asian American contexts of the MPD. Though they focus on eligibility for listing in the National Register of Historic Places, they are easily adaptable for use in evaluating property eligibility for listing in the California Register of Historical Resources (CR) and/or as a local Historic-Cultural Monument (HCM). The criteria for these programs parallel criteria used for the National Register. Some considerations in applying the standards under HCM and CR criteria for designation are below.

- Criterion A of the National Register is the equivalent of Criterion 1 for HCM and the CR.
- Criterion B of the National Register is the equivalent of Criterion 2 for HCM and the CR.
- Criterion C of the National Register is the equivalent of Criterion 3 for HCM and the CR.
- There is no 50 year rule for eligibility for listing in the CR or as an HCM. Therefore, Criterion G, “must be of exception importance if less than 50 years of age” does not apply.
- Integrity considerations may vary in some cases when applied under CR and HCM criteria.
- Commercial signs are not included as a property type eligible for the National Register. However, signs may meet significance threshold for local listing as an HCM. To evaluate signs see the “Commercial Signs” theme of the Citywide Historic Context Statement.
- The local Historic Preservation Overlay Zone (HPOZ) ordinance criteria may apply to historic districts.

This section assists with the identification and evaluation of properties that may be significant for their association with Asian American history in Los Angeles related to the five contexts of this MPDF. A wide range of property types have been identified and they are referenced throughout the historic contexts.

Properties are significant under Criterion A, Criterion B, and/or Criterion C of the National Register Criteria for Evaluation:

- Properties under Criterion A are “associated with events that have made significant contribution to the broad patterns of our history.”
- Properties eligible under Criterion B are “associated with the lives of persons significant in our past.”
- Properties eligible under Criterion C “embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.”

Identified properties may be significant under one or more of the National Register Criteria and the property types discussed below. In general, associated property types that meet registration requirements for significance and integrity can be considered rare; in some cases there may be only one or a few eligible resources. Registration Requirements for property types were developed based on knowledge and comparative analysis of physical characteristics and/or historical associations. The integrity requirements and considerations take into account the overall rarity of resources, knowledge of their relative integrity, and significance evaluations based primarily on Criteria A and B.

The prevalence of known resources associated with each context is relative to their periods of significance. The National Register Criteria exclude properties that achieved significance with the last 50 years unless they are of exceptional importance. This is referred to as Criteria Consideration G. Most

extant resources meeting the 50-year age requirement for the National Register are associated with the Chinese, Japanese, and Korean populations. There are fewer resources meeting the age requirement associated with the Filipino community and more recent Thai community. Those properties that are not of exceptional important may become eligible when more time has passed. And over time it is also anticipated that this MPDF will be amended to include expanded periods of significance, include other Asian American populations in Los Angeles, and address additional themes and property types not yet known.

Property Types Associated with Prominent Persons in Asian American History

Description: Properties associated with prominent persons in Asian American History in Los Angeles are common to all contexts and comprise one of the largest groups of historic resources identified under this MPDF. They include residential, commercial, institutional, industrial, and agricultural resources and cover the full period of significance for each related context. Resources can be found citywide, with some concentrations in the geographic areas of settlement and migration as discussed in the context narratives. Their architectural type, style, and detail vary widely and are generally based on the date of construction. These are less important factors in the evaluation of eligibility under Criterion B.

Significance: Properties associated with prominent Asian Americans in Los Angeles may be eligible for listing in the National Register under Criteria B at the local, state, or national level, depending on the persons' sphere of influence. A property must be directly associated with the productive life of a significant Asian American or associated with Los Angeles residents of other races who have been instrumental in furthering opportunities for Asians Americans. Individuals may be important in a wide range of areas of significance including, but not limited to: ethnic history, agriculture, commerce, communications, entertainment/recreation, settlement, industry, art, performing arts, health/medicine, politics, military, religion, and social history. Individuals include important civic leaders and activists, business owners, educators, doctors, actors, writers, politicians, farmers, athletes, artists, and others. Residential properties and professional offices may be associated with persons significant in civil rights and issues related to deed restriction and segregation. While the associated historic context narratives identify numerous persons significant in Asian American history whose associated properties may be evaluated under this property type, more may be identified with additional research.

Registration Requirements:

- A property must be directly associated with the productive life of a significant Asian American or associated with Los Angeles residents of other races who have been instrumental in furthering opportunities for Asians Americans
- Individual must be proven to have made an important contribution to one or more areas of significance as it relates to Asian American history
- Individual must have lived in or used the property during the period in which he or she achieved significance
- The length of the association should be an important factor when there is more than one property associated with an individual
- Determining the property that best represents the person's life needs to be carefully evaluated
- If more than one property is associated with a person, the property in which the person spent the productive period of his/her life would be the most representative. In

addition, the length of the association should be an important factor when there is more than one property associated with an individual

- For multi-family residential properties, the apartment or room occupied by the person must be readable from the period of significance
- The property retains most of the essential character-defining features from the period of significance
- Properties associated with individuals whose significant accomplishments date from the last 50 years must possess exceptional importance (Criteria Consideration G)
- Properties associated with the lives of living persons may qualify

Integrity Considerations:

- Should retain sufficient integrity to convey significance from the period of time in which the significant person lived there or used the property.
- Integrity of location, design, feeling, and association must be present. A basic integrity test for properties associated with an important person is whether a historical contemporary would recognize the property as it exist at the time of the valuation.
- Because of the rarity of the type, properties with reversible alterations to the exterior, such as enclosed porches and replaced windows on residential properties, should not automatically be excluded from consideration.
 - Some original materials may be altered or removed, if only evaluated under Criterion A.
- Setting may have changed (surrounding buildings and land uses)

Property Types Associated with Settlement: Residential Historic Districts

Description: Residential historic districts associated with Asian American settlement and migration patterns are primarily comprised of tracts, subdivisions, or neighborhoods of residential buildings, but may also include other property types and, in particular, commercial buildings. Enclaves exclusive to Asian Americans are not common, but there are some areas of migration and settlement with mixed ethnicities whose Asian populations grew in size, particularly in the postwar and after racially restrictive covenants were outlawed in 1948. There are no known extant residential enclaves from the prewar period. Known enclaves associated with the postwar period are primarily associated with the growing Japanese population of Los Angeles and in the areas of Harbor Gateway, the Crenshaw district, and Jefferson Park. While some are settlements of earlier residential neighborhoods (dating from the first half of the 20th century), others were developed as tract housing in the late 1950s and are comprised of ranch houses. Some feature vernacular Japanese gardens and landscape features giving a distinct sense of place. A noteworthy residential ethnic enclave is the Crenshaw Seinan neighborhood in the Crenshaw District, which features single-family ranch houses, multi-family buildings, and commercial buildings associated with Japanese businesses. Although the postwar Seinan community was far more widespread than the boundaries of this district, this concentration of resources is significant because it was developed by and marketed to Japanese Americans and promoted for its ethnic character through visual characteristics evocative of Japanese design traditions.

Significance: Residential historic districts associated with Asian Americans in Los Angeles may qualify for the National Register at the local, state, or national level of significance under Criterion A and Criterion C depending on the sphere of influence. Areas of significance include ethnic history, settlement, and

social history. Other areas of significance may be identified. Identified districts are strongly associated with residential settlement of the Japanese American population of Los Angeles after World War II. They evidence migrations patterns throughout the city and increased ability for homeownership.

Registration Requirements:

- Dates from the period of significance for each context
- Must have a significant association with the settlement and/or migration of Asian Americans over time
- May be associated with numerous historic personages who lived in the neighborhood for the cumulative important of those individuals to the community
- May represent issues relating to deed restriction and segregation
- Residential historic districts in which the majority of the properties or the most important period of significance is less than 50 years of age must possess exceptional importance (Criteria Consideration G)

Integrity Considerations:

- Should retain integrity of location, design, feeling, and association
- The evaluation of integrity should focus on the district as a whole and its overall characteristics, not the individual contributing buildings
- Contributors to a district may have a greater degree of alterations than individually significant properties

Property Types Associated with Business and Commerce

Commercial Buildings

Description: Commercial properties associated with Asian Americans in Los Angeles housed a variety of businesses and vary widely (see below). Although they cover the full period of significance for each related context, most date from the 1940s and later. Some businesses are still in operation today. Businesses include retail stores, neighborhood theaters, and restaurants that served basic neighborhood needs as well as professional offices/services and lodging. Property types also include buildings housing organizations that supported commerce and business development. Commercial retail buildings associated with herbal medicine are discussed in the Property Types Associated with Health and Medicine.

- Restaurant/Bar/Club
- Motion Picture Theater
- Professional Office/Service
 - Mortuary/Funeral Home
 - Bank/Financial Institution
 - Employment Agency
 - Law Office
 - Barber Shop
 - Tailor
- Lodging
 - Hotel/Motel

SurveyLA Citywide Historic Context Statement

Korean Americans in Los Angeles, 1905-1980

- Boarding House
- Retail
 - Store/Shop
 - Market/Grocery
 - Bakery
 - Nursery
 - Florist
- Chambers of Commerce and other business development/support organizations

Commercial buildings are located citywide within areas of settlement and migration as indicated in the historic context narratives. In particular, they can be found in areas including Chinatown, Little Tokyo, Koreatown, Sawtelle, Jefferson Park, the Crenshaw District, and the Harbor area. Buildings may or may not have been purpose built. Size, massing, form, and architectural style vary over time. Buildings types range from stand-alone buildings to small, one-story single-storefront varieties to larger, multi-story multi-storefront examples. Of the property types listed above, restaurants and markets constitute a large percentage of known commercial resources and are common to all contexts. Known mortuaries, florists, nurseries, and gardening-related business are associated with the Japanese American community. Business support organizations include the Chinese Chamber of Commerce (Chinatown), the Southern California Gardeners Federation (Little Tokyo), and the Thai Trade Center/Chamber of Commerce.

Generally, the architectural qualities of commercial buildings associated with Asian Americans are less important factors in the evaluation under Criterion A.

Significance: Commercial properties associated with Asian American businesses in Los Angeles may be eligible for listing in the National Register under Criterion A at the local, state, or national level, depending on the sphere of influence. Resources may be significant in the areas of ethnic heritage, commerce, community planning and development, and/or social history for their association with significant Asian American businesses of various types. Hotels, motels, and boarding houses may also be significant places associated with the resettlement of Japanese after World War II and in the area of industry for their association with Asian American labor history. Movie theaters may also be significant in the area of entertainment/recreation. Significant businesses and business organizations evidence patterns of settlement, migration, and changing demographics and played an important role in the commercial growth and development of Los Angeles' Asian American populations. The importance may relate to the particular goods and services provided by businesses or to the role businesses played in local, regional, or even national commerce. Resources may be the founding location or the long-term location of a business. It is common for early businesses to have relocated over time to new locations particularly in the postwar period. As Asian Americans were excluded as customers and sometimes employees at white-owned businesses, they formed their own businesses to provide services and employment opportunities to members of their communities. Some business also served as cultural hubs and popular places to meet and socialize. The customer base for a business may have included all Asian American communities and, in some cases, reached beyond these communities to serve other populations.

Some commercial buildings may also be significant under Criterion C, as excellent examples of their respective styles including the Asian Eclectic style, particularly in Chinatown and Little Tokyo. Many individuals who established these businesses emerged as community leaders. Under Criterion B above, a

resource evaluated under this theme may be significant for its association with an Asian American who made important individual contributions to commercial development in Los Angeles.

Registration Requirements:

- Was constructed or used by Asian Americans during the period of significance for each related context
- Strongly associated with the commercial and professional development of the Asian American community
- Is associated with a business that made important contributions to commercial growth and development in Los Angeles and specifically to the Asian American community
- Was the founding location of, or the long-term location of, a business significant to the Asian American community
- Buildings need not have been constructed by Asian Americans to be eligible, if they were occupied by important Asian American-owned business for a significant period of time.
- Retains most of the essential character-defining features from the period of significance
- May be associated with a business/corporation that has gained regional or national importance
- Properties associated with events that date from the last 50 years must possess exceptional importance (Criteria Consideration G)

Integrity Considerations:

- Should retain integrity of location, design, feeling, materials, and association from the period of significance
- Integrity is based on the period during which the significant business occupied the property
- Setting may have changed (surrounding buildings and land uses)
- Street-facing elevations should retain most of their major design features; some original materials may have been altered or removed
 - Replacement of storefronts is a common alteration; a missing storefront should not automatically exclude buildings from eligibility

Commercial Historic Districts

Description: A significant concentration of commercial buildings associated with Asian American businesses in a defined geographic area may constitute a historic district. As discussed in the contexts, identified commercial districts within the period of significance for this MPDF include Little Tokyo (a designated National Historic Landmark district, New Chinatown (1938-1960), and Greater Chinatown (1947-1950). No commercial historic districts have been identified within the period of significance relating to the Korean, Filipino, or Thai communities.

The Chinatown districts are characterized by one and two-story attached commercial buildings, with storefronts directly on the sidewalk. While they are primarily mixed-use commercial, they also include institutional use building. The Asian Eclectic architectural style is most often employed for buildings and other design features, displaying complex rooflines with colorful tiles, flared eaves with decoratively carved roof beams, geometric window screens, and representations of various animals, including

dragons, lions, and fish. The districts also include open plazas with Asian-influenced fountains, sculptures, murals, and other contributing features (such as pai-lou or gateways) designed by noted Asian American artists. Some storefronts and windows may have been altered over time and some buildings may have been constructed outside the periods of significance.

Significance: Commercial historic districts associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A and Criterion C at the local, state, or national level of significance depending on the sphere of influence. Identified districts are significant in areas including ethnic heritage, commerce, community planning and development, and social history. Commercial districts may also be significant in the area of architecture under Criterion C as a distinctive and cohesive collection of Asian Eclectic-designed buildings associated with noted Asian American architects and in the area of art for public art features designed master artists or for their high artistic value. Districts evidence the direct influence of Asian American business and civic leaders in the planning, development, and operation of key commercial centers associated with the Asian American community. They served as the hub of day-to-day commercial and social activities for Asian Americans but were also intentionally designed to evoke a sense of the exotic and attract a tourist base to contribute to the local economy.

Registration Requirements:

- A district must include a substantial number of buildings designed by an Asian American architects and/or be influenced by significant business/civic leaders in the Asian American community.
- Was developed during the period of significance for each context
- Conveys a strong sense of overall historic environment from the period of significance
- Represents an intact grouping of commercial buildings which, as a whole, exemplify the Asian Eclectic style
- As a whole, retains the essential character-defining features from the period of significance
- Has a strong cultural association to the community in which it is located
- May be important for its association with numerous historic personages who operated businesses or provided services for the cumulative importance of those individuals to the Asian American community
- Historic districts in which the majority of the properties or the most important period of significance is less than 50 years of age must possess exceptional importance (Criteria Consideration G)

Integrity Considerations:

- District as a whole should retain integrity of location, design, materials, setting, and feeling from the period of significance
- Contributors to a district may have a greater degree of alterations than individually significant properties
- Contributors may have material losses on their storefront, but should still retain the overall shape and rhythm of window openings and entrances

Property Types Associated with Religion and Spirituality

Description: Property types associated with religion and spirituality are common to all contexts and comprise one of the largest groups of historic resources identified under this MPDF. They include individual buildings as well as religious campuses with multiple buildings to house schools, community activities, and others. Campuses may be evaluated as historic districts. The oldest Asian American religious buildings in Los Angeles are primarily associated with the early settlement period of Chinese, Japanese, and Korean communities and are located in areas discussed in the contexts including Chinatown, Little Tokyo, Boyle Heights, South Jefferson, and Sawtelle.

Specific property types include churches which served a variety of Christian congregations (Presbyterian, Methodist, Baptist, Episcopal, and Catholic, among others). These church buildings, were often originally constructed by and for other congregations, and subsequently used as churches for Asian American congregations, while others were purposes built. It was common for congregations to move locations over time, first renting and then purchasing or constructing new buildings. For this reason, many church locations date from the postwar period although congregations may have been established much earlier. In addition, many religious campuses were expanded over time with new larger buildings replacing the earlier ones. Some church properties were founded by non-Asians as part of local Christian missions, particularly in the prewar period. An intact early example is the Saint Francis Xavier Church and School at 222. S. Hewitt Street, a rare example of a religious facility specifically constructed by the Catholic Church to serve the Japanese community (1921-1939). Later churches include the Korean Presbyterian Church (at this location since 1938) and the Filipino Christian Church (at this location since 1950), the oldest Filipino-serving church in the U.S. Christian churches were generally designed in architectural styles of their period of construction. Size, massing, and form vary over time. Most extant churches have undergone some degree of alterations over time.

Property types also include purpose built temples, mostly Buddhist. Most date from 1930s and later and are designed in the Asian Eclectic style. The Koyasan Buddhist Temple (Koyasan Beikuku Betsuin) in Little Tokyo is one of the oldest continually operating Buddhist sects in Los Angeles, dating to 1912. The temple dates to 1940. While many second- and third-generation Chinese Americans practiced Christianity, local benevolent associations also served religious or spiritual functions for those who continued traditional practices of Taoism, Buddhism, or Confucianism. Benevolent association buildings frequently included shrines on the second floor and were also used for instruction of children in religious practices. One example is the Kong Chow Temple in New Chinatown, which is located on the second floor of the Kong Chow Benevolent Association. Another example is the Chinese Confucius Temple School, which was established by the Chinese Consolidated Benevolent Association (1952) to provide Chinese language instruction with the tenets of Confucianism. The more recent Wat Thai temple (1979) in the San Fernando Valley is the largest Thai Theravada Buddhist temple in the United States.

Generally, the architectural qualities of religious buildings associated with Asian Americans are less important factors in the evaluation under Criterion A.

Significance: Religious buildings associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Associated areas of significance include ethnic history, religion, community planning and development, and social history.

SurveyLA Citywide Historic Context Statement

Korean Americans in Los Angeles, 1905-1980

Religious buildings and institutions not only provided spiritual support for Asian Americans, but also served as social and cultural hubs in the community in which they were located. Many offered new immigrants basic social services as well as housing, language classes, and employment counseling. Some also featured recreational facilities, meeting rooms for clubs and other organizations, and sponsored activities such as dances and school programs for local children. They also represented springboards for community leadership, business networks, and civil rights activism. For the Japanese community, properties associated with religion and spirituality may have also played a role in safekeeping possessions during incarceration and providing assistance or temporary housing following their return until about 1947.

Some religious buildings may also be significant under Criterion C, as excellent examples of the Asian Eclectic style or other styles of their period of construction. Many individuals associated with religion and spirituality emerged as community leaders. Under Criterion B above, a resource evaluated under this theme may also be significant for its association with an individual.

Registration Requirements: To meet eligibility requirements for inclusion in the National Register, religious properties must first satisfy Criteria Consideration A. To satisfy Criteria Consideration A, the property must derive primary significance from architectural distinction (Criterion C) or historical importance (Criterion A).

Registration Requirements:

- Was constructed or used by Asian Americans during the period of significance for each context
- Represents an important association with the Asian American community in Los Angeles
- Retains most of the essential character-defining features from the period of significance
- As a whole, retains most of the essential character-defining features from the period of significance (for historic districts)
- May be important for its association with numerous historic personages for the cumulative importance of those individuals to the community
- Buildings need not have been constructed by Asian Americans to be eligible, if they were the occupied and/or served the Asian American community for a significant period of time
- May reflect the changing demographics of a Los Angeles neighborhood
- May represent a significant event or movement in the social history of Los Angeles
- Religious property must derive their primary significance from architectural distinction or historical importance (Criteria Consideration A).
- Properties associated with events that date from the last 50 years must possess exceptional importance (Criteria Consideration G)
- May also be a significant example of an architectural style from the period of significance (Criterion C)

Integrity Considerations:

- Should retain integrity of location, feeling, design, and association from the period of significance
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered or removed if only evaluated under Criterion A

- If there are multiple buildings that retain integrity from the period of significance, the campus should be evaluated as a historic district
- Integrity is based on the period during which the significant institution occupied the property

Property Types Associated with Education

Description: Properties associated with education may include colleges/universities, public high schools and grammar schools, and language schools. Parochial schools are included in the Religion and Spirituality property type. Schools may include stand-alone buildings or campuses of multiple buildings comprising historic districts. The majority of education-related resources identified are Japanese language schools dating from the pre- and postwar periods and located in various areas of settlement for Japanese Americans including Boyle Heights, Little Tokyo, Sawtelle, Venice, and the Harbor area. The earliest ones typically utilized existing buildings, whereas the postwar schools were often purpose built by Japanese Americans. Public high schools and grammar schools related to this property type are less common and typically served Asian populations in areas of Los Angeles with diverse ethnic populations. College and university-related resources date from the late 1960s and early 1970s. The most prominent is the Asian American Studies Center. Located on the campus of UCLA, it houses one of the first, and now nationally recognized, academic program in Asian studies dating from 1969.

Size, massing, form, and architectural style of education-related resources vary over time. Generally, the architectural qualities of the buildings are less important factors in the evaluation under Criterion A.

Significance: Educational resources associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Historic districts are also significant under Criterion C. Associated areas of significance may vary over time and include ethnic history, education, and/or social history. Language schools are significant for the role they played in supporting and promoting Japanese American cultural traditions and practices. The later college/university facilities are significant for their strong association with the Asian American Movement and the development of the nation's first Asian Studies academic programs. For the Japanese community, properties associated with education may have also played a role in providing assistance or temporary housing following their return after incarceration, and until about 1947.

Some educational resources may also be significant under Criterion C as excellent examples of the Asian Eclectic or other architectural styles of the period of construction. Some individuals associated with education may have emerged as community leaders. Under Criterion B above, a resource evaluated under this theme may also be significant for its association with an individual.

Registration Requirements:

- Represents an important association with the Asian American community in Los Angeles
- May be important for its association with numerous historic personages (who attended the school) for the cumulative importance of those individuals to the Asian American community
- May represent issues relating to civil rights
- May represent a significant event or movement associated with education and social

history of Los Angeles

- Buildings need not have been constructed by Asian Americans to be eligible, if they were occupied by important Asian Americans for a significant period of time.
- Retains most of the essential character-defining features from the period of significance
- As a whole, retains most of the essential character-defining features from the period of significance (for historic districts)
- Properties associated with events that date from the last 50 years must possess exceptional importance (Criteria Consideration G)

Integrity Considerations:

- Should retain integrity of location, setting, feeling, and association from its period of significance
- Some materials may have been removed or altered if only evaluated under Criterion A
- Setting may have changed (surrounding buildings and land uses)
- If there are multiple buildings that retain integrity from the period of significance, the campus should be evaluated as a historic district
- Integrity is based on the period during which the significant institution occupied the property

Property Types Associated with Community Organizations, Social Services, and Institutions

Description: Property types associated with community organizations, social services, and institutions are common to all contexts and comprise one of the largest groups of historic resources identified under this MPDF. They cover a wide range of facilities serving many functions including, but not limited to, the following:

- Community and Cultural Centers
- Fraternal Lodges, Associations, and Organizations
- Benevolent Associations (Chinese context only)
- Senior Citizens Centers
- Youth Organizations
- Women's Clubs and Organizations
- Children's Homes/Orphanages

Known property types are located citywide within areas of settlement associated with each historic context. While they may cover the full period of significance for each context, most date from the 1940s and later. Some organizations and institutions may have been established earlier in different locations and most are no longer extant, such as those in Old Chinatown. Chinese Benevolent Associations are exclusively associated with the Chinese American context and are located in Chinatown.

Associated buildings may be purpose built or utilize existing buildings constructed for other purposes. Many associated resources may be in their original location, but have had significant new construction or renovation over time. Resources include stand-alone buildings as well as attached one and two-story mixed-use storefront examples (common in Chinatown). Size, massing, form, and architectural style vary over time. Generally, the architectural qualities of the buildings are less important factors in the evaluation under Criterion A.

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Significance: Institutional building associated with community organizations, social services, and institutions associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Some may also be significant under Criterion C as an excellent example of their respective styles, including the Asian Eclectic style. Associated areas of significance include ethnic history, social history, politics, and/or community planning and development. These organizations served as social and cultural hubs in the communities in which they were located and played a critical role in the lives of Asian Americans of all ages. Many provided a range of services to new immigrants settling in Los Angeles to assist with housing, employment, language, and education needs. Others provided activities and services to promote Asian cultural traditions and practices as well as health, social services, and community development programs. Still others supported political activism, equality, and civil rights.

For the Japanese community, properties associated with community organizations, social services, and Institutions may have also played a role in providing assistance or temporary housing following their return after incarceration, and until about 1947.

Some buildings may also be significant under Criterion C as excellent examples of the Asian Eclectic style or other architectural style of their period of construction. Many individuals associated with Asian American community organizations, social services, and Institutions may have also made significant individual contributions to their respective field and may be significant under Criterion B above.

Registration Requirements:

- Was constructed or used by Asian Americans during the period of significance
- Represents an important association with the Asian American community in Los Angeles
- Retains most of the essential character-defining features from the period of significance
- As a whole, retains most of the essential character-defining features from the period of significance (for historic districts)
- May be important for its association with numerous historic personages for the cumulative importance of those individuals to the community
- Buildings need not have been constructed by Asian Americans to be eligible, if they were the occupied and served the Asian American community for a significant period of time
- May reflect the changing demographics of a Los Angeles neighborhood
- May represent a significant event or movement in the social history of Los Angeles
- Properties associated with events that date from the last 50 years must possess exceptional importance (Criteria Consideration G)
- May also be a significant example of an architectural style from the period of significance

Integrity Considerations:

- Should retain integrity of location, design, feeling, and association from the period of significance
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered or removed if only evaluated under Criterion A
- If there are multiple buildings that retain integrity from the period of significance, the campus should be evaluated as a historic district

- Integrity is based on the period during which the significant institution occupied the property

Property Types Associated with Health and Medicine

Description: Properties associated with health and medicine primarily include institutional and commercial buildings such as hospitals, homes for the aged, medical offices, medical clinics, and herbal medicine stores. They cover the full period of significance for each related context. Most resources are associated with the Chinese and Japanese communities. The only known hospital is the Japanese hospital in Boyle Heights, which opened in 1929. The hospital was established by Japanese doctors, who were not granted staff privileges by other hospitals, but opened its doors to people of all ethnicities. Though not common, research may also reveal single-family residences or other facilities (particularly in Boyle Heights) associated with Japanese sanba, or midwives, who provided health care facilities for pregnant women in the early 20th century. Property types also include medical offices and clinics of noted doctors and practitioners that served Asian American clientele. Of note is the Dr. Primitiva Demandante Asprin clinical laboratory in Wilmington. Dr. Asprin was the first Filipina doctor to be licensed to practice medicine in California. Also of note is the Yu Family Acupuncture Clinic. Dr. Moses Yu, well known for his acupuncture practice in China, successfully fought for legalization of acupuncture in California in 1976, and opened his clinic in a converted residence in the Westlake neighborhood soon thereafter.

Herbal medicine stores are also included in the health/medicine property types and are primarily associated with Chinese American businesses. Herbal medicine was both familiar and likely the only medical treatment available to early immigrants, and Chinese were typically denied access to public medical facilities. Herbal medicine was also a rare example of a profession that allowed Chinese immigrants to make a long-term living using an ethnic skill. Because legislation prevented Chinese herbal doctors from becoming licensed physicians, leaving them vulnerable to lawsuits and arrests, Chinese herbal doctors often promoted their businesses as merchants selling herbs. Even in Chinatown, practitioners kept a low profile, often occupying nondescript storefronts. Successful entrepreneurs established import networks and set up mail order businesses to ensure a steady supply of medicines from China. An early herbal store, Sun Wing Wo, occupied a commercial space in the Garnier Building (listed in the National Register as a district contributor) just south of today's Chinatown. Later examples of long-term herbal stores were established in New Chinatown, during the 1930s, and then Greater Chinatown. These resources are generally attached one and two-story mixed-use storefronts. Generally, the architectural qualities of the buildings are less important factors in the evaluation under Criterion A.

Significance: Health and medicine-related resources associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Associated areas of significance include ethnic history, health/medicine, and social history. Identified resources played a significant role in supporting the health and welfare of Asian Americans against racial discrimination in medical care. They also reflect the struggle for the recognition and legalization of traditional Asian medical practices.

Some resources may also be significant under Criterion C as excellent examples of the Asian Eclectic style. Individuals associated with health and medicine may have also made significant individual contributions to the field and may be significant under Criterion B above.

Registration Requirements:

- Was constructed or used during the period of significance for each context
- Represents an important association with health and medicine in the Asian American community in Los Angeles
- Represents an important association with the history and practice of Asian medical traditions such as Chinese herbal medicine and acupuncture
- Buildings need not have been constructed by Asian Americans to be eligible, if they were occupied by important Asian Americans for a significant period of time.
- Retains most of the essential character-defining features from the period of significance
- Properties associated with events that date from the last 50 years must possess exceptional importance (Criteria Consideration G)

Integrity Considerations:

- Should retain integrity of location, setting, feeling, and association from its period of significance
- For stand-alone buildings, adjacent setting may have changed
- Some original materials may have been removed or altered if only evaluated under Criterion A
- Integrity is based on the period during which the significant health institution or business occupied the property

Property Types Associated with Visual and Performing Arts

Description: Property types associated with visual and performing arts include venues for live performances associated with drama, dance, and music, as well as artist studios, museums, galleries, and other exhibition spaces.

Buildings may be purpose built or non-purpose built. Size, massing, form, and architectural style vary over time. Generally, the architectural qualities of the buildings are less important factors in the evaluation under Criterion A. In some cases, more research is needed in the fields of visual, performing, and literary arts to identify significant resources. For example, research for the Korean context revealed that these topics have not been well documented in English. While it is anticipated that over time more associated resources will be identified, resources found through this MPDF include the Japanese American Cultural and Community center (1980, Little Tokyo), which houses one of the largest collections of ethnic art in the nation and features a large performance theater, and East West Players, a nationally recognized Asian American theater organization established in 1965 in the basement of the Pilgrim Church in the Silver Lake neighborhood, and now located in the Union Center for the Arts in Little Tokyo (old Japanese Union Church).

Property types also include works of art by noted Asian American artists such as murals and sculptures. Murals and sculptures are contributing features of commercial historic districts discussed under Property Types Associated with Business and Commerce. Other works have been identified in areas of settlement associated with each context, but date outside the related periods of significance. As such, no registration requirements have been developed at this time. They may become eligible as more time passes.

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Significance: Resources associated with Asian Americans in the visual and performing arts may qualify for listing in the National Register under Criterion A and at the local, state, or national level of significance depending on the sphere of influence. Associated areas of significance include ethnic history, performing arts, art, and/or social history. Identified resources served as important venues to promote Asian American culture and traditions as well as significant actors, writers, musicians, visual artists, and others.

Some resources may also be significant under Criterion C as excellent examples of the Asian Eclectic style or other styles of their period of construction. Many individuals associated with Asian American Visual and Performing Arts may have also made significant individual contributions to their respective field and may be significant under Criterion B above.

Registration Requirements:

- Was constructed or used during the period of significance for each related context
- Represents a strong association with Asian Americans in the arts, including performing, visual, and literary arts
- Buildings need not have been constructed by Asian Americans to be eligible, if they were occupied by important Asian Americans for a significant period of time
- Retains most of the essential character-defining features from the period of significance
- Properties associated with events that date from the last 50 years must possess exceptional importance (Criteria Consideration G)

Integrity Considerations:

- Should retain integrity of location, design, feeling, and association from its period of significance
- Primary interior spaces, especially performance spaces, should remain intact
- Some original materials may have been removed or altered if only evaluated under Criterion A
- Setting may have changed (surrounding buildings and land uses)
- Integrity is based on the period during which the significant institution or organization occupied the property

Property Types Associated with Media: Newspapers, Radio, and Television

Description: Property types associated with media include commercial buildings that were used by newspapers and publishing companies as well as television and radio stations. In some cases newspapers were published in offices of Asian American organizations. For example, the Shin Han Min Bo and The New Korea newspapers were headquartered in the Korean Independence Memorial Building. Newspapers are also thought to have been published in residences, although no extant examples have specifically been identified as part of this MPDF. There are few newspaper-related associated resources from the period of significant for each context. Many newspapers moved locations frequently or were in print for only short periods of time. Others were in locations that are no longer extant (such as those in Old Chinatown) or that no longer retain integrity from the period of significance. Of those identified, none appear to be purpose built and were located in commercial buildings with multiple uses and tenants. For example, the New Kown Tai Press, the first ethnic Chinese newspaper, was published in the basement of mixed-use commercial building in New Chinatown. Radio and

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television resources dating from the period of significance for each context are sparse. Those identified are associated with the Korean American community and require additional research. All media resources associated with the Thai community date beyond the period of significance and require additional research over time.

Significance: Buildings associated Asian American media may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Associated areas of significance include ethnic history, communications, and social history. Newspapers and press served as the independent voice of the Asian American community in Los Angeles. Media provided general information, helped Asian Americans adjust to life In Los Angeles, and were also springboards for social and political activism.

Many individuals associated with Asian American media may have also made significant individual contributions to their respective field and may be significant under Criterion B above.

Registration Requirements:

- Was constructed or used by Asian Americans during the period of significance for each context
- Was the founding or long-term location of a publication, radio, or television station significant to the Asian American community
- Retains most of the character-defining features from the period of significance
- Buildings need not have been constructed by Asian Americans to be eligible, if they were occupied by important Asian Americans for a significant period of time
- For National Register, properties associated with events that date from the last 50 years must possess exceptional importance

Integrity Considerations:

- Should retain integrity of location, design, feeling, and association from the period of significance
- Integrity is based on the period during which the significant newspaper, radio, or television station occupied the property
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered or removed if only evaluated under Criterion A

Property Types Associated with Sports and Recreation

Description: Although sports played a significant role in the social and recreational life of Asian American, few resources are extant. Those identified include martial arts studios. Although martial arts may straddle the definition of a sport and discipline, for purposes of this MPDF, it is categorized as a sport. Those identified are associated primarily with the Japanese American community (called dojos). An exception is Bruce Lee's Martial Arts Studio located in Chinatown (1967). No known studios have been identified for their association with the Thai, Korean, or Filipino communities as part of the MPDF. Martial arts studios in the Japanese community were located citywide in areas of settlement by Japanese Americans in the prewar era; most were closed down during the war and some subsequently reopened.

This property type includes commercial buildings specifically housing martial arts schools and studios. Identified examples are located in modest commercial storefronts and were not purpose built. One example, Seinan Judo Dojo in South Los Angeles, is located in a single-family residence. The property type also includes churches, community centers, and other buildings which offered a wide range of services, programs, and activities as identified under Property Types Associated with Community Organizations, Social Services, and Institutions. The Tenrikyo Church in Boyle Heights established a Judo program in 1964 that was instrumental in making Japanese martial arts an Olympic sport. The dojo boasts a long roster of national and international competitors.

Significance: Martial arts resources associated with Asian American in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Associated areas of significance include ethnic history, social history, and entertainment/recreation. Martial arts played a central role in the Asian American community, reinforcing traditional cultural practices. Particularly important are studios that reestablished following World War II as well as those that included well-known instructors of various martial arts disciplines and contributed to the professionalism and main stream popularity of the sport. The first organized martial arts Kendo activity in Los Angeles emerged in 1914 and by the end of the 1920s, the majority of participants were Nisei. Judo clubs also became common in Southern California and tournaments were held regularly in Little Tokyo.

Individuals associated with martial arts may have also made significant individual contributions to the field and may be significant under Criterion B above.

Registration Requirements:

- Was constructed or used by Asian Americans during the period of significance for each context
- Was the founding or long-term location of a martial arts studio/program significant in Asian American history
- Retains most of the character-defining features from the period of significance
- May be located in a building designed for another use
- Martial arts studio must have occupied the property for a significant period in its history, if it is not the founding location
- For National Register, properties associated with events that date from the last 50 years must possess exceptional importance

Integrity Considerations:

- Should retain integrity of location, design, feeling, and association from the period of significance
- Integrity is based on the period during which the significant business/studio occupied the property
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered or removed if only evaluated under Criterion A

Property Types Associated with Military History

Description: Property types associated with Asian Americans and the military mostly date from the World War II period. They include Wartime Civil Control Association (WCCA) civil control stations (also known as processing centers) and temporary detention centers associated with the incarceration of Japanese Americans during the war. Control stations were established throughout Los Angeles and located in existing buildings such as churches, schools, and community centers. Control stations were established throughout Los Angeles in areas including Little Tokyo, Downtown, Sawtelle, Venice, Hollywood, and South Los Angeles. Japanese residents were required to register at one of the stations and then reported on their designated day of travel. Extant locations include the Japanese Union Church in Little Tokyo, St. Mary's Episcopal Church, the Japanese Institute of Sawtelle, and buildings at 923 Venice Boulevard and 360 S. Westlake Avenue.

In addition to the control centers, temporary detention sites were established at Civilian Conservation Corp (CCC) camps in Griffith Park and the Tujunga area of the San Fernando Valley. The CCC buildings are no longer extant. The center in Tujunga is locally designated as the Site of the La Tuna Canyon Detention Center.

Military property types also include commemorative war monuments and memorials associated with the Korean and Japanese American communities. Identified examples are the Japanese American 442nd Regimental Combat Team memorial (1949), Garden of the Pines memorial to Issei pioneers (1966), and the Go For Broke Monument and National Education Center honoring Japanese Americans in WWII (1999) all in Evergreen Cemetery in Boyle Heights. The Korean Bell and Belfry of Friendship (1976) is dedicated to American veterans of the Korean War and located in San Pedro's Angels Gate Park.

Following the war and their return to Los Angeles after incarceration, some Japanese Americans found temporary housing at many religious institutions, schools, and community centers in Los Angeles. These are discussed above in the property types relating to education, religion and spirituality, and community organizations, social services, and institutions.

Significance: Military properties associated with Asian American in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Resources evaluated under this theme may be significant in the areas of ethnic history, military, and social history. These properties represent a significant chapter in American history, specifically the treatment of Japanese Americans by the U.S. government during World War II. It was the culmination of a pattern of discriminatory treatment toward Japanese American that was reinforced through laws.

Registration Requirements: Civil Control and Detention Centers

- Is an existing facility used as a civil control center or temporary detention center for Japanese Americans during World War II
- Has a clear association with the Japanese American population during World War II
- Retains most of the character-defining features from the period of significance

Integrity Considerations:

- Should retain integrity of location, design, feeling, and association from the period of significance

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- Integrity is based on the period of use associated with World War II
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered or removed

Registration Requirements: Commemorative War Monuments and Memorials

- Dates from the period of significance for each related context
- Is a war monument/memorial specifically designed to honor or commemorate the role of Korean and Japanese Americans in the Korean War and World War II
- Retains most of the character-defining features from the period of significance

Integrity Considerations:

- Should retain integrity of location, design, feeling, and association from the period of significance
- Setting may have changed (surrounding buildings and land uses)

Property Types Associated with Agriculture

Description: There are a few known agricultural resources in Los Angeles relating to Asian Americans and agriculture. Property types include vernacular agricultural landscapes and ranch/farm houses.

Historic vernacular landscapes depict agricultural activity from the late 19th or early 20th centuries. They generally include at least one agricultural building that serves as a focal point of agricultural activity (e.g. a barn or stable) and adjacent agricultural land. Excellent examples will also include related structures for a full range of farming activity such as irrigation, harvesting, storage, or livestock containment. The landscape may be located on a larger lot and be visibly older than surrounding development.

The only known resource identified as part of the MPDF is the Jue Joe Ranch at 16608 Vanowen Boulevard in Van Nuys (present-day Lake Balboa). The ranch, which once stretched some 100 acres and included numerous residential and work buildings, supplied asparagus to the produce markets in Downtown Los Angeles. Joe was also one of the directors of the San Fernando Valley Asparagus Marketing Association, and by 1925 was considered one of the best-known Chinese growers in the Valley. Today, a small piece of this land remains, containing a barn and what appears to be an asparagus packing shed. A residence and swimming pool, constructed by Jue Joe's son after his father's death in 1941, is also extant. Other ranch houses may be identified in the San Fernando Valley and the West Adams areas of Los Angeles, but would no longer have the historic association with a ranch. However, they may still qualify as they are the only extant property types associated with Asian American agricultural history of Los Angeles.

There is little if any clear difference between the design of a farmhouse and a non-farm residence from the same era of development. Farmhouses are generally of wood-frame construction and reflect popular architectural style of the period of construction. They may be significant when they can visibly convey their historic use through the presence of an associated vernacular agricultural landscape. Due to their relative rarity, intact farmhouses constructed prior to 1900 may have the smallest suggestion of its former setting (a larger lot, landscaped with fruit trees and/or vegetable gardens) and still be eligible, particularly at the local level of significance. Properties from the 20th century may require a more expansive historic landscape with some additional agricultural features, such as one or more

outbuildings, related structures such as canals, standpipes, corrals, and tanks, agricultural land, or a related grove/orchard.

Properties associated with agriculture may also be associated with Asian Americans who made important individual contributions to the field under Criterion B above

Significance: Agricultural properties associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Resources evaluated under this theme may be significant in the areas of ethnic history, agriculture, and/or social history.

Truck farming was an important part of agricultural production in Los Angeles, particularly for local markets. It provided a livelihood for thousands of small farmers in rural parts of the city, including farmers from a variety of ethnic and cultural backgrounds. Their contributions when viewed in aggregate, were critical the local economy. Furthermore, some truck farms represent a notable movement within early 20th century residential development to provide self-sufficient acreage in a systematic way to newcomers who wanted a rural lifestyle.

Intact farmhouses are rare and may be significant remnants of a once expansive agricultural landscape within the city. They represent truck farming for the local market, which was once a critical component of the agricultural economy of Los Angeles. Farmhouses are the properties that are most intimately associated with the farmers themselves, and some may reflect the agricultural traditions of Asian Americans.

Vernacular agricultural landscapes may be significant remnants of a once expansive agricultural landscape within the city. They represent truck farming and/or ranching for the local market, both of which were once critical components of the agricultural economy of Los Angeles. Of all potentially eligible property types, the vernacular agricultural landscape has the strongest historical associations through the retention of several related features. This more complete and expansive property type allows for the fullest understanding of historical agricultural practice and conveys a more all-encompassing sense of place.

Registration Requirements: Vernacular Agricultural Landscape

- Open landscape with agricultural features that may include a farm house, farm land, orchard/grove, agricultural outbuildings and related features such as corrals, irrigation systems, standpipes, and tanks.
- Retains most of the essential character defining features from the period of significance
- May be associated with ethnic/cultural history of the area in which it is located
- May have played a significant role in agricultural development for local and/or regional/national markets

Integrity Considerations:

- Should retain integrity of location, setting, materials, and feeling
- Relationships between buildings/structures and landscape features should be retained

Registration Requirements: Ranch/Farm House

- Associated with a significant Asian American rancher

- Constructed as a farm/ranch house between 1850 and 1945
- Wood-framed single family residence
- Often designed in prevalent architectural styles of the period
- Conveys historic use through an associated historic vernacular landscape
- Because of their rarity, pre-1900 examples may have minimal associated agricultural landscape feature
- Retains most of the essential character-defining features from the period of significance
- Associated historic vernacular landscape features may include barns or stables, corrals, irrigation features, standpipes, tanks, farm land, and or a grove/orchard

Integrity Considerations:

- Should retain integrity of setting, materials, design, feeling , and association
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered or removed if only evaluated under Criterion A

Property Types Associated with Industry

Description: Industrial properties related to Asian Americans in Los Angeles during the period of significance are now very rare due to ongoing development at the Port of Los Angeles and demolition of resources associated with Terminal Island and the canning industry as well as demolition of the areas associated with the wholesale produce and flower industries. Known resources are primarily related to food processing and manufacturing and wholesalers of produce and other foods. Extant industrial buildings are generally one-story and utilitarian in design; some may have also included commercial retail space for sales of products. One of the most notable is the Oriental Food Products in founded in 1923 in South Los Angeles and operated at the original location until about 1954. Although the owners were Korean, their well-known brand, Jan-U-Wine, was marketed to Asian Americans throughout Los Angeles. K&S Company was established in 1928 and became one of the most successful wholesale operations in Los Angeles' Korean Community. A more recent resource is the Kim Bang Ah (1977) rice mill and rice cake factory in today's Koreatown. Known properties also include a rare, remaining and intact building from City Market associated with Jue Joe Company, a significant wholesale produce company owned by San Fernando Valley Chinese American rancher Jue Joe (see above under Properties Associated with Agriculture).

Property types associated with Asian American industries also include small commercial hotels and boarding houses which provided temporary housing for workers, mostly men. Most date from the early twentieth century to the 1930s. Though not many remain, those that are extant are located citywide with a small concentration in the area east of Downtown which housed workers in the nearby produce and flower markets – mostly Chinese and Japanese Americans. The building are generally masonry construction and typically four stories in height. Some are mixed-use buildings with retail on the first floor operated by Asian American businesses serving the residents. Other examples outside of the Downtown urban core are in residential neighborhoods with a low-scale residential character. Example are typically one and two stories and wood frame, such as those which housed Japanese American men working as gardeners in boarding houses on the 500 block of Virgil Avenue in the area of Madison/J Flats and in the Sawtelle area.

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Although not resulting from research and outreach completed as part of this MPDF, additional research may yield resources associated with Asian American in Los Angeles' garment industry as well as labor history in areas east of Downtown.

Significance: Industrial properties associated with Asian Americans in Los Angeles may qualify for listing in the National Register under Criterion A at the local, state, or national level of significance depending on the sphere of influence. Resources evaluated under this theme may be significant in the areas of ethnic history, industry, and social history. They are rare remnants of the contributions of Asian Americans to Los Angeles' industrial history. They evidence the types of industries Asian Americans engaged and excelled in based on skills, knowledge, cultural traditions brought with them to Los Angeles and, in some cases, passed on through generations. They also represent a sense of entrepreneurship that triumphed despite racial discrimination and competition with Anglo industries over the years.

Eligibility Standards: Industrial Building

- Was used for industrial purposes during the period of significance for each context
- Retains most of the essential character-defining features from the period of significance
- Was a key manufacturing or processing location for a significant Asian American-owned company whose branding and/or products had a significant impact on Los Angeles industrial history
 - May have included retail sales of products
 - One or more related utilitarian buildings
- May possess branding or company logos on the building exterior
- May retain distinctive equipment or building elements that reflect a particular kind of manufacturing process
- Often designed in prevalent architectural styles of the period
- Must possess exceptional importance if less than 50 years of age

Integrity Considerations:

- Should retain integrity of location, design, materials, feeling, and association
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Some original materials may have been altered or removed if only evaluated under Criterion A
- Integrity is based on the period during which the significant industry occupied the property

Eligibility Standards: Hotel/Boarding House

- Is a rare remaining example of a hotel/boarding house that provided housing for Asian and American workers
- Was used during the period of significance for each context
- Retains most of the essential character-defining features from the period of significance
- Often designed in prevalent architectural styles of the period
- Must possess exceptional importance if less than 50 years of age

Integrity Considerations:

- Should retain integrity of location, design, materials, feeling, and association

- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Some original materials may have been altered or removed if only evaluated under Criterion A
- Integrity is based on the period during which the significant industry occupied the property

Property Types Associated with Cultural Landscapes: Designed Historic Landscapes

Description: Designed historic landscapes associated with Asian Americans include Japanese style gardens. Other types may be identified over time. Japanese style gardens are examples of vegetation and/or hardscape material consciously laid out by a master gardener, landscape architect, architect or horticulturalist, or an owner or other amateur using Japanese-inspired design principles, associated with a residential, commercial, civic, industrial, or institutional area, and constructed between 1946 and 1969. Extant examples of pre-World War II gardens in the Japanese style are extremely rare. Recent examples of Japanese style gardens are typically constructed as public gardens, such as sister city or friendship gardens, and many have a direct association with Japanese American community organizations. Known examples of Japanese style gardens include the garden at the Donald C. Tillman Water Reclamation Plant (designed by landscape architect Koichi Kawana) in the Encino area and the garden at Stoner Park in Sawtelle.

Significance: Japanese style gardens may qualify for listing in the National Register under Criterion C at the local, state, or national level of significance depending on the sphere of influence. Associated resources are significant in the areas of ethnic historic (Japanese) and landscape architecture. They may be significant for their design quality as well as the work of a master landscape architect. Japanese style gardens represent the influential contributions of Japanese design traditions and Japanese American gardeners and designers on the evolution of designed landscapes in Los Angeles. Popularized during the early years of the 20th century in Southern California, garden designs in the Japanese style would influence generations of designers. Japanese style gardens are significant as a reflection of Japanese American immigration patterns and Japanese American acculturation in Southern California. Japanese style gardens may also be significant as a notable work of a master builder, designer, or architect.

The introduction of Japanese garden design to Southern California occurred in 1894, with the opening of the California Mid-Winter International Exposition in San Francisco's Golden Gate Park. A "Japanese Village," which was originally conceived as a temporary exposition exhibit, was incorporated into Golden Gate Park. Baron Makoto Hagiwara a Japanese landscape designer, constructed the permanent version, named the Japanese Tea Garden. The Baron and his descendants would occupy Golden Gate Park's Japanese Tea Garden until their eviction and relocation to an internment camp in 1942. Japanese garden pavilions at the Panama-Pacific Exposition in San Francisco (1915) and the Panama-California Exhibition in San Diego (1915) would inspire the construction of Japanese-inspired tea gardens in a number of Los Angeles parks, including Eastlake Park (Lincoln Park), and the Japanese influence was a popular ornamental element in residential gardens.

The fascination with Japanese arts, design traditions, and culture remained strong throughout the 1920s and 1930s and produced many exquisite examples of Japanese-inspired gardens in Los Angeles.

Japanese nationals or first-generation Japanese Americans (“Issei”) typically provided the technical expertise, labor, and continued maintenance of Japanese style gardens. Despite the widespread popularity of Japanese-influenced design in Los Angeles, anti-Asian sentiment was high in Southern California during the first half of the 20th century with the passage of numerous examples of discriminatory legislation. During World War II, many Japanese style gardens were demolished, abandoned, defaced, or relocated.

Following the war years, Japanese-inspired gardens quickly shed their wartime stigma. The abundance of newspaper articles in the post-World War II era regarding the care and maintenance of backyard Japanese style gardens further attest to the widespread appeal and popularity of the style. The contemplative beauty of Japanese style gardens also appealed to the economy and design principles of the Modern style that emerged in Southern California in the post-war era.

In the Postwar era gardening and nursery work represented one of the few occupational areas available to Japanese Americans with extensive agricultural expertise. However, by the early 1970s, increased opportunities for Japanese Americans meant that the era of the Japanese gardener was coming to an end.

Registration Requirements:

- Was constructed between 1946 and 1969
- Uses Japanese-inspired design principles associated with a residential, commercial, civic, industrial, or institutional area
- Is an excellent example of the type and/or represents the work of a significant landscape architect or designer
- Present appearance resembles the original appearance and retains sufficient historic integrity to convey its historical association
- Retains a significant number of character-defining features, such that the visual, spatial, and contextual relationships of the property may be understood
- Use of natural materials, such as large boulders, rock, sand, and logs
- Use of borrowed views, asymmetrical configuration of design elements, attention to ground plane patterns, varied textures, and closely clipped vegetation
- May also be significant under Criterion C as the work of a master
- May include winding paths, waterfalls, ponds, and traditional symbolism (e.g., karesansui (dry gravel gardens), horesai (decorative islands), reihaiseki or sansom (stone arrangements) or shrines representative of aesthetic values associated with Zen Buddhism
- May include examples of traditional Japanese art forms or architectural and design elements, such as lanterns, half-moon bridges, pagodas, stepping stones, koi ponds, bonsai, and statuary
- May include traditional ceremonial structures, such as a teahouse
- May include plant species typical of Japanese and/or California environments (e.g., Japanese maple, camellias, azaleas, rhododendrons, ferns, pines, bamboo, redwoods, elms, sycamores)

Integrity Considerations:

- Should retain integrity of location, design, setting, and materials
- Individual design features, such as distinctive paving patterns or materials, may have been modified, altered, or replaced
- Alterations, if reversible, may be acceptable
- A sufficient number of original materials should be extant such that the historic fabric, character, and overall visual effect has been preserved

Property Types Associated with the Asian Eclectic Architectural Style

Description: The term Asian Eclectic was coined by the SurveyLA project as a fusion of Asian architectural styles and ornamentation, frequently assembled in fantastical combinations to appear “exotic.” Properties associated with the Asian Eclectic style include residential, institutional, industrial, and commercial buildings and historic districts. Properties that meet the 50-year threshold for significance are generally concentrated in the Chinatown and the Little Tokyo areas of Downtown Los Angeles. Later examples are located in today’s Koreatown and sparsely scattered citywide such as the Wat Thai temple in North Hollywood. No specific example associated with the Filipino community have been identified as part of this MPDF.

The Asian Eclectic style features both pagoda-influenced forms and simplified modern forms with oriental detailing that includes wide, overhanging upturned eaves, decorative applied ornament with oriental and geometric motifs, and brightly colored clay tile roofs. The distinctive, sweeping upturned eaves and steep roofs of early buildings gave way to decorative upturned beams and eaves supporting flat roofs, creating more linear and boxy forms.

The East Asian Eclectic style in Los Angeles was primarily used for commercial and institutional buildings, beginning in the 1920s and reached its peak with the construction of New Chinatown and Greater Chinatown from the late 1930s to 1950s. These developments represent historic districts. The style represented a connection to the traditional architecture found in the homelands of recent immigrants and long-established Americans of East Asian ancestry. Many of the buildings in this style were designed and planned by neighborhood associations that intentionally used an architecture and design language to signify identification with a specific community’s heritage, and to create master planned neighborhoods with ethnic “themes” as tourist attractions and retail centers. Chinatown also includes significant individual examples of the style which, during the postwar period, blend Modernism with simplified East Asian design references and represented the forward-thinking postwar Chinese American architect community of the period.

Significance: Properties associated with the Asian Eclectic style may qualify for listing in the National Register under Criterion C at the local, state, or national level, depending on the sphere of influence. Associated resources are significant in the areas of ethnic history and architecture. Individual properties and districts reflect the distinctive qualities of the Asian Eclectic style and were designed or influenced by significant Asian Americans including noted architects and civic and business leaders.

Individual Resources

Registration Requirements:

- A building must have been designed by an Asian American architect and/or be influenced by significant business/civic leaders in the Asian American community
- Must be an excellent example of the Asian Eclectic style and retains most of the essential character-defining features which may include:
 - Sweeping roofs with flared gables or upturned rafter tails
 - Carved brackets and rafter tails
 - Flat roof with decorative post and beam supporting system
 - Ornamented roof ridge
 - Brightly colored tile roofs
 - Elaborate surrounds on entryways and windows
 - Decoratively distributed mullions on windows
 - Recessed entryways
 - Geometrical patterned window grilles
 - For mixed use, may have second floor balconies
 - For retail, neon signage in fonts evoking calligraphy
 - For Chinese-influenced, may be painted red and gold
 - For Chinese-influenced, ornament may include dragon or lion statuary
- Dates from the period of significance
- Must possess exceptional importance if less than 50 years of age (Criteria Consideration G)

Integrity Considerations:

- Should retain integrity of location, design, materials, and feeling from the period of significance
- Setting may have changed (surrounding buildings and land uses)

Historic Districts

Registration Requirements:

- A district must include a substantial number of buildings designed by an Asian American architects and/or be influenced by significant business/civic leaders in the Asian American community.
- Was developed during the period of significance
- Conveys a strong sense of overall historic environment from the period of significance
- Represents an intact grouping of commercial buildings which, as a whole, exemplify the Asian Eclectic style
- May also include open spaces with Asian influenced fountains, sculptures, murals, and other features
- As a whole, retains the essential character-defining features form the period of significance
- Has a strong cultural association to the community in which it is located
- May include some buildings, constructed outside the period of significance.
- Primarily commercial but may include some institutional, residential, or mixed-use buildings.

- Historic districts in which the majority of the properties or the most important period of significance is less than 50 years of age must possess exceptional importance (Criteria Consideration G)

Integrity Considerations:

- District as a whole should retain integrity of location, design, materials, setting, and feeling from the period of significance
- Contributors to a district may have a greater degree of alterations than individually significant properties
- Contributors may have material losses on their storefront, but should still retain the overall shape and rhythm of window openings and entrances

Property Types Associated with Important Asian American Architects

Description: Property types designed by Asian American architects include residential, commercial, mixed-use commercial/residential, institutional, and industrial buildings. Extant works by identified architects primarily date from the 1940s through the end of the period of significance for each associated context. Geographically the resources are located citywide, but in particular, the places associated with settlement of Asian Americans as discussed in the contexts. Asian architects worked citywide with concentrations of commercial and institutional work in Chinatown, Little Tokyo, Koreatown, Boyle Heights, Crenshaw district, Jefferson Park, and Sawtelle. A concentration of postwar residential work, including homes architects designed for their own families, is located in Silver Lake.

There is very little scholarship on Asian American architects of Los Angeles. Some are referenced throughout the historic contexts, but others may be identified over time. Generally, the Asian American architect community was small in the prewar period; works that are known appear to be designed for Asian American clients and are mostly institutional buildings. Japanese American architect Yos Hirose is one of the earliest known Asian American architects working in Los Angeles. No early residential examples have been identified as part of this MPDF.

More is known about the postwar architect community; during this time many Asian American architects attended local universities such as USC, became members of the American Institute of Architects, worked with well-known firms, and opened their own firms. Many Asian American architects from this period worked in the Mid-Century Modern style as well as the Asian Eclectic style, often combining elements of both in their designs. The development of today's Chinatown in the postwar period provided many opportunities for Chinese American architects and the work of Eugene Choy and Gilbert Leong is perhaps best known. More recent new construction dating to the 1970s and later in the area of today's Koreatown has been commissioned by Korean business owners and designed by Korean architects, but to date little is known about these architects and their work. This study did not identify any work by Filipino American architects. The only known resource associated with Thai architects is the Theravada Temple; however it was designed by architects from the Religious Ministry of Thailand.

Significance: This property type is used to identify resources associated with Asian American architects considered to be masters in their field and who made important contributions to Los Angeles' architectural legacy. In particular, the type reflects buildings designed by Asian Americans whose work

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was influenced by Asian American culture and aesthetics and designed in the Asian Eclectic style. Properties may qualify for listing in the National Register under Criterion C at the local, state, or national level, depending on the architect's sphere of influence. It is expected that more research on the topic will reveal rich information and that the period of significance will be expanded over time to encompass later periods of architecture in Los Angeles.

Some architects may also be significant under Criterion B above for their association with racial discrimination in the architecture profession.

Eligibility Standards:

- Is associated with an Asian American architect/designer who made an important contribution to Los Angeles' architectural legacy
- To qualify as the work of a master architect/designer, the property must express a particular phase in the development of the master's career or an aspect of his/her work
- Is a significant example of an architectural style or combination of styles that reflect Asian American culture and aesthetics, in particular the Asian Eclectic style
- Retains the essential character-defining features from the period of significance
- For the National Register, property or district must possess exceptional importance if less than 50 years of age

Integrity Considerations:

- Should retain integrity of location, design, materials, workmanship, and association from the period of significance

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Appendix A: Korean American Known and Designated Resources

Appendix B: Asian Americans in Los Angeles Advisory Committee and Participants

In preparing this context statement, the Office of Historic Resources and the team of consultants, led by Architectural Resources Group (ARG), were advised by a diverse panel of Asian American community members, historic preservation professionals, and historians. The following is a list of project contributors and advisory committee participants.

Dennis Arguelles, Los Angeles Program Manager, National Parks Conservation Association

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Additional input and information was received from the following community members:

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Memo

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From: Kathryn McGee, Architectural Historian
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Date: August 8, 2018

Re: 1276 W. 29th Street, Los Angeles, CA 90007
Appeal of Proposed Project
Case No: DIR-2017-4072-COA-DRB-SPP-WDI
CEQA: ENV-2017-4073-CE

Introduction

This memo addresses the appeal of a proposed adaptive reuse project (proposed project) located at 1276 W. 29th Street in Los Angeles, California (subject property). The subject property contains a church constructed in 1895, with a substantial rear addition constructed in 1911, and other alterations over time. The church began as a Baptist church; in the mid-1930s, it became a Pentecostal church; from 1945 through 1958, it housed the Los Angeles Korean Methodist Church; and in 1959, it became home to a predominately African American congregation, Greater True Light Missionary Baptist Church, which occupied the building until sale to the current owner in 2017. The building is currently vacant. The proposed project entails adaptive reuse as an apartment building with seven units.

The subject property was evaluated in an historic resource assessment report, dated August 2017, prepared by Kathryn McGee, an architectural historian meeting the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History. Due to its early date of construction, the subject property was found significant for association with initial development of the South Los Angeles Community Plan Area (CPA). However, the property has been substantially altered since 1895 and does not retain sufficient integrity to convey significance, nor does it appear individually significant for other associations. The historic resource assessment found the subject property did not meet criteria for individual eligibility as a City of Los Angeles Historic-Cultural Monument (HCM), or for the California Register of Historical Resources (California Register), or National Register of Historic Places (National Register).

However, the subject property is considered a Contributing Structure to the North University Park Specific Plan Area, which is treated as a historic district in project review and considered an historical resource under the California Environmental Quality Act (CEQA). The North University Park Specific Plan was established in 1983 and has a period of significance 1870-1941. The subject property was constructed during the period of significance.

Due to the location of the subject property in the North University Park Specific Plan Area, the proposed project was evaluated for potential historical resource impacts under CEQA. City staff issued a determination letter, dated June 5, 2018, evaluating potential impacts of the proposed project for

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conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*, finding the project in conformance with the *Secretary's Standards*, with conditions of approval. Staff also prepared a four-page document, "Justification for Project Exemption, Case NO. ENV-2017-4073-CE," dated June 4, 2018, providing further explanation of project review under CEQA.

Laura Meyers, representing the North University Park Community Association, filed an appeal of the proposed project on June 20, 2018. The appeal includes the two-page appeal form and a five-page attached letter. The letter lists six issues expressing concerns relating to treatment of historical resources. This memo addresses each issue below.

Response to Appeal

Issue 1: Staff erred and abused discretion because it failed to properly consider this application in regard to the church building's association with Los Angeles's Korean American Community

Response: City staff recently oversaw preparation of the *SurveyLA Los Angeles Citywide Historic Context Statement for Korean Americans in Los Angeles, 1905-1980*, finalized April 2018. The document identifies properties associated with the history of Korean Americans in Los Angeles, and includes the subject property as a known resource that is "extant but altered."¹ The subject property has sustained alterations since serving as the Los Angeles Korean Methodist Church, including: replacement of all window sash, addition of a wood canopy over the north facade main entrance, and addition of paving surrounding the building. Identification of the subject property does not constitute a finding of eligibility, as provided in the historic context statement:

Known resources may be eligible for designation under local, state, and/or federal programs. However, inclusion in this list as a resource does not ensure eligibility. Properties must be fully evaluated under relevant criteria to determine if they meet significance and integrity thresholds.²

The aforementioned historic resource assessment provides the required full evaluation of the subject property, and includes the following conclusion that the property does not meet the significance threshold for association with the Korean American community:

Churches are inherently the social centers of any community. However, in order for a church property to be important for association with its congregation, the congregation must have played a major role in the political, social, or cultural history of the community. It is notable that the subject property was the first property owned by the Los Angeles Korean Methodist Church, but no evidence suggests the history of Korean Americans in Los Angeles was substantially changed by the Los Angeles Korean Methodist Church's thirteen year ownership of and tenure at the subject property. While the church's congregation offered important services to local Korean Americans, it does not appear the congregation was an especially important gathering place for or location of events that triggered substantial change to the history of the Korean American population during 1945-1958. The church's congregation grew in size during this time, though growth appears to simply mirror local and nationwide trends. Given that the church's history has been characterized by near constant moves between locations, it is difficult for any one building

¹ Page & Turnbull, *SurveyLA, Los Angeles Citywide Historic Context Statement, Context: Korean Americans in Los Angeles, 1905-1980*, prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, April 2018: 30.

² Page & Turnbull, "Appendix A: Korean American Known and Designated Resources," *SurveyLA, Los Angeles Citywide Historic Context Statement, Context: Korean Americans in Los Angeles, 1905-1980*, prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, April 2018: 1.

to convey its history. Therefore, the subject property does not appear significant for association with the Korean American population in Los Angeles or Los Angeles Korean Methodist church.³

It should be noted the historic resource assessment was prepared in 2017, prior to completion of the historic context statement in 2018. An early draft of the historic context statement was made available during preparation of the historic resource assessment. As previously stated, properties identified in the historic context statement must be thoroughly evaluated in order to determine eligibility as an historical resource. The historic context statement is a planning document, as opposed to a nomination, and includes registration requirements for further evaluation of properties associated with Korean American history. These requirements necessitate exercise of professional judgment about whether or not a property represents an important association with the Korean American community in Los Angeles. The above discussion of potential significance from the historic resource assessment provides such a judgment.

Issue 2: Staff also erred and abused discretion when it relied on a third-party report supplied by Applicant regarding the historic status of the Subject Property, rather than utilizing the City's own historic consultant who had been engaged to evaluate the context and significance of the Korean American community in Los Angeles.

Response: As previously noted, City staff reviewed the historic resource assessment report and oversaw preparation of the *Citywide Historic Context Statement for Korean Americans in Los Angeles, 1905-1980*. The historic context statement provides substantial historical background on the history of Korean Americans in Los Angeles and references the subject property, but does not state that the subject property qualifies as an historical resource. Rather, the context states that a more thorough evaluation is needed. The historic resource assessment provides such an evaluation.

Issue 3: Staff erred by not requiring the project engage in construction techniques that would result in reversible changes.

Response: The subject property is a Contributing Structure to the North University Park Specific Plan Area and was treated as an historical resource in project review. The proposed project was evaluated by City staff for conformance with the *Secretary's Standards*. Because the subject property was not found individually eligible, the proposed project was evaluated for potential impacts on the building exterior only, and on the setting of the surrounding district. As part of this analysis, the proposed project was evaluated for "reversibility." Considered the "reversibility standard," Standard 10 deals of the *Secretary's Standards* states the following: *New additions and adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and environment would be unimpaired.* The city staff determination letter provides the following analysis:

All proposed additions are being constructed on the 1911 portion of the church structure, which has been extensively altered and no longer retains its historic significance. Should the new construction be removed the future, the essential form and integrity of the historic property would remain unimpaired, as there are no changes being made that require alterations to significant features of the property.⁴

Focusing alterations in areas of prior alteration is generally considered a preservation best practice, as it does not remove early material or character-defining features, and allows for potential reversibility. At the

³ Kathryn McGee, "1276 West 29th Street, Historic Resource Assessment and Impacts Analysis," prepared for: The Pews at SC, LLC, August 2017: 23.

⁴ "1276 W. 29th Street, North University Park Specific Plan, Project Permit Compliance Review, Design Review, Certificate of Appropriateness, & Waiver of Dedications and Improvement," City of Los Angeles, California, Case No: DIR-2017-4072-COA-DRB-SPP-WDI; CEQA: ENV-2017-4073-CE, June 5, 2018: 15.

subject property, essential form and mass of the building are being retained, as are important early materials. The integrity of the property will be unimpaired because character-defining features are not being removed. Additionally, the church steeple base is being retained. Thus, the proposed project meets Standard 10 and has been adequately evaluated under that standard.

Issue 4: Staff erred and misapplied the Secretary of the Interior's Standards to this project.

Response: City staff followed accepted best practices for application of the *Secretary's Standards* to the proposed project. The *Secretary's Standards* entail four treatments: preservation, restoration, reconstruction, and rehabilitation. The Rehabilitation Standard is the applicable standard of review for the subject property, as it "acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's character."⁵ The Rehabilitation Standards includes ten standards, which are listed in the City's determination letter, accompanied by detailed analysis of the proposed project under each standard. The project generally retains character-defining features, though the City's conditions of approval ensure retention of character-defining features, and even require window restoration and retention of the church steeple base.⁶ The following list of character-defining features appears in the City's determination letter references a prior historic resource survey and informs the *Secretary's Standards* conformance review:

The major architectural features identified in the 1983 Historic Resource Survey include a raised central entrance; a symmetrical façade; a flat roof with stepped parapet wall; a prominent cross on roof; two rear wings; dual entrance doors; and a side entrance. Other architectural details noted include wood-multi-paned windows and an overall absence of ornamentation.⁷

Issue 5: Staff erred in its list of Conditions by not being specific enough to ensure that construction would meet required historical standards.

Response: As previously noted, the City's determination letter includes conditions of approval that ensure retention of character-defining features. For example, Condition no. 2 provides the following specific conditions related to preservation of historic fabric:

The project shall be executed with the following features:⁸

- a) Windows. Ten windows located on the original 1895 church structure shall be restored to double-hung, four-over-three true divided-lite wood sashes.
- b) Windows. All new windows to be added on the 1911 church addition shall be hung windows.
- c) Steeple. The base of the steeple located at the north roof edge shall be retained.
- d) Landscape. The existing concrete at the northwest and southwest corners of the property shall be restored to low ground cover.
- e) Fencing/Gate. The north gate shall be a dark color and shall swing into the property.
- f) Parking. No car parking shall be provided in the front yard.
- g) Mechanical Equipment. All mechanical equipment on the roof shall be screened from view. All mechanical equipment located in the yard shall be screened with landscaping.

⁵ "Four Approaches to the Treatment of Historic Properties," *National Park Service*, <https://www.nps.gov/tps/standards/four-treatments.htm>, accessed August 7, 2018.

⁶ "1276 W. 29th Street, North University Park Specific Plan, Project Permit Compliance Review, Design Review, Certificate of Appropriateness, & Waiver of Dedications and Improvement," City of Los Angeles, California, Case No: DIR-2017-4072-COA-DRB-SPP-WDI; CEQA: ENV-2017-4073-CE, June 5, 2018: 2.

⁷ "1276 W. 29th Street, North University Park Specific Plan, Project Permit Compliance Review, Design Review, Certificate of Appropriateness, & Waiver of Dedications and Improvement," 6.

⁸ "1276 W. 29th Street, North University Park Specific Plan, Project Permit Compliance Review, Design Review, Certificate of Appropriateness, & Waiver of Dedications and Improvement," 3.

- h) Signs. No signage shall be installed under this approval

Conditions of Approval also require that planning staff review two final sets of architectural drawings prior to issuance of a building permit. Thus, substantial efforts are being made to ensure adequate preservation of historic materials.

Issue 6: Staff erred and abused discretion by NOT following LAMC Section 11.5.7.C.2, which requires the incorporation of “mitigation measures monitoring measures when necessary or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project.

Response: As noted in the above responses, City staff thoroughly evaluated the potential impacts of the proposed project on the exterior of the building and on the setting of the North University Park Specific Plan Area through application of the *Secretary’s Standards*. The proposed project, with conditions, was found to be in conformance with the *Secretary’s Standards*. Therefore, potential historical resources impacts of the proposed project are considered mitigated to a less than significant level or exempt under CEQA.

Conclusion

The issues raised in the letter of appeal have been addressed in this memo. While the subject property is considered an historical resource as a Contributing Structure to the North University Park Specific Plan Area, it does not appear individually significant for other associations, and has been substantially altered since its date of construction. The proposed project entailing adaptive reuse provides substantial reinvestment, with improvements to the exterior of the building, such as restoration of windows. Conditions of approval ensure retention of early building materials and character-defining features. New construction and alterations are focused in areas of prior alteration, and therefore do not remove important early building material. The subject property has been treated as an historical resource in project review. The proposed project has been found in conformance with the *Secretary’s Standards*, as it will result in minimal change to extant historic fabric and an overall improvement to historical aspects of the building and North University Park Specific Plan Area.

References

“1276 W. 29th Street, North University Park Specific Plan, Project Permit Compliance Review, Design Review, Certificate of Appropriateness, & Waiver of Dedications and Improvement,” City of Los Angeles, California, Case No: DIR-2017-4072-COA-DRB-SPP-WDI; CEQA: ENV-2017-4073-CE, June 5, 2018.

“Justification for Project Exemption, Case No. ENV-2017-4073-CE,” City of Los Angeles, California, June 4, 2018.

McGee, Kathryn, “1276 West 29th Street, Historic Resource Assessment and Impacts Analysis,” prepared for: The Pews at SC, LLC, August 2017.

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