

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

This file contains correspondence and documents submitted to the Commission which is in compliance with the Commission Rules and Operating Procedures, Rule 4.3. Compliance means that the deadline, delivery method (hard copy and/or electronic) AND the number of copies, when applicable, has been met. The file is divided into three sections and each section has been bookmarked by case:

- **“Initial Submissions”**: Submissions received no later than by end of day Monday of the week prior to the meeting (unlimited).
- **“Rebuttal Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting (for the Central, Harbor and South Los Angeles Area Planning Commissions, the deadline is 3:00 p.m. Thursday prior to the Commission meeting). Maximum 10-pages including exhibits.
- **“Day of Hearing Submissions”**: Submissions after the Rebuttal Submission deadline up to and including the day of the Commission meeting. This section also includes material received at the meeting.

Material which does not comply with the submittal rules is not distributed to the Commission. The Commission Rules and Operating Procedures can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

Please note that all complying Initial Submissions **have been transmitted to the Commission**, either integrated with the Staff Report or along side it.

If the material was submitted to the project planner prior to the Monday deadline, it was made part of the staff report which can be accessed in the agenda by clicking on the specific item (Correspondence is typically included at the end of the staff report). All other compliant material is included in this file.

Day of Hearing Submissions will be posted after the meeting and will be included at the end of this file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

INITIAL SUBMISSIONS

REBUTTAL SUBMISSIONS

CHC@lacity.org

6/28/18

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

200 N.Spring St., Rm. 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

To: Cultural Heritage Commission

The Montecito property consists of an Art Deco gem surrounded by an appropriate illusion of openness. Please SUPPORT declaring the property the Historic-Cultural Monument that is and has been since its 1985 recognition on the National and State levels. (It's always been special.)

Quoting from the U.S. Dept. of the Interior National Register of July 18, 1985:

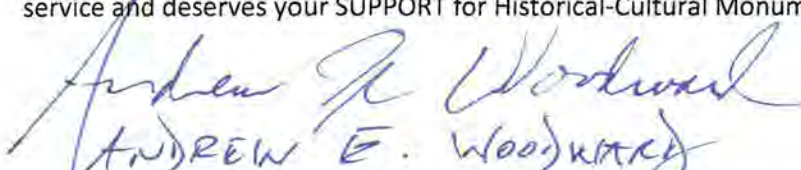
"Property is 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot."

That feeling of openness gives the Montecito its majestic grace. It stands tall, a tower of hope, over an optimistic landscape. It's just the opposite of a crowded tenement house that's squeezed right up to the property line, bumping up against its neighbors.

Like an expert Hollywood director, the gifted Montecito design team instinctively knew how to focus attention without overwhelming the viewer. A beautifully elegant simplicity, rather than gingerbread run amok. A thoughtful use of natural light for residents, using a building layout shaped like the letter "H", rather than a mere tall box that would trap those within and bore those on the outside. Such skillful editing has yielded a lasting masterpiece that deserves proper recognition from the City of Los Angeles.

Major figures in Hollywood film history had a Montecito connection. The tour buses have it on their set route. Architecture students and even graphic design buffs can be inspired by this "excellent example of an Art Deco architectural style building in Hollywood " (noted in National Register).

The Montecito continues its "as built" role of providing needed quality housing. Now, instead of movie stars, it's an affordable home for seniors. Over thirty years ago, occupancy was increased by about a third, without compromising the property's exterior historic design. It continues to perform yeoman service and deserves your SUPPORT for Historical-Cultural Monument status.


ANDREW E. Woodward
118 NORTH LARCHMONT BLVD
LOS ANGELES 90004

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

200 N. Spring Street, Room 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

Dear Commissioners:

I SUPPORT your declaring the Montecito property as a Historical-Cultural Monument. This graceful Art Deco structure, rising unhindered by other buildings, makes one think of being able to breathe freely. It's not just another boxy housing project. The tall, dark green trees against the light-colored building show the intertwining of nature and man-made beauty.

At the street level, elderly Montecito residents, as well as those passing by on foot or waiting in traffic, can see trees that grow in Hollywood. The quiet garden makes a good selling point for the owner to attract and retain renters. It brings peace to residents and visual relief for the community.

The surface parking lot, at the bottom of Cherokee's downslope, provides practical distance from other buildings while serving double duty to accommodate entry to double level underground parking, with all exiting at the narrow driveway. Fortunately, the property's integrity has been maintained.

The property looks bigger than it is, thanks to the original designers' placement of real open space, not like today's definitions, in which balconies qualify. The Montecito has no balconies, just streams of genuinely artistic windows viewed from all sides—so unlike today's plain glass enclosed boxes.

In the 1985 restoration, an internal reconfiguration added about 40 units. Now at 118 units on 150'x225', the property has reached its maximum. Noted on the National Nomination Form: "Boundaries are drawn to encompass the building and its historic lot."

Just as a classic movie is more than just a series of filmed speeches, a vibrant Hollywood residential community is more than just a monotonous series of maximized multi-story apartment towers. We need to preserve for future generations the diversity of design so well represented by the historic Montecito. It's important that the City of Los Angeles shine a spotlight on this Art Deco treasure.

Please SUPPORT the Montecito as the Historical-Cultural Monument that it is.



4/27/18

D. STEWART FARQUHAR
6650 FRANKLIN AVE - APT 409
HOLLYWOOD, CA 90028

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

2000 N. Spring Street, Room 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

Dear Cultural Heritage Commissioners:

I urge you to SUPPORT Historic –Cultural Monument status for the Montecito property. This stately Art Deco is a fine representation of the grand optimism of early Hollywood. Its soaring majesty is emphasized by the open space around it.

The National Register of Historic Places recognized the logical connection between the building and its land components, describing the property as:

“a 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot.”

Los Angeles architect Marcus P. Miller, a specialist in Art Deco architecture, designed the Montecito in the late 1920's. It was completed in 1931, the same year as one of his commercial structures, Los Angeles Convalescent Hospital in Montebello. At Temple Street and Bunker Hill Avenue, he designed the now demolished building for the Jewish Welfare Organizations. The Depression and World War II limited his output. He died at the age of 57 in 1949.

He left a treasure: the Montecito. He made good use of the small property, emphasizing the building's stately height, while avoiding the temptation to clutter its elegance with an ungainly large foot print. He further limited the building by designing it in the shape of the letter “H”, twice eliminating 10 stories of “missing” potential units for the two indentations of the “H”. Therefore, an increased number of actual residents could enjoy more open views and have a cross breeze. He really sought to enrich the lives of residents who would live in his building. He achieved that goal. We, today, are thankful to Mr. Miller.

The property is still small. Even though several slender lots were added over the years, including converting a resident maintenance worker's bungalow to additional parking, today's total property is only 150'x225'. Thanks to Mr. Miller's wisdom, the illusion that the property appears bigger than it is remains intact. The Art Deco design elements he used on the Montecito make a significant contribution to the Hollywood community today and in the far distant future.

Please SUPPORT Historical-Cultural Monument status for the Montecito.

Dennis A Luna

Dennis A Luna

June 27 2018

6650 FRANKLIN AVE #808 Hollywood, CA 90028



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Erik Cougar <ecougar@socal.rr.com>

Sun, Jul 1, 2018 at 1:33 PM

To: CHC@lacity.org

Cc: craig.bullock@lacity.org

To Whom It May Concern:

I support the Art Deco Society of Los Angeles' nomination of the Montecito Apartments in Hollywood as a historic cultural heritage monument.

Sincerely,

Erik Cougar



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

elizabeth labarre <chezlizzie@gmail.com>

Mon, Jul 2, 2018 at 2:19 PM

To: CHC@lacity.org

Cc: craig.bullock@lacity.org

Art Deco in Los Angeles is truly one-of-a-kind. No other city in the US has such beautiful, unique, hollywood-influenced Art Deco architecture. The Art Deco (1931) Montecito is one of the most significant residential buildings in Hollywood. It's about time this beauty is awarded local landmark designation.

Sincerely,

Elizabeth LaBarre

Resident of an Art Deco building near MacArthur Park

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

2000 N. Spring Street, Room 532

Los Angeles, CA 90012

6/28/18

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

Dear Cultural Heritage Commissioners:

I urge you to SUPPORT Historic –Cultural Monument status for the Montecito property. This stately Art Deco is a fine representation of the grand optimism of early Hollywood. Its soaring majesty is emphasized by the open space around it.

The National Register of Historic Places recognized the logical connection between the building and its land components, describing the property as:

"a 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot."

Los Angeles architect Marcus P. Miller, a specialist in Art Deco architecture, designed the Montecito in the late 1920's. It was completed in 1931, the same year as one of his commercial structures, Los Angeles Convalescent Hospital in Montebello. At Temple Street and Bunker Hill Avenue, he designed the now demolished building for the Jewish Welfare Organizations. The Depression and World War II limited his output. He died at the age of 57 in 1949.

He left a treasure: the Montecito. He made good use of the small property, emphasizing the building's stately height, while avoiding the temptation to clutter its elegance with an ungainly large foot print. He further limited the building by designing it in the shape of the letter "H", twice eliminating 10 stories of "missing" potential units for the two indentations of the "H". Therefore, an increased number of actual residents could enjoy more open views and have a cross breeze. He really sought to enrich the lives of residents who would live in his building. He achieved that goal. We, today, are thankful to Mr. Miller.

The property is still small. Even though several slender lots were added over the years, including converting a resident maintenance worker's bungalow to additional parking, Today's total property is only 150'x225'. Thanks to Mr. Miller's wisdom, the illusion that the property appears bigger than it is remains intact. The Art Deco design elements he used on the Montecito make a significant contribution to the Hollywood community today and in the far distant future.

Please SUPPORT Historical-Cultural Monument status for the Montecito.

 Faye Strong
2121 Wellington Rd.
Los Angeles, CA 90016



Planning CHC <chc@lacity.org>

CHC-2018-3233-HCM: IN SUPPORT of Your Consideration of The National Historic Landmark MONTECITO for "Historic Cultural Monument " designation.

Gail Silver <gailsilveractress@yahoo.com>

Fri, Jun 29, 2018 at 11:20 PM

To: "CHC@lacity.org" <CHC@lacity.org>

To: The Cultural Heritage Commission Hearing for consideration of The National Historic Landmark MONTECITO for 'Historic Cultural Monument' designation -- CHC-2018-3233-HCM.

From: Gail Coviello, a Friend and Tenant of the Montecito

On July 5, 2018, at 10:00 A.M., you will be considering the MONTECITO for "Historic Cultural Monument" designation: I request that you **TOTALLY SUPPORT** that designation.

The stately Art Deco Montecito, built in 1930, has a long and interesting history, set on a hill overlooking the city, The Montecito is considered the highest building in Hollywood.

It overlooks a beautiful "landscaped garden area providing private park space for Montecito residents" (Historic Resources Technical Report...pg. 11) with 27 mature trees, and is integral to The Montecito historic designation.

The Montecito is on the U.S. National Register of Historic Places ..'considered one of the best examples of Art Deco architecture and greatest work of the renown architect, Marcus P. Miller.'

Thank you for your kind consideration in support of this request.

FRED GAINES
SHERMAN L. STACEY
LISA A. WEINBERG*
REBECCA A. THOMPSON
NANCI SESSIONS-STACEY
KIMBERLY A. RIBLE
ALICIA B. BARTLEY

* a professional corporation

LAW OFFICES OF
GAINES & STACEY LLP
16633 VENTURA BOULEVARD, SUITE 1220
ENCINO, CA 91436-1872

TELEPHONE (818) 933-0200
FACSIMILE (818) 933-0222
INTERNET: WWW.GAINESLAW.COM

July 2, 2018

ORIGINAL VIA FEDERAL EXPRESS

VIA EMAIL chc@lacity.org

Cultural Heritage Commission
City of Los Angeles
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Re: The Montecito
Case No. CHC-2018-3233-HCM (6650 Franklin Avenue)
July 5, 2018 Cultural Heritage Commission Meeting; Agenda Item No. 6
Opposition to Recommended Action

Dear Honorable Commissioners:

This law office represents property owner Thomas Safran and Associates ("TSA") with respect to its pending entitlements for a 68 unit affordable housing development for senior residents at 6650 Franklin Avenue (the "Property"), otherwise known as The Montecito II (the "Project").¹ The Montecito II is proposed for a portion of the property adjacent to The Montecito, an existing 118 unit senior living facility, which is a registered National and California Historic Resource.

As a result of the existing National and State designations, a full Historic Resources Technical Report has already been prepared for the Project and has been reviewed by the City's Office of Historic Resources ("OHR"). The California Environmental Quality Act ("CEQA") review for the Project includes a complete cultural resources analysis and mitigation plan.² In fact, a full City Planning public hearing has already been held for the Project. As a result, our client is concerned that the true intent of this application is to cause delay or denial of the Project. **For the reasons outlined in this correspondence, TSA urges the CHC to take no action that may result in delaying or preventing The Montecito II Project.**

¹ See Case Nos. CPC-2017-1503-DB-CU-SPR, AA 2017-1505-PMLA, and ENV-2017-1504-SCEA.

² The CEQA review for the Project is contained in the Sustainable Communities Environmental Assessment ("SCEA") published by the Department of City Planning ("City Planning") in February 2018. The SCEA contains a detailed Cultural Resources analysis and proposed mitigations. See attached SCEA Project Description and Cultural Resources section.

In addition, the time for action on the application has expired and the application must be deemed denied pursuant to LAMC 22.171.10(e). That section requires the Cultural Heritage Commission (“CHC”) to make a determination on the application within 30 days of filing. If the CHC fails to act within the time allowed, the CHC shall be deemed to have denied the application. In this case the nomination is dated September 4, 2017. The 30 day time period has clearly expired.

TSA has spent the last year working with the City, including the Office of Historic Resources represented by Ken Bernstein and Lambert Giessinger, and the community toward approval of a project that is intended to adjoin and complement The Montecito. The Project includes a vesting preliminary parcel map and associated entitlements to permit an affordable senior residential housing development. The Montecito II is intended to be constructed in the area where there is an existing garden immediately to the west of The Montecito.

The Montecito has enjoyed status on the National Register of Historic Places and the California Register of Historical Resources since the mid-1980’s, however, the garden space was not part of the National or State nominations nor part of The Montecito’s ultimate placement on either historic register.³ In fact, the garden area was a separate parcel containing residential buildings when The Montecito was constructed in 1931, following which it became a paved surface parking lot. This westerly area was not converted to a garden until during or soon after 1985, decades after construction of The Montecito, and is not considered a historically significant resource.

It is important to note that TSA does not dispute the historic value of The Montecito. TSA was, of course, aware of the historic status upon purchasing the Property decades ago and has been active in the restoration and maintenance of the property. What is a concern, however, is that the nomination appears to incorporate the garden into the area sought for HCM designation by claiming the “loss of garden” is “threatened” and that “...though of later construction, is an excellent example of a Mid-Century formal garden and complements the historic building.” This seems to be an effort to create a broader City Historic-Cultural Monument (“HCM”) designation that goes well beyond the National and State designations.

The designation of the garden would not meet the City’s HCM criteria and the garden is not a historically significant resource. The full Historic Resources Technical Report for The Montecito II, prepared by Historic Resources Group (the “Historical Report”) in July 2017, and reviewed by OHR in conjunction with CEQA review for the Project, describes the historical significance of The Montecito, finds that the garden is not a historically significant resource, and requires adherence to the Secretary of the Interior’s Standards. OHR, represented by Mr. Bernstein, conducted a site visit of the Property with TSA approximately a year ago and raised

³ The nomination was focused on the Art Deco architecture and the building itself as a “landmark” in the Hollywood area. The accompanying site plan shows “pavement” in the area now occupied by the garden.

Cultural Heritage Commission
July 2, 2018
Page 3

no concerns regarding the garden or the Project. See Memorandum from Paul Travis of Historic Resources Group, dated June 28, 2018, submitted concurrently with this letter.

TSA has spent hundreds of hours meeting with community organizations and obtaining support for the Project from Council District 13, Hollywood Heritage, and the Hollywood Hills West Neighborhood Council. The Office of Historic Resources and Mr. Bernstein, specifically, were contacted early in the process by TSA to share the Project information and to acquire feedback which was generally very positive.

We request that the CHC take into account the totality of the information presented in this letter and at the July 5, 2018 meeting, as well as in the accompanying memorandum from Historic Resources Group, and make no decision that will delay or prevent The Montecito II project.

Thank you for your attention to this matter. As always, please do not hesitate to contact me at any time with any questions or comments you may have.

Sincerely,

GAINES & STACEY LLP

By



FRED GAINES

cc: Etta Armstrong, Commission Executive Assistant (Via Email)
Ken Bernstein, Office of Historic Resources (Via Email)
Craig Bullock, Council District 13 (Via Email)

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I
2000 N. Spring Street, Room 532
Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM
ENV-2018-3234-CE

7/1/18

Dear Cultural Heritage Commissioners:

I urge you to SUPPORT Historic –Cultural Monument status for the Montecito property. This stately Art Deco is a fine representation of the grand optimism of early Hollywood. Its soaring majesty is emphasized by the open space around it.

The National Register of Historic Places recognized the logical connection between the building and its land components, describing the property as:

"a 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot."

Los Angeles architect Marcus P. Miller, a specialist in Art Deco architecture, designed the Montecito in the late 1920's. It was completed in 1931, the same year as one of his commercial structures, Los Angeles Convalescent Hospital in Montebello. At Temple Street and Bunker Hill Avenue, he designed the now demolished building for the Jewish Welfare Organizations. The Depression and World War II limited his output. He died at the age of 57 in 1949.

He left a treasure: the Montecito. He made good use of the small property, emphasizing the building's stately height, while avoiding the temptation to clutter its elegance with an ungainly large foot print. He further limited the building by designing it in the shape of the letter "H", twice eliminating 10 stories of "missing" potential units for the two indentations of the "H". Therefore, an increased number of actual residents could enjoy more open views and have a cross breeze. He really sought to enrich the lives of residents who would live in his building. He achieved that goal. We, today, are thankful to Mr. Miller.

The property is still small. Even though several slender lots were added over the years, including converting a resident maintenance worker's bungalow to additional parking. Today's total property is only 150'x225'. Thanks to Mr. Miller's wisdom, the illusion that the property appears bigger than it is remains intact. The Art Deco design elements he used on the Montecito make a significant contribution to the Hollywood community today and in the far distant future.

Please SUPPORT Historical-Cultural Monument status for the Montecito.

- Bottom line:
More negatives than
positives!

Signed:



Name:

Everett S. Davidson

Address:

6650 Franklin Ave. #204

~~4444~~ The Montecito Apts.

Hollywood, CA 90028

Email:

everett1423@gmail.com

(FOR CHANGES)

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

200 N.Spring St., Rm. 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

7/2/18

To: Cultural Heritage Commission

The Montecito property consists of an Art Deco gem surrounded by an appropriate illusion of openness. Please SUPPORT declaring the property the Historic-Cultural Monument that is and has been since its 1985 recognition on the National and State levels. (It's always been special.)

Quoting from the U.S. Dept. of the Interior National Register of July 18, 1985:

"Property is 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot."

That feeling of openness gives the Montecito its majestic grace. It stands tall, a tower of hope, over an optimistic landscape. It's just the opposite of a crowded tenement house that's squeezed right up to the property line, bumping up against its neighbors.

Like an expert Hollywood director, the gifted Montecito design team instinctively knew how to focus attention without overwhelming the viewer. A beautifully elegant simplicity, rather than gingerbread run amok. A thoughtful use of natural light for residents, using a building layout shaped like the letter "H", rather than a mere tall box that would trap those within and bore those on the outside. Such skillful architecture has yielded a lasting masterpiece that deserves proper recognition from the City of Los Angeles.

Major figures in Hollywood film history had a Montecito connection. The tour buses have it on their set route. Architecture students and even graphic design buffs can be inspired by this "excellent example of an Art Deco architectural style building in Hollywood "(noted in National Register).

The Montecito continues its "as built" role of providing needed quality housing. Now, instead of movie stars, it's an affordable home for seniors. Over thirty years ago, occupancy was increased by about a third, without compromising the property's exterior historic design. It continues to perform yeoman service and deserves your SUPPORT for Historical-Cultural Monument status.

Signed:

WCS

Name:

Inna Shvartsur

Address:

6650 Franklin ave

apt. 602 LA CA

90028

Email:

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

2000 N. Spring Street, Room 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

Dear Cultural Heritage Commissioners:

I urge you to SUPPORT Historic –Cultural Monument status for the Montecito property. This stately Art Deco is a fine representation of the grand optimism of early Hollywood. Its soaring majesty is emphasized by the open space around it.

The National Register of Historic Places recognized the logical connection between the building and its land components, describing the property as:

“a 150’x225’ parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot.”

Los Angeles architect Marcus P. Miller, a specialist in Art Deco architecture, designed the Montecito in the late 1920’s. It was completed in 1931, the same year as one of his commercial structures, Los Angeles Convalescent Hospital in Montebello. At Temple Street and Bunker Hill Avenue, he designed the now demolished building for the Jewish Welfare Organizations. The Depression and World War II limited his output. He died at the age of 57 in 1949.

He left a treasure: the Montecito. He made good use of the small property, emphasizing the building’s stately height, while avoiding the temptation to clutter its elegance with an ungainly large foot print. He further limited the building by designing it in the shape of the letter “H”, twice eliminating 10 stories of “missing” potential units for the two indentations of the “H”. Therefore, an increased number of actual residents could enjoy more open views and have a cross breeze. He really sought to enrich the lives of residents who would live in his building. He achieved that goal. We, today, are thankful to Mr. Miller.

The property is still small. Even though several slender lots were added over the years, including converting a resident maintenance worker’s bungalow to additional parking, Today’s total property is only 150’x225’. Thanks to Mr. Miller’s wisdom, the illusion that the property appears bigger than it is remains intact. The Art Deco design elements he used on the Montecito make a significant contribution to the Hollywood community today and in the far distant future.

Please SUPPORT Historical-Cultural Monument status for the Montecito.

Kathleen M. Lane 6/30/18
6650 FRANKLIN AVE Apt 704
HOLLYWOOD, CA 90028

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

200 N. Spring Street, Room 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

7/11/18

Dear Commissioners:

I SUPPORT your declaring the Montecito property as a Historical-Cultural Monument. This graceful Art Deco structure, rising unhindered by other buildings, makes one think of being able to breathe freely. It's not just another boxy housing project. The tall, dark green trees against the light-colored building show the intertwining of nature and man-made beauty.

At the street level, elderly Montecito residents, as well as those passing by on foot or waiting in traffic, can see trees that grow in Hollywood. The quiet garden makes a good selling point for the owner to attract and retain renters. It brings peace to residents and visual relief for the community.

The surface parking lot, at the bottom of Cherokee's downslope, provides practical distance from other buildings while serving double duty to accommodate entry to double level underground parking, with all exiting at the narrow driveway. Fortunately, the property's integrity has been maintained.

The property looks bigger than it is, thanks to the original designers' placement of real open space, not like today's definitions, in which balconies qualify. The Montecito has no balconies, just streams of genuinely artistic windows viewed from all sides—so unlike today's plain glass enclosed boxes.

In the 1985 restoration, an internal reconfiguration added about 40 units. Now at 118 units on 150'x225', the property has reached its maximum. Noted on the National Nomination Form: "Boundaries are drawn to encompass the building and its historic lot."

Just as a classic movie is more than just a series of filmed speeches, a vibrant Hollywood residential community is more than just a monotonous series of maximized multi-story apartment towers. We need to preserve for future generations the diversity of design so well represented by the historic Montecito. It's important that the City of Los Angeles shine a spotlight on this Art Deco treasure.

Please SUPPORT the Montecito as the Historical-Cultural Monument that it is.

NICHOLAS GUTIERREZ
6450 FRANKLIN AVE. #605
LOS ANGELES, CA. 90028



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

Montecito II Senior Housing Project

Case Number: ENV-2017-1504-SCEA

Project Location: 6650-6668 Franklin Avenue, 1850 N. Cherokee Avenue, Los Angeles, California, 90028

Community Plan Area: Hollywood Community Plan Area

Council District: 13 – Mitch O'Farrell

Project Description:

The Proposed Project is a senior residential housing development at 6650-6668 Franklin Avenue, 1850 N. Cherokee Avenue in the Hollywood Community Plan Area of the City of Los Angeles. The 33,750 square-foot corner site (0.77 acres) is bounded by Franklin Avenue to the north, North Cherokee Avenue to the east, the Las Palmas Senior Center and Canyon Co-Op School to the west, and a multi-family residential building to the south. Existing development on the site includes the Montecito Apartments and an outdoor courtyard.

The Proposed Project would include 68 new multi-family residential units (67 affordable senior units and one on-site-manager's unit) and ancillary spaces, totaling approximately 53,370 square feet of new building area, approximately 7,000 square feet of recreation/open space areas, and 57 new parking spaces on two subterranean levels, for a total of 104 on-site parking spaces. The Proposed Project would be six stories tall, up to a maximum of 76'-8" feet in height. The new building would be physically connected by a new common lobby to the existing Montecito Apartments Building, providing the residents access to both facilities and the amenities within. Up to 27 trees may be removed and replaced under the Proposed Project; no trees to be removed are within the public right-of-way.

The applicant is requesting: (1) A Density Bonus (DB) pursuant to CA Government Code Section 65915(f)(3) and LAMC Section 12.22.A.25 to permit a Senior Residential Housing Development Project with 118 existing non-conforming units and 68 new units, dedicating 99% of proposed units restricted to Low and Very Low Income Households in exchange for the following incentives: (a) An On-Menu Incentive for an increase in height to permit a new building with 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 for a site with more than 20 feet of grade change; (b) An Off-Menu Incentive for a decrease in yards to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9-foot front yard for a 6-story building pursuant to LAMC 12.11 C.2; (c) An Off-Menu Incentive for a decrease in yards to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6-story building pursuant to LAMC 12.11 C.3; (2) A Conditional Use Permit to permit pursuant to 12.24 U.26, to permit a housing development project with a density increase greater than the maximum permitted in LAMC 12.22 A.25, for a total of 186 units; (3) Site Plan Review (SPR) pursuant to LAMC 16.05 C, to permit the construction, use, and maintenance of more than 50 new residential units; (4) Preliminary Parcel Map (PMLA) pursuant to LAMC 17.50, a to permit the merger and re-subdivision of five (5) ground lots into one (1) ground lot and two (2) air space lots; (5) Approval of other permits, ministerial or discretionary, in order to execute and implement the Project such as: landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, and installation and hookup approvals for public utilities and related permits; and (6) Adoption of the Sustainable Communities Environmental Assessment (SCEA).

PREPARED FOR:

City of Los Angeles
Department of City Planning

PREPARED BY:

Impact Sciences, Inc.
28 N. Marengo Avenue
Pasadena, CA 91101

APPLICANT:

Thomas Safran & Associates
11812 San Vicente Blvd, #600
Los Angeles, CA 90049

February 2018

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	I-1
II. PROJECT DESCRIPTION	II-1
III. TPP CONSISTENCY ANALYSIS	III-1
IV. SCEA CHECKLIST	IV-1
V. SUSTAINABLE COMMUNITIES ENVIRONMENTAL ANALYSIS	V-1
1. Aesthetics	V-2
2. Agriculture and Forest Resources	V-6
3. Air Quality	V-8
4. Biological Resources	V-30
5. Cultural Resources	V-34
6. Geology and Soils	V-60
7. Greenhouse Gas Emissions	V-67
8. Hazards and Hazardous Materials	V-125
9. Hydrology and Water Quality	V-133
10. Land Use and Planning	V-141
11. Mineral Resources	V-147
12. Noise	V-148
13. Population and Housing	V-166
14. Public Services	V-169
15. Recreation	V-179
16. Transportation and Traffic	V-180
17. Tribal Cultural Resources	V-203
18. Utilities and Service Systems	V-206
19. Mandatory Findings of Significance	V-215

TABLE OF CONTENTS (CONTINUED)

	<u>Page</u>
VI. PREPARERS OF THE SCEA	VI-1
VII. ACRONYMS AND ABBREVIATIONS.....	VII-1

APPENDICES

Appendix A:	Air Quality and Greenhouse Gas Emissions Calculations
Appendix B:	Tree Report
Appendix C:	Historic Resources Report
Appendix D:	Geotechnical Reports
Appendix E:	Phase I Environmental Site Assessment
Appendix F:	Noise Report
Appendix G:	Traffic Impact Report and Memo
Appendix H:	Tribal Cultural Resources Correspondence

5. CULTURAL RESOURCES

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less Than Significant Impact with Mitigation. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.²¹ Section 15064.5 of the *State CEQA Guidelines* defines a historical resource as (1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or (3) an object, building, structure, site, area, place, record or manuscript that a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

The following analysis is based on the *Montecito II Historic Resources Technical Report* (Historic Resources Report), prepared by Historic Resources Group, dated July 2017, incorporated herein by reference and included as **Appendix C** to this SCEA.

SITE DEVELOPMENT HISTORY

Existing Conditions

The Project Site is located on the southwest corner of Franklin Avenue and N. Cherokee Avenue in Hollywood. The hillside site slopes down to the south and west. The Project Site contains a ten-story, reinforced concrete apartment building located on the northeast portion of the Project Site. Known as the "Montecito Apartments" since its original construction in 1931, the building was listed in the National Register of Historic Places in 1985.

A landscaped garden area sits directly west of the Montecito Apartments building providing private park space for the residents. The garden is surrounded by a metal

²¹ California Public Resources Code Section 21084.1

fence covered in climbing vines. Gated access from the garden opens onto Franklin Avenue.

A rectangular surface parking lot occupies the southern portion of the Project Site flanking the Montecito Apartments building and adjacent garden. The parking lot is accessed by a gated drive off N. Cherokee Avenue.

The area immediately surrounding the Project Site is largely residential and characterized by multi-family residential buildings dating from the 1920s to the present day.

The Las Palmas Senior Center is located on a large parcel west of the Project Site. The Senior Center property contains the Canyon Co-op Pre-School.

Commercial development in the area is concentrated on Highland Avenue to the west and Hollywood Boulevard to the south.

Site Development

The Project Site and immediate surrounding area was originally subdivided as the "Hollywood Ocean View Tract" in 1901. Hollywood incorporated as a city in 1903 and in 1904 a streetcar line was established between Hollywood and Downtown Los Angeles. The city of Hollywood was consolidated with Los Angeles in 1910.

Skyrocketing population growth in the Los Angeles region, along with the success of the motion picture industry then concentrated in and around Hollywood, spurred continuous development in Hollywood over the next two decades. A 1919 Sanborn map shows that the Project Site and surrounding area had by that time been largely developed as a low-density residential area characterized by single-family homes. The current location of the Montecito Apartments building was occupied by a single-family home (1861 Cherokee). The location of the current garden west and adjacent to the Montecito Apartments was in 1919 developed with two single-family homes (6674 and 6672 Franklin Avenue) and a duplex (6668 and 6668-1/2 Franklin Avenue). The site of the current surface parking lot south of the Montecito Apartments and adjacent garden was undeveloped in 1919 but would soon be developed with a single-family home as well (1855 Cherokee).

During the 1920s, Hollywood dramatically increased in density to meet burgeoning demand for housing. Bungalow courts, duplexes, and multistory apartment buildings replaced many of the single-family homes that had originally characterized the area. In

the latter half of the 1920s, luxury apartment buildings rising four stories and higher were constructed. Many of these operated as “apartment hotels” offering fully furnished suites, laundry, housekeeping, and in some cases food service. These properties catered to a more transient population in need of temporary housing and proved to be a useful option for creative talent imported west for work in the film industry.

In 1930, the single-family residence at 1861 Cherokee Avenue was demolished. The Montecito Apartments were constructed in its place in 1931. The building was constructed with two levels of integrated subterranean parking; a portion of the parking area was converted for use as a residence commissary in 1934.

In 1953 the single-family home at 1855 Cherokee Avenue, located directly south of the Montecito Apartments, was relocated. The vacant parcel was paved and used as surface parking for the Montecito Apartments. In 1956 a “semi-public” swimming pool was constructed on the western half of the 1855 Cherokee parcel.

In 1960, the Las Palmas Senior Center was developed at the southeast corner of Franklin and Las Palmas avenues. The residential duplex at 6668 Franklin Avenue (west of the Montecito Apartments) was demolished in 1962. Permits for the demolition or relocation of the other two residential buildings located west of the Montecito Apartments were not located for this study, but according to Sanborn maps, both were removed between 1955 and 1966. The area left vacant by the removal of the residential buildings was paved and used for surface parking.

The Montecito Apartments successfully operated as a popular apartment hotel over several decades and proved to be particularly popular with actors. James Cagney, Mickey Rooney, Ronald Regan, Julie Harris, Montgomery Clift, George C. Scott, Lee Grant, and Gene Hackman all made the Montecito Apartments their home at one time. Former manager Gene Hinson was quoted as saying that actors liked the Montecito for the homey atmosphere the staff provided but also because, “we gave them credit.”

Like much of Hollywood, the Montecito Apartments went into decline during the 1970s. It was listed in the National Register of Historic Places in 1985 and rehabilitated as affordable senior housing that same year. The parking lot to the immediate west of the building was most likely converted to a garden space during or soon after the 1985 conversion. The swimming pool, constructed in 1956, is no longer extant and it is not clear exactly when the swimming pool was removed. The pool was mentioned as extant in the 1985 National Register nomination but “unmaintained” and “in poor condition.” No demolition permit for the pool was located for this study but aerial photographs

indicate that it had been removed by the mid-1990s. Removal of the pool likely happened at the same time as the building's conversion to low-income housing.

REGULATORY REVIEW

Historic Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision making process. Historic resources are included under environmental protection. Thus, any project or action which may cause a substantial adverse change in the significance of an historic resource is a project that also has a significant effect on the environment.

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

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

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

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

The appellate court has affirmed the three categories of historic resources:

- ***Mandatory historical resources*** are resources "listed in, or determined to be eligible for listing in, the California Register of Historical Resources."

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

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

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

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

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

Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must

also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

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

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

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

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of location, design, setting, materials, workmanship, feeling, and association.

California Register of Historical Resources

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

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

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

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

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California

Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).

- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

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

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

Local Designation Programs

The Los Angeles City Council designates Historic-Cultural Monuments on recommendation of the City's Cultural Heritage Commission.

Chapter 9, Section 22.171.7 of the City of Los Angeles Administrative Code defines an historical or cultural monument as:

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

method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.”

Designation recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities. Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for historical cultural monument status if they retain their historic design and materials. Those that are intact examples of past architectural styles or that have historical associations may meet the criteria in the Cultural Heritage ordinance.

Hollywood Community Plan

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

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

The Plan also reiterates that it is “the City’s policy that the Hollywood Community Plan incorporate the sites designated on the Cultural and Historical Monuments Element of the General Plan.”

Hollywood Redevelopment Project

The Project Site is contained within the Hollywood Redevelopment Project area generally bounded by Franklin Avenue on the north, Serrano Avenue on the east, Santa Monica Boulevard and Fountain Avenue on the south, and La Brea Avenue on the west. The Hollywood Project area was established in 1984 by the Community Redevelopment Agency (CRA). The CRA was dissolved on February 6, 2012, and administration of the Hollywood Redevelopment Project area has been transferred to the CRA/LA, a

Designated Local Authority (DLA) and successor to the CRA, and may transfer to the City Planning Department.

The Hollywood Redevelopment Project's goals include "the retention, restoration and appropriate reuse of existing buildings, groupings of buildings, and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria." Policies and guidelines for the preservation, rehabilitation, and retention of historic properties are discussed in Section 5.11 of the Redevelopment Plan.

As part of its responsibilities in implementing the Hollywood Redevelopment Plan, the CRA compiled historic survey data on properties within the Hollywood Redevelopment Project Area. Property evaluations from historic surveys in 1986, 1997, and 2003 were compiled in a data table that was made available on the CRA website. A more recent intensive-level survey of the Hollywood Redevelopment Project Area was conducted in 2010. It provides relevant information regarding the status of properties within the redevelopment area and is used by agencies and the community to identify potential historic resources. The results of this survey have been compiled in a data table that includes information previously listed in the CRA data table.

Historic Significance and Integrity

Historic Significance

The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register.

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

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

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

Historic Integrity

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

- **Location** is the place where the historic property was constructed or the place where the historic event took place.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

Age Threshold

The fifty-year age threshold has become standard in historic preservation as a way to delineate potential historic resources. The National Park Service, which provides guidance for the practice of historic preservation, has established that a resource fifty years of age or older may be considered for listing on the National Register of Historic Places.

In the City of Los Angeles there is no requirement that a resource be a certain age before it can be designated as a Los Angeles Historic-Cultural Monument. The City’s Office of Historic Resources does qualify, however that “enough time needs to have passed since

the resource's completion to provide sufficient perspective that would allow an evaluation of its significance within a historical context."

IDENTIFICATION OF HISTORICAL RESOURCES

The Project Site contains one building that has been designated as a historic resource. No other historic resources are located on the Project Site.

The Montecito Apartments - 6650 Franklin Avenue

The Montecito Apartments, located at 6650 Franklin Avenue, was listed in the National Register of Historic Places in 1985. Because the Montecito Apartments has been listed in the National Register, it is also listed in the California Register of Historical Resources. By virtue of its listing in the National Register and California Register, the Montecito Apartments is considered a historical resource for the purposes of CEQA.²²

Architectural Description

The Montecito Apartments is a ten story, reinforced concrete building with a two-level basement. The building is square in plan with two shallow light courts on the east and west facades and designed in an Art Deco style with Zig-Zag Moderne and Mayan influences.

The building's primary (northern) facade faces Franklin Avenue. The recessed main entrance is distinguished by a double inset bronze doorway with a decorative cast iron, rusticated concrete and marble and black glass surround. A highly decorated cast iron canopy with lamps is sits directly above the main entrance. Neon letters spelling "MONTECITO" adorn the north, east and west faces of the canopy.

The Franklin Street façade is characterized by a symmetrical and relatively austere arrangement of rusticated concrete panels set between vertical piers and metal-frame casement windows. Details include decorative cast spandrel panels and cast concrete Mayan pendants.

The east-facing façade continues the decorative detailing of the north facade. The eastern façade also features a centrally located light well flanked by four window bays on each side. The south elevation is similar to the north but dispenses with the decorative Mayan

²² A copy of the National Register Nomination for the Montecito Apartments is included in the Montecito II Historic Resources Technical Report, included as Appendix C to this SCEA.

detailing after the easternmost window bay. Due to the downward slope of the site, the two basement levels are fully exposed on this façade.

The west elevation includes a central light well similar to that of the east elevation. In this case there are only three window bays located in the principal wall segments. Fenestration is metal-frame casement throughout.

A neon roof sign spelling “MONTECITO” is located on the south-facing roof parapet. A centrally located mechanical penthouse of concrete construction tops the building. The penthouse is rectangular in plan with a hipped standing seam copper roof. There are four window openings on the east and west elevations and two window bays on the north and south.

Decorative cast panels are located above the window openings on all facades. A neon “MONTECITO” sign, similar to that on the south parapet, is located on the east façade of the machinery penthouse directly below the roofline.

Art Deco Architecture

The Montecito Apartments was designed an Art Deco style incorporating Zig-Zag Moderne and Mayan influences. Art Deco originated in France in the 1910s as an experimental movement in architecture and the decorative arts. It developed into a major style when it was first exhibited in Paris at the 1925 *Exposition Internationale des Arts Decoratifs et Industriels Modernes*, from which it takes its name. The Exposition’s organizers had insisted on the creation of a new, contemporary aesthetic that dispensed with traditional historicist styles and responded more directly with the industrial and technical innovations of the 20th century. The architecture of the Art Deco movement rejected the rigid organizational methods and classical ornamentation of the Beaux Arts style. It emphasized a soaring verticality through the use of stepped towers, spires, and fluted or reeded piers, and embraced highly stylized geometric, floral, and figurative motifs as decorative elements on both the exterior and interior. Decorative motifs often referenced ancient Egyptian, Asian, or Pre-Columbian origins considered “exotic” to a western audience. Abstracted, purely geometric decoration was also often used. Ornate metalwork, glazed terra cotta tiles, and bright colors were hallmarks of the style.

Character-defining features include an emphasis on vertical lines; smooth wall surfaces, usually of plaster; flat roofs with decorative parapets or towers; stylized decorative floral and figurative elements in cast stone, glazed terra cotta tiles, or aluminum; metal-frame

windows, usually fixed or casement; and geometric decorative motifs such as zigzags and chevrons.

Art Deco was the first popular style in the United States that consciously rejected historical precedents. It was instead a product of the Machine Age and took its inspiration from industry and transportation. It was only briefly popular, from the late 1920s until the late 1930s, and was employed primarily in commercial and institutional buildings, and occasionally in multifamily residential buildings. It was rarely used for single-family residences. By the mid-1930s, in the depths of the Great Depression, the highly-decorated style came to be viewed as garish and overwrought, and it was soon abandoned in favor of the cleaner, simpler Streamline Moderne style.

Significance

The Montecito Apartments is significant under National Register Criterion C and California Register Criterion 3 as an excellent example of Art Deco architecture as applied to an apartment building; and as an excellent example of the apartment hotel property type from the pre-World War II era in Hollywood. It maintains an unusually high level of physical integrity among similar buildings from the same period.

Constructed in 1931, the Montecito Apartments was designed by noted Los Angeles architect Marcus P. Miller. Other buildings designed by Miller include the Streamline Moderne Chandler's Shoe Store at the northwest corner of Wilshire Boulevard and Cloverdale Avenue; and the programmatic Darkroom Camera Shop storefront at 5370 Wilshire Boulevard. Construction was provided by the H.M. Baruch Corporation, one of Los Angeles' most prominent builders in the late 1920's and early 1930's.

The Montecito Apartments had a long history of providing temporary housing in Hollywood and was particularly popular with artists and craftspeople associated with the motion picture industry. The building's distinctive design and illuminated roof-top signage have been a prominent component of the Hollywood skyline since its construction.

POTENTIAL IMPACTS

Significance Threshold

The City of Los Angeles CEQA Thresholds Guide (2006, p. D.3-2) states that a project would normally have a significant impact on historic resources if it would result in a

substantial adverse change in the significance of a historic resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

In addition to this guidance provided by the City of Los Angeles, the State Legislature, in enacting the California Register, also amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse.

A project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment. A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

The Guidelines go on to state that "[t]he significance of an historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in a historic resources survey."

Additional Guidance

Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards") provide guidance for reviewing proposed projects that may affect historic resources.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

From a practical perspective, the Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The Standards have also been adopted by state and local jurisdictions across the country.

In addition, the Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. However, these Guidelines and Regulations are not part of the CEQA process. CEQA requires analysis of physical impacts to the environment and the only relationship of the Secretary of the Interior Standards to the CEQA process are discussed under CEQA Guidelines Section 15064.5(b)(3):

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

The statutory language above references the Secretary of the Interior's Standards and Guidelines for four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific standards and guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historic resources.

For analytical purposes, a threshold decision must be made regarding which "treatment" standards should be used to analyze a project's potential effect on historic resources. "Preservation" refers to the straightforward stabilization and maintenance of a historic property. "Restoration" addresses the return of a property to a specific time period and includes reconstruction of features missing from that time period. "Reconstruction" addresses the depiction of a no longer extant historic property through new construction.

The use of the Secretary of the Interior's "rehabilitation" standards (the Rehabilitation Standards) addresses the most prevalent and widely used treatment. "Rehabilitation" is defined as "the 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 and features of the property which are significant to its historic, architectural, and cultural values." "Rehabilitation" recognizes necessary alteration for contemporary use and therefore provides a more appropriate impact analysis than the other treatment standards, and accounts for the fact that the adjacent properties will likely require some form of protection during construction activities and ongoing maintenance over the term of the construction.

Rehabilitation Standards

The National Park Service encourages maintaining the integrity of a historic resource through the appropriate design of infill buildings at sites adjacent to historic resources. The Standards are intended as general guidance for work on any historic building. The Rehabilitation Standards expand the discussion to sites and neighborhoods.

As written in the Rehabilitation Standards, there is a distinction, but not a fundamental difference, between the concerns for additions to historic buildings and new construction, or "infill" adjacent to historic buildings on a property or within a historic district. As with most matters of design and planning, the differences are defined by the scale, site, setting, and project.

National Park Service: Preservation Brief 14

In addition to the Standards and Guidelines for Rehabilitation, the National Park Service publishes a series of briefs that includes "Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns," as revised and republished in 2010. Among the concepts presented are a balance between differentiation and compatibility, and subordination of the new to the old.

Preservation Brief 14 states:

1. There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style -- traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the

building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.

2. The intent of the Preservation Briefs is to provide guidance to owners, architects, and developers on how to design a compatible new addition.... A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the Secretary of the Interior's Standards for Rehabilitation, a new addition should:
 - Preserve significant historic materials, features and form;
 - Be compatible; and
 - Be differentiated from the historic building.

Impact Analysis Using Los Angeles CEQA Thresholds

The following analysis uses the thresholds provided in the City of Los Angeles CEQA Thresholds Guide.

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

The Project will not demolish any historically significant resource. The Project will require demolition of the garden space located west of the Montecito Apartments building. The Project will also require demolition of the western portion of the surface parking lot located immediately south of the Montecito Apartments building for use as a landscaped patio space. Both the garden space and the parking lot were separate parcels containing residential buildings when the Montecito Apartments was originally constructed in 1931. This condition continued until at least 1953 when the residential building located on the parcel immediately south of the Montecito Apartments (1855 Cherokee) was relocated and the parcel was incorporated for use by the Montecito Apartments soon after. The three residential buildings located on the parcels immediately west of the Montecito Apartments were removed by the mid-1960s and those parcels were also paved for use as surface parking for the Montecito Apartments.

Neither the southern parcel nor the western parcels were part of the Montecito Apartments property during the first two decades of its existence and are not considered character-defining features of the Montecito Apartments. Moreover, both areas have

been substantially altered since their incorporation with the Montecito Apartments property. A swimming pool was constructed on the western portion of the southern parking lot in 1956 and was subsequently removed during or soon after the 1985 conversion of the Montecito Apartments for affordable senior housing. The western parking lot was converted as a garden space during or soon after the 1985 conversion.

No other buildings, structures, objects, or sites – located on the Project Site or in its vicinity – will be demolished for the Project. The Project will not involve demolition of a significant resource.

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

No buildings, structures, objects, or sites will be relocated for the purposes of the Project. Therefore, the Project does not involve the relocation of any historically significant resources.

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

The Project will construct a new residential building immediately west of the Montecito Apartments building on a portion of the Project Site currently used as a landscaped garden space. A one-story hyphen²³ would connect the proposed new building to the Montecito Apartments building on the first floor. Preservation Brief 14 states that a successful way to reduce material loss when attaching a new exterior addition “is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall.”

The hyphen connection of the proposed new building to the Montecito Apartments would require the removal of a small portion of historic fabric from the west-facing façade of the Montecito Apartments. Removal of historic fabric from its west facing façade would not result in a substantial loss of integrity to the Montecito Apartments because it would alter only a small portion of west-facing façade and the majority of the original fabric and character-defining features of the Montecito Apartments, including all of the existing original fabric and character-defining features of the north, east, and

²³ In this context a ‘hyphen’ is a connecting link between two larger building elements.

south facades, will remain intact. With mitigation to ensure that the proposed connection is executed with minimal impact to the important character-defining features of the Montecito Apartments building, alteration by the proposed Project would not result in a significant impact to the Montecito Apartments.

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

The Project will construct a new residential building immediately west of the Montecito Apartments building on a portion of the Project Site currently used as a landscaped garden space. The new building will be six stories in height with two subterranean parking levels.

The proposed Project will insert a new building in an area currently used as landscaped garden space. In order for this alteration to be considered a substantial adverse change, however, it must be shown that the integrity and/or significance of the Montecito Apartments would be materially impaired by the proposed adjacent new construction.

New construction that is adjacent to or related to an existing historic resource is addressed in Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation. Standard 9 states in part: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Standard 10 states that "new additions and adjacent or related 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 its environment would be unimpaired."

Preservation Brief 14 provides additional guidance, stating that "the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation." Preservation Brief 14 goes on to state that "a new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well."

The proposed new building will be located to the west of the Montecito Apartments, partially obscuring the Montecito Apartment's secondary west-facing façade. The parcels immediately west of the Montecito Apartments building were not originally part of the Montecito Apartments property when the building was originally constructed in 1931. As such, the Montecito Apartments building was designed with the understanding that the parcels to the west might be developed with new construction at a later date. The west-facing façade was left largely devoid of the decorative detail present on the other three facades, and was also designed with fewer windows and a larger light well than the east façade in anticipation of potential new development to the west. Compared to the north-, east- and south-facing facades, the west façade is the least important façade in terms of architectural detail.

The proposed new building will be subordinate to the Montecito Apartments in scale and massing. The new building would be six stories in height, considerably lower than the ten-story Montecito Apartments. It will also be set back over nine feet behind the Montecito Apartment's Franklin Avenue street wall to preserve the dominant profile of the Montecito when viewed from Franklin Avenue.

The design of the new building will also be deferential to that of the Montecito Apartments. The new building will be simple in design, with little of the decorative detail found on the Montecito Apartments. The primary facade will be articulated in a manner that echoes the rhythm of vertical piers and window bays found on the Montecito Apartments with a regular, symmetrical arrangement of windows and balconies.

In accordance with Standard 9, construction of the proposed new residential building would not destroy historic materials or features that characterize the Montecito Apartments property. In accordance with Standard 10, the essential form and integrity of the Montecito Apartments would be unimpaired if the proposed new building were removed in the future. After implementation of the Project, the distinctive form and design of the Montecito Apartments will remain intact and its architectural features will remain viewable and understandable by the public. The proposed new construction also adheres to the important principles identified in Preservation Brief 14, including the preservation of the significant historic materials, features and form of the Montecito Apartments, subordination to the Montecito Apartments and compatibility in design. Construction of the proposed new residential building would not result in a significant impact to the Montecito Apartments.

Finally, the proposed new construction would require substantial foundation work and the construction of subterranean parking. Without mitigation to ensure the protection of historic resources from damage due to underground excavation and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil, new construction associated with the Project may result in additional impacts to historic resources.

Summary of Potential Impacts on Historic Resources

Analysis of potential impacts using the Los Angeles CEQA thresholds, the Secretary of the Interior's Standards and National Park Service guidance reveals the following:

1. The Project would construct a new building that connects to the Montecito Apartments building. This connection has the potential to reduce the historic integrity of the Montecito Apartments without mitigation.
2. The Project would require substantial foundation work and the construction of subterranean parking. Without mitigation to ensure the protection of historic resources from damage due to underground excavation and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil, new construction associated with the Project may result in additional impacts to adjacent historic resources.

Mitigation Measures

The following mitigation measures would protect historic resources from potential impacts associated with the Project:

- CUL-MM-1** The applicant will engage a historic preservation consultant that meets the Secretary of the Interior's Professional Qualifications Standards to ensure that the connection from the proposed new building to the Montecito Apartments is done with a minimum loss of historic fabric in compliance with the Secretary of the Interior's Standards for Rehabilitation. The historic preservation consultant will review drawings and conduct on-site construction monitoring throughout the construction phase.
- CUL-MM-2** The Project shall include a shoring plan to ensure the protection of the Montecito Apartments during construction from damage due to

underground excavation and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil.

Following implementation of Mitigation Measures CUL-MM-1 and CUL-MM-2, potential impacts to historic resources would be less than significant and no further analysis is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact With Mitigation. Section 15064.5 of the *State CEQA Guidelines* defines significant archaeological resources as resources which meet the criteria for historical resources, or resources which constitute unique archaeological resources.

The Project Site is located in a highly urbanized area of the City and has been previously disturbed and developed. However, construction of the Proposed Project will include a two level subterranean parking garage that could involve grading and excavation to greater depths than previously undertaken. Project-related grading and excavation activities could disturb unknown archaeological resources buried in site soils. In the event of an unexpected disturbance, significant impacts to archaeological resources could occur.

All development would be subject to the numerous laws and regulations, cited below that require State, and local agencies to consider the effects of a proposed project on potentially buried cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies. They provide guidance concerning analytical techniques and approaches to defining compliance measures where potentially significant impacts may occur. Compliance with Mitigation Measure CUL-MM-3 would reduce impacts to archaeological resources to a less than significant level. If the find is determined not to be a unique archeological resource, no further action is necessary and construction may continue. The Applicant shall bear the cost of implementing this mitigation measure.

Mitigation Measures

The following mitigation measures would protect archeological resources from potential impacts associated with the Project:

CUL-MM-3 In the event that archaeological resources are uncovered on the Project Site during grading or other construction activities, the Applicant must notify the City of Los Angeles Planning Department immediately and work must stop within a 100-foot radius until a qualified archeologist to be approved by the City, has evaluated the find. Construction activity may continue unimpeded on other portions of the Project Site. If the find is determined by the qualified archeologist to be a unique archeological resource, as defined by Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code.

c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less Than Significant Impact With Mitigation. Paleontological resources include fossil remains or traces of past life forms, including both vertebrate and invertebrate species, as well as plants. Paleontological resources are generally found within sedimentary rock formations.

As discussed above in **Section 5(b)**, the Project Site is in a highly urbanized area of the City that has been previously disturbed and developed. However, buildout of the Proposed Project could, specifically the construction of the subterranean parking garage, could involve grading and excavation to greater depths than previously undertaken. Project-related grading and excavation activities could disturb unknown paleontological resources buried in site soils. In the event of an unexpected disturbance, significant impacts to archaeological resources could occur.

All development would be subject to the numerous laws and regulations, cited below that require State, and local agencies to consider the effects of a proposed project on potentially buried paleontological resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies. Compliance with Mitigation Measure **CUL-MM-4** would reduce impacts to paleontological resources to a less than significant level. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

Mitigation Measures

The following mitigation measures would protect paleontological resources from potential impacts associated with the Project:

CUL-MM-4 If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities of the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. If paleontological materials are encountered, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if appropriate, salvage. The paleontologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report, and a copy of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. There are no known human remains on or near the project area. Additionally, the Project Site is located in a highly urbanized portion of the City. Because the project area has already been previously disturbed and developed, it has been subject to construction and ground-disturbing activities. However, ground-disturbing activities have the potential to disturb previously undiscovered subsurface human remains.

In the event that human remains are uncovered during ground-disturbing activities, there are regulatory provisions to address the handling of human remains in California Health and Safety Code Section 7050.5, Public Resource Code 5097.98, and CEQA Guidelines Section 15064.5(e). Pursuant to these codes, in the event that human remain

are discovered, it requires that disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner is required to make a determination within two working days of notification of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall consult with the Native American Heritage Commission (NAHC) by telephone within 24 hours, to designate a Most Likely Descendant (MLD) who shall recommend appropriate measures to the landowner regarding the treatment of the remains. If the owner does not accept the MLD's recommendations, the owner or the MLD may request mediation by the NAHC. Compliance with these protocols would reduce impacts to a less than significant level. No further analysis of this topic is necessary and no mitigation measures are required.

To: Cultural Heritage Commission,
City of Los Angeles

From: Paul Travis, Partner

Date: June 28, 2018

Re: Montecito Apartments HCM Nomination

Historic Resources Group (HRG) has conducted historic resources assessment and impacts analysis for Thomas Safran and Associates, with respect to its pending entitlements for an affordable housing development at 6650 Franklin Avenue in Hollywood. Referred to as "The Montecito II," the proposed new development will occupy land immediately adjacent to the Montecito Apartments building, which is listed in the National Register of Historic Places and the California Register of Historical Resources.

After reviewing the recent nomination of the Montecito Apartments as a Los Angeles Historic-Cultural Monument (HCM), we feel it is important to clarify the record on the historic significance of the Montecito Apartments and its character-defining features, particularly as it relates to the land immediately west of the existing Montecito Apartments building which currently contains a patio garden. These clarifications are as follows:

1. The Montecito Apartments was found historically significant under National Register Criterion C and California Register Criterion 3 as an excellent example of Art Deco architecture. Per standard historic preservation practice, the period of significance for a historic building significant under Criterion C/3 is the year date its initial construction is completed. For the Montecito Apartments, that date is 1931.
2. At the time of its construction and for several decades following, the Montecito Apartments occupied a parcel at the southwest corner of Franklin Avenue and Cherokee Avenue that did not include the parcels immediately west which today contain the garden patio. As the recent HCM nomination discusses, the parcels

MEMORANDUM

Montecito Apartments HCM Nomination

HISTORIC RESOURCES GROUP

immediately west of the Montecito Apartments were not acquired until 1962, thirty-one years after construction of Montecito Apartments building and well outside the building's period of significance. Because the west parcels were acquired outside the period of significance, they are not considered character-defining features of the Montecito Apartments. HRG has found no evidence that the neighboring parcels were ever considered as a future acquisition when the building was originally designed and constructed.

3. After acquisition of the neighboring parcels, their existing structures were demolished and the land was paved and used for surface parking. The recent HCM nomination is incorrect in stating that the garden was "probably" constructed during the 1960s "to provide a safe place for the hotel guests and residents to relax." Historic aerial photographs clearly show a surface parking lot in the location of the garden as late as 1980. Photographs included with the 1985 National Register Nomination also indicate a surface parking lot as does the accompanying site plan. The current garden space is a more recent development of the property dating from the 1980s and is not a character-defining feature of the Montecito Apartments property.

For more information, please see the historic resources technical report prepared by HRG for Thomas Safran and Associates attached. As noted in the report, the proposed affordable housing project will avoid significant impacts to historic resources as defined by CEQA.

In summary, the land immediately west of the Montecito Apartments building which today contains a garden patio is not an original feature of the Montecito Apartments. The land was acquired outside of the period of significance for the Montecito Apartments and as such, it is not a character-defining feature that contributes to the historic significance of the Montecito Apartments. To avoid future confusion, the Commission should consider removing that portion of the property from any designation as an HCM.

MEMORANDUM

Montecito Apartments HCM Nomination

HISTORIC RESOURCES GROUP

MEMORANDUM

Montecito Apartments HCM Nomination

HISTORIC RESOURCES GROUP



Montecito II
Historic Resources Technical Report
July 2017

HISTORIC RESOURCES GROUP

TABLE OF CONTENTS

5	1.0 Introduction
5	<i>1.1 Purpose</i>
6	<i>1.2 Project Team</i>
7	2.0 Project Description
7	<i>2.1 Overview</i>
8	<i>2.2 Parking</i>
8	<i>2.3 Open Space</i>
9	<i>2.4 Architecture</i>
11	3.0 Site Development History
11	<i>3.1 Existing Conditions</i>
11	<i>3.2 Site Development</i>
15	4.0 Regulatory Review
15	<i>4.1 Historic Resources under CEQA</i>
16	<i>4.2 Historic Designations</i>
19	<i>4.3 Hollywood Community Plan</i>
20	<i>4.4 Hollywood Redevelopment Plan</i>
21	<i>4.5 Historic Significance and Integrity</i>
22	<i>4.6 Age Threshold</i>
23	5.0 Identification of Historic Resources
23	<i>5.1 The Montecito Apartments</i>
26	6.0 Potential Impacts
26	<i>6.1 Significance Threshold</i>
26	<i>6.2 Additional Guidance</i>
29	<i>6.3 Impact Analysis Using Los Angeles CEQA Thresholds</i>
32	<i>6.4 Summary of Potential Impacts on Historic Resources</i>

Montecito II Historic Resources Technical Report *July 2017*

34	7.0 Recommended Mitigation Measures
35	Bibliography
37	Appendix A: Existing Conditions Photographs
39	Appendix B: Historic Images and Photographs
42	Appendix C: Sanborn Maps
44	Appendix D: Select Building Permit Chronology
45	Appendix E: Montecito Apartments National Register Nomination

PREPARED FOR

Impact Sciences
28 North Marengo Avenue
Pasadena, CA 91101

Montecito II
Historic Resources Technical Report
July 2017

HISTORIC RESOURCES GROUP

1.0 INTRODUCTION

1.1 Purpose

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

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

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

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.²

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether

the project site contains or is adjacent to an historic resource or resources, and if so, (2) a determination of whether the proposed project will result in a “substantial adverse change” in the significance of the resource or resources. This report investigates the proposed Project Site to determine if historic resources exist either within or adjacent to its boundaries and analyzes project impacts for any adverse change in the significance of such resources.

This report contains:

- A review of the existing properties within and immediately adjacent to the Montecito II Project Site.
- A review of any previous evaluations of site properties through historic survey or other official action.
- Analysis and evaluation of any potential historic resources.
- Review of the required consideration of historic resources under the California Environmental Quality Act (CEQA).

This report was prepared using sources related to the Project Site’s development. The following documents were consulted:

¹ California PRC, Sec. 21084.1

² Ibid.

Montecito II Historic Resources Technical Report *July 2017*

HISTORIC RESOURCES GROUP

- Historic permits for properties within the Project Site
- Sanborn Fire Insurance maps
- Historic photographs, aerial photos and local histories
- California State Historic Resources Inventory for Los Angeles County
- Department of Parks and Recreation Historic Resources Inventory Forms
- Community Redevelopment Agency Historic Survey of the Hollywood Redevelopment Area.

1.2 Project Team

Research, evaluation, field inspection, and analysis were performed by Paul Travis, AICP, Principal and Senior Preservation Planner; John LoCascio, AIA, Senior Preservation Architect; and Robby Aranguren, Planning Associate. All are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards. Additional research was conducted by Christopher Purcell, Intern.

Montecito II Historic Resources Technical Report *July 2017*

HISTORIC RESOURCES GROUP

2.1 Overview

The Applicant, Thomas Safran and Associates, proposes to develop the Subject Property with a new 6-story, 76'-8" high building with 67 affordable units for senior residents and one (1) market-rate unit for an on-site manager ("Building B"). The total residential floor area of the new building, including corridors, lobby, and amenity areas is 53,370 square feet. With the existing Montecito building at approximately 71,450 square feet, the total site's Floor Area Ratio (FAR) is 4.57 to 1. The new building represents a contemporary "phase" of an affordable senior housing complex, anchored by the historic Montecito Apartments located on-site at 6650 W. Franklin Avenue ("Building A"). The existing Montecito Apartments stand at approximately 130 feet and 10 stories high, containing 117 affordable homes for seniors, with one market-rate manager's unit.

This location is ideal for housing seniors, given the adjacency to the Las Palmas Senior Center on the west end of the block, the Hollywood DASH bus, with a stop at the corner of Franklin and Cherokee Avenues, as well as the walkability of the neighborhood to local goods and services. Co-locating the senior apartment buildings at the Franklin Avenue site will also provide

economies of scale for service providers and create a more vibrant social community among resident seniors. Given the scarcity of affordable housing in Hollywood, the provision of 67 new affordable senior apartments will allow long-time residents to age within their own neighborhood without the fear of displacement, surrounded by their friends, community, and favorite shops and cafes.

The new building contains 32 studio units and 36 one-bedroom units ranging from approximately 420 to 520 square feet. An open plan concept is employed in the common areas of the units to maximize interior space and flexibility. This unit plan layout maximizes the natural light in all common areas offering a visual connection to the outside from the living, kitchen and dining areas.

Most units feature a minimum 50 square feet of private balcony space off the living room providing private open space for relaxing and living. The kitchens are generously sized with plenty of storage space and will be furnished with Energy Star rated appliances. The bedrooms are also generously sized with ample closet space and natural light. All bathroom and plumbing fixtures will be water-conserving fixtures.

³ Description of the proposed project as provided by the Applicant.

Montecito II

Historic Resources Technical Report

July 2017

2.2 Parking

The existing Montecito building is served by 70 on-site vehicle parking spaces, located within two basement levels and a surface parking lot. The new proposed building necessitates the removal of 23 of the surface-lot parking spaces. Therefore, the 23 removed spaces will be replaced in the new project.

The Proposed Project is eligible for the parking ratios established by California AB 744, which holds that:

2) For 100% affordable rental senior projects having paratransit service or unobstructed access, within ½ mile, to fixed bus route service that operates at least eight times per day, the City may not impose a parking requirement in excess of 0.5 spaces per unit; (LADCP, 2015).

The Project Site is adjacent to the Franklin/Cherokee stop of the DASH Hollywood route, which is a fixed bus route that operates at least eight times per day. With 67 affordable senior units and one market-rate manager's unit, the new building is required to provide 34 new parking spaces. The Applicant proposes 57 new on-site parking spaces in two levels of parking: 23 to replace the existing spaces and 34 spaces to meet code requirement for the new senior units. As with existing accessibility conditions, vehicular ingress and egress is located off of Cherokee Avenue, though the garage entrances

are well within the interior of the site, so that queuing on Cherokee Avenue will be kept at a minimum.

In compliance with Ordinance No. 182,386, the Project also provides a total of 75 on-site bicycle parking spaces of which 68 will be reserved for long-term use and seven for short-term use.

2.3 Open Space

Per LAMC 12.21 G, the Proposed Project is required to provide 100 square feet of useable open space for each studio and one-bedroom unit for a total requirement of 6,800 square feet of total usable open space. Fifty percent of the total usable open space is required to be designed as common open space in the new Project. The existing Montecito is non-conforming as to open space and does not require the provision of open space. The Applicant proposes approximately 2,300 square feet of private open space in the form of balconies, a 1,300-square-foot indoor community room, a 500-square-foot rooftop deck, and a 2,900-square-foot courtyard at the podium level. Therefore, Building B provides 7,000 square feet of total useable open space, including 4,700 square feet of common open space. A minimum of 25% of the outdoor common open space will be landscaped with a palette of drought-tolerant plantings. All of the Project open space will be shared by the residents of both buildings.

Montecito II Historic Resources Technical Report July 2017

2.4 Architecture

The new building provides a variety of architectural materials and building planes, with special attention to create a pedestrian-scaled project at the street level. The architectural design of the building references the adjacent historical Montecito Apartment building without attempting to copy the 1920's art deco theme. The building incorporates clean lines, articulated details, quality materials, and dignified presentation. The design alternates textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The proposed landscaping plan provides a mix of ground cover and trees to compliment the architecture. Plant material has been selected for temperature hardiness and low water use.

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the Project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high performance building envelopment.

Montecito II Historic Resources Technical Report *July 2017*

**Figure 1: Aerial Photograph of the
Project Site and Vicinity**



Montecito II
Historic Resources Technical Report
July 2017

HISTORIC RESOURCES GROUP

3.0 SITE DEVELOPMENT HISTORY

3.1 Existing Conditions

The Project Site is located on the southwest corner of Franklin Avenue and N. Cherokee Avenue in Hollywood. The hillside site slopes down to the south and west. The Project Site contains a ten-story, reinforced concrete apartment building located on the northeast portion of the Project Site. Known as the "Montecito Apartments" since its original construction in 1931, the building was listed in the National Register of Historic Places in 1985.

A landscaped garden area sits directly west of the Montecito Apartments building providing private park space for the residents. The garden is surrounded by a metal fence covered in climbing vines. Gated access from the garden opens onto Franklin Avenue.

A rectangular surface parking lot occupies the southern portion of the Project Site flanking the Montecito Apartments building and adjacent garden. The parking lot is accessed by a gated drive off N. Cherokee Avenue.

The area immediately surrounding the Project Site is largely residential and characterized by multi-family residential buildings dating from the 1920s to the present day.

The Las Palmas Senior Center is located on a large parcel west of the Project Site. The Senior Center property

contains the Canyon Co-op Pre-School. Commercial development in the area is concentrated on Highland Avenue to the west and Hollywood Boulevard to the south.

3.2 Site Development

The Project Site and immediate surrounding area was originally subdivided as the "Hollywood Ocean View Tract" in 1901. Hollywood incorporated as a city in 1903 and in 1904 a streetcar line was established between Hollywood and Downtown Los Angeles. The city of Hollywood was consolidated with Los Angeles in 1910.

Skyrocketing population growth in the Los Angeles region, along with the success of the motion picture industry then concentrated in and around Hollywood, spurred continuous development in Hollywood over the next two decades. A 1919 Sanborn map shows that the Project Site and surrounding area had by that time been largely developed as a low-density residential area characterized by single-family homes. The current location of the Montecito Apartments building was occupied by a single-family home (1861 Cherokee). The location of the current garden west and adjacent to the Montecito Apartments was in 1919 developed with two single-family homes (6674 and 6672 Franklin Avenue) and a duplex (6668 and 6668-1/2 Franklin Avenue). The site of the current surface parking lot south of

Montecito II Historic Resources Technical Report *July 2017*

the Montecito Apartments and adjacent garden was undeveloped in 1919 but would soon be developed with a single-family home as well (1855 Cherokee).

During the 1920s, Hollywood dramatically increased in density to meet burgeoning demand for housing. Bungalow courts, duplexes, and multi-story apartment buildings replaced many of the single-family homes that had originally characterized the area. In the latter half of the 1920s, luxury apartment buildings rising four stories and higher were constructed. Many of these operated as “apartment hotels” offering fully furnished suites, laundry, housekeeping, and in some cases food service. These properties catered to a more transient population in need of temporary housing and proved to be a useful option for creative talent imported west for work in the film industry.

In 1930, the single-family residence at 1861 Cherokee Avenue was demolished.⁴ The Montecito Apartments were constructed in its place in 1931.⁵ The building was constructed with two levels of integrated subterranean parking; a portion of the parking area was converted for use as a residence commissary in 1934.⁶

In 1953 the single-family home at 1855 Cherokee Avenue, located directly south of the Montecito Apartments, was relocated.⁷ The vacant parcel was paved and used as surface parking for the Montecito Apartments. In 1956 a “semi-public” swimming pool was constructed on the western half of the 1855 Cherokee parcel.⁸

In 1960, the Las Palmas Senior Center was developed at the southeast corner of Franklin and Las Palmas avenues. The residential duplex at 6668 Franklin Avenue (west of the Montecito Apartments) was demolished in 1962.⁹ Permits for the demolition or relocation of the other two residential buildings located west of the Montecito Apartments were not located for this study, but according to Sanborn maps, both were removed between 1955 and 1966. The area left vacant by the removal of the residential buildings was paved and used for surface parking.

The Montecito Apartments successfully operated as a popular apartment hotel over several decades and proved to be particularly popular with actors. James Cagney, Mickey Rooney, Ronald Regan, Julie Harris, Montgomery Clift, George C. Scott, Lee Grant and Gene Hackman all made the Montecito Apartments their home at one time. Former manager Gene Hinson was quoted as

⁴ Permit No. 27716, November 18, 1930

⁵ Permit No. 28346, November 26, 1930

⁶ Permit No. 14085, October 22, 1934

⁷ LA59378, May 27, 1953

⁸ LA42199, May 3, 1956

⁹ LA 19245, August 31, 1962

Montecito II

Historic Resources Technical Report

July 2017

saying that actors liked the Montecito for the homey atmosphere the staff provided but also because, “we gave them credit.”¹⁰

Like much of Hollywood, the Montecito Apartments went into decline during the 1970s. It was listed in the National Register of Historic Places in 1985 and rehabilitated as affordable senior housing that same year. The parking lot to the immediate west of the building was most likely converted to a garden space during or soon after the 1985 conversion. The swimming pool, constructed in 1956, is no longer extant but it is not clear exactly when the swimming pool was removed. The pool was mentioned as extant in the 1985 National Register nomination but “unmaintained” and “in poor condition.” No demolition permit for the pool was located for this study but aerial photographs indicate that it had been removed by the mid-1990s.¹¹ Removal of the pool likely happened at the same time as the building’s conversion to low-income housing.

Existing conditions site photographs can be found in Appendix A. Historic images are compiled in Appendix B, and Sanborn Maps in Appendix C.

¹⁰ Morrison, Patt, “Hollywood Haunt Makes a Comeback,” *Los Angeles Times*, March 12, 1987 (D1)

¹¹ Historic Aerial Photograph 1994; <http://www.historicaerials.com/>

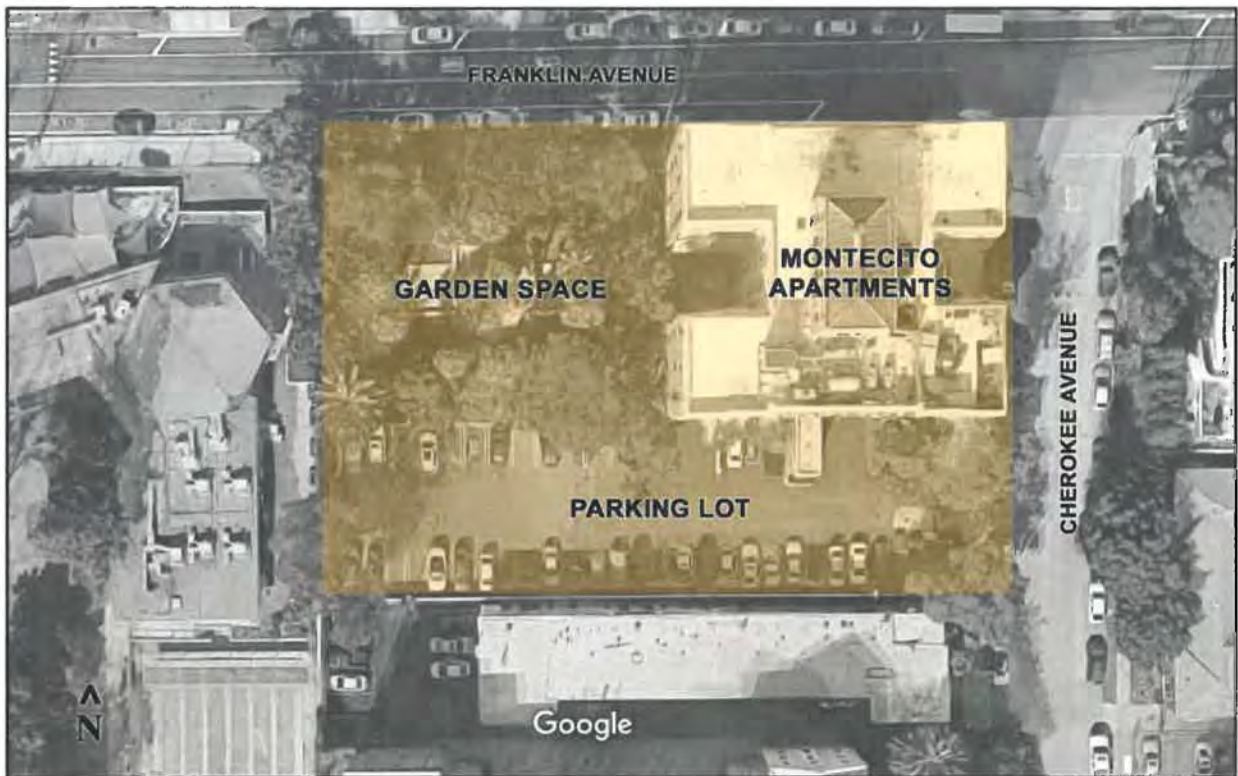
Montecito II

Historic Resources Technical Report

July 2017

HISTORIC RESOURCES GROUP

Figure 2: Project Site Existing Conditions



Montecito II
Historic Resources Technical Report
July 2017

HISTORIC RESOURCES GROUP

4.1 Historic Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision making process. Historic resources are included under environmental protection. Thus, any project or action which may cause a substantial adverse change in the significance of an historic resource is a project that also has a significant effect on the environment.

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

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

California Register are also to be considered under CEQA.

The CEQA statute provides that an historic resource is a resource that is;

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

The appellate court has affirmed the three categories of historic resources:

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

Montecito II Historic Resources Technical Report July 2017

listed but determined to be eligible under the criteria for the California Register of Historical Resources.¹²

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

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

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of

Section 5024.1, does not preclude a lead agency from determining that the resource may be an "historic resource" for purposes of CEQA.

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

4.2 Historic Designations

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

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from

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

Montecito II Historic Resources Technical Report *July 2017*

destruction or impairment.¹³ The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

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

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in

American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.¹⁴

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of *location, design, setting, materials, workmanship, feeling, and association.*

California Register of Historical Resources

The California Register is an authoritative guide in California used by

¹³ 36CFR60, Section 60.2.

¹⁴ 36CFR60, Section 60.3.

Montecito II Historic Resources Technical Report July 2017

State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.¹⁵

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

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

The California Register consists of resources that are listed automatically and those that must be nominated

through an application and public hearing process. The California Register includes the following:

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

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

- Individual historic resources.

¹⁵ California PRC, Section 5023.1(a).

¹⁶ California PRC, Section 5023.1(d).

Montecito II

Historic Resources Technical Report

July 2017

- Historic resources contributing to the significance of an historic district.
- Historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.¹⁷

Local Designation Programs

The Los Angeles City Council designates Historic-Cultural Monuments on recommendation of the City's Cultural Heritage Commission.

Chapter 9, Section 22.171.7 of the City of Los Angeles Administrative Code defines an historical or cultural monument as:

"... a Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of

particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age."

Designation recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities. Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for historical cultural monument status if they retain their historic design and materials. Those that are intact examples of past architectural styles or that have historical associations may meet the criteria in the Cultural Heritage ordinance.

4.3 Hollywood Community Plan

The Project Site is located within the planning boundary of the Hollywood Community Plan, adopted in December 1988. The Hollywood Community Plan is one of thirty-five Community Plans

¹⁷ California PRC, Section 5023.1(e).

Montecito II

Historic Resources Technical Report

July 2017

that comprise the Land Use Element of the City of Los Angeles' General Plan. The General Plan is the City's fundamental policy document, directing the City's future growth and development.

The 1988 Hollywood Community Plan does not specifically address historic resources; however, a stated objective of the 1988 Plan is to "encourage the protection and enhancement of the varied and distinctive residential character of the Community..." In addition, Housing Policy in the 1988 Plan version "encourages the protection and enhancement of well-defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zones where appropriate, and/or (2) preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character."¹⁸

The Plan also reiterates that it is "the City's policy that the Hollywood Community Plan incorporate the sites designated on the Cultural and Historical Monuments Element of the General Plan."¹⁹

4.4 Hollywood Redevelopment Project²⁰

The Project Site is contained within the Hollywood Redevelopment Project area generally bounded by Franklin Avenue on the north, Serrano Avenue on the east, Santa Monica Boulevard and Fountain Avenue on the south, and La Brea Avenue on the west. The Hollywood Project area was established in 1984 by the Community Redevelopment Agency (CRA). The CRA was dissolved on February 6, 2012, and administration of the Hollywood Redevelopment Project area has been transferred to the CRA/LA, a Designated Local Authority (DLA) and successor to the CRA, and may transfer to the City Planning Department.

The Hollywood Redevelopment Project's goals include "the retention, restoration and appropriate reuse of existing buildings, groupings of buildings, and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria."²¹ Policies and guidelines for the preservation, rehabilitation and retention of historic properties are discussed in Section 5.1.1 of the Redevelopment Plan.²²

¹⁸ Hollywood Community Plan.
<http://cityplanning.lacity.org/cpu/hollywood/HwdPlanUpdates.htm>

¹⁹ Ibid.

²⁰ California Redevelopment Agencies were abolished in 2011. The future of CRA projects is being determined as of this writing.

²¹ Ibid. Section 3 [300.11].

²² The CRA released draft Urban Design Guidelines for the Hollywood Boulevard District and Franklin

Montecito II Historic Resources Technical Report *July 2017*

HISTORIC RESOURCES GROUP

As part of its responsibilities in implementing the Hollywood Redevelopment Plan, the CRA compiled historic survey data on properties within the Hollywood Redevelopment Project Area. Property evaluations from historic surveys in 1986, 1997, and 2003 were compiled in a data table that was made available on the CRA website. A more recent intensive-level survey of the Hollywood Redevelopment Project Area was conducted in 2010.²³ It provides relevant information regarding the status of properties within the redevelopment area and is used by agencies and the community to identify potential historic resources. The results of this survey have been compiled in a data table that includes information previously listed in the CRA data table.²⁴

4.5 Historic Significance and Integrity

Historic Significance

The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register.

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.²⁵ It is achieved in several ways:

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

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

Historic Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”²⁶ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and*

Avenue Design District areas in the autumn of 2011 to guide development within the Hollywood Redevelopment Plan area. These guidelines “encourage preservation, restoration, and appropriate reuse of historically or architecturally significant structures.”

²³ *Historic Resources Survey Hollywood Redevelopment Area*, prepared by Chattel Architecture, Planning & Preservation, February 2010.

²⁴ The 2010 Hollywood Redevelopment Project Area Survey results are available on the SurveyLA website: <http://preservation.lacity.org/surveyla-field-survey-findings-and-reports>

²⁵ *National Register Bulletin 16A. How to Complete the National Register Registration Form*. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997, p. 3.

²⁶ *Ibid*, p. 3.

Montecito II Historic Resources Technical Report *July 2017*

association. These qualities are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event took place.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic

event or person and a historic property.²⁷

4.6 Age Threshold

The fifty-year age threshold has become standard in historic preservation as a way to delineate potential historic resources. The National Park Service, which provides guidance for the practice of historic preservation, has established that a resource fifty years of age or older may be considered for listing on the National Register of Historic Places.²⁸

In the City of Los Angeles, "there is no requirement that a resource be a certain age before it can be designated"²⁹ as a Los Angeles Historic-Cultural Monument. The City's Office of Historic Resources does qualify, however that "enough time needs to have passed since the resource's completion to provide sufficient perspective that would allow an evaluation of its significance within a historical context."

²⁷ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U.S. Department of Interior, 1995.

²⁸ *Ibid.*, p. 2. The Park Service does make exceptions for properties that have achieved significance within

the past fifty years that are of "exceptional importance".

²⁹ City of Los Angeles Office of Historic Resources website, accessed August 2014.
<http://www.preservation.lacity.org/faq>

Montecito II Historic Resources Technical Report July 2017

5.0 IDENTIFICATION OF HISTORICAL RESOURCES

The Project Site contains one building that has been designated as a historic resource. No other historic resources are located on the Project Site.

5.1 The Montecito Apartments 6650 Franklin Avenue

The Montecito Apartments, located at 6650 Franklin Avenue, was listed in the National Register of Historic Places in 1985. Because the Montecito Apartments has been listed in the National Register, it is also listed in the California Register of Historical Resources. By virtue of its listing in the National Register and California Register, the Montecito Apartments is considered a historical resource for the purposes of CEQA. A copy of the National Register Nomination for the Montecito Apartments is included in Appendix D.

Architectural Description

The Montecito Apartments is a ten-story, reinforced concrete building with a two-level basement. The building is square in plan with two shallow light courts on the east and west facades and designed in an Art Deco style with Zig-Zag Moderne and Mayan influences.

The building's primary (northern) facade faces Franklin Avenue. The recessed main entrance is distinguished by a double inset bronze doorway with a decorative cast iron, rusticated concrete and marble and black glass

surround. A highly decorated cast iron canopy with lamps is sits directly above the main entrance. Neon letters spelling "MONTECITO" adorn the north, east and west faces of the canopy.

The Franklin Street façade is characterized by a symmetrical and relatively austere arrangement of rusticated concrete panels set between vertical piers and metal-frame casement windows. Details include decorative cast spandrel panels and cast concrete Mayan pendants.

The east-facing façade continues the decorative detailing of the north facade. The eastern façade also features a centrally located light well flanked by four window bays on each side. The south elevation is similar to the north but dispenses with the decorative Mayan detailing after the easternmost window bay. Due to the downward slope of the site, the two basement levels are fully exposed on this façade. The west elevation includes a central light well similar to that of the east elevation. In this case there are only three window bays located in the principal wall segments. Fenestration is metal-frame casement throughout.

A neon roof sign spelling "MONTECITO" is located on the south-facing roof parapet. A centrally located mechanical penthouse of concrete construction tops the building. The penthouse is rectangular in plan with a hipped standing seam copper

Montecito II Historic Resources Technical Report July 2017

roof. There are four window openings on the east and west elevations and two window bays on the north and south. Decorative cast panels are located above the window openings on all facades. A neon "MONTECITO" sign, similar to that on the south parapet, is located on the east façade of the machinery penthouse directly below the roofline.

Art Deco Architecture

The Montecito Apartments was designed an Art Deco style incorporating Zig-Zag Moderne and Mayan influences. Art Deco originated in France in the 1910s as an experimental movement in architecture and the decorative arts. It developed into a major style when it was first exhibited in Paris at the 1925

Exposition Internationale des Arts Decoratifs et Industriels Modernes, from which it takes its name. The Exposition's organizers had insisted on the creation of a new, contemporary aesthetic that dispensed with traditional historicist styles and responded more directly with the industrial and technical innovations of the 20th century. The architecture of the Art Deco movement rejected the rigid organizational methods and classical ornamentation of the Beaux Arts style. It emphasized a soaring verticality through the use of stepped towers, spires, and fluted or reeded piers, and embraced highly stylized geometric, floral and figurative motifs as decorative elements on both

the exterior and interior. Decorative motifs often referenced ancient Egyptian, Asian or Pre-Columbian origins considered "exotic" to a western audience. Abstracted, purely geometric decoration was also often used. Ornate metalwork, glazed terra cotta tiles, and bright colors were hallmarks of the style.

Character-defining features include an emphasis on vertical lines; smooth wall surfaces, usually of plaster; flat roofs with decorative parapets or towers; stylized decorative floral and figurative elements in cast stone, glazed terra cotta tiles, or aluminum; metal-frame windows, usually fixed or casement; and geometric decorative motifs such as zigzags and chevrons.

Art Deco was the first popular style in the United States that consciously rejected historical precedents. It was instead a product of the Machine Age and took its inspiration from industry and transportation. It was only briefly popular, from the late 1920s until the late 1930s, and was employed primarily in commercial and institutional buildings, and occasionally in multi-family residential buildings. It was rarely used for single-family residences. By the mid-1930s, in the depths of the Great Depression, the highly-decorated style came to be viewed as garish and overwrought, and it was soon abandoned in favor of the cleaner, simpler Streamline Moderne style.

Montecito II

Historic Resources Technical Report

July 2017

Significance

The Montecito Apartments is significant under National Register Criterion C and California Register Criterion 3 as an excellent example of Art Deco architecture as applied to an apartment building; and as an excellent example of the apartment hotel property type from the pre-World War II era in Hollywood. It maintains an unusually high level of physical integrity among similar buildings from the same period.

Constructed in 1931, the Montecito Apartments was designed by noted Los Angeles architect Marcus P. Miller. Other buildings designed by Miller include the Streamline Moderne Chandler's Shoe Store at the northwest corner of Wilshire Boulevard and Cloverdale Avenue; and the programmatic Darkroom Camera Shop storefront at 5370 Wilshire Boulevard. Construction was provided by the H.M. Baruch Corporation, one of Los Angeles' most prominent builders in the late 1920's and early 1930's.

The Montecito Apartments had a long history of providing temporary housing in Hollywood and was particularly popular with artists and craftspeople associated with the motion picture industry. The building's distinctive design and illuminated roof-top signage have been a prominent component of the Hollywood skyline since its construction.

Montecito II

Historic Resources Technical Report

July 2017

6.1 Significance Threshold

The City of Los Angeles CEQA Thresholds Guide (2006, p. D.3-2) states that a project would normally have a significant impact on historic resources if it would result in a substantial adverse change in the significance of a historic resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

In addition to this guidance provided by the City of Los Angeles, the State Legislature, in enacting the California Register, also amended CEQA to clarify which properties are significant, as well

as which project impacts are considered to be significantly adverse.

A project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.³⁰ A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.³¹

The Guidelines go on to state that “[t]he significance of an historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in a historic resources survey.”³²

6.2 Additional Guidance

Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the “Standards”) provide guidance for

³⁰ *CEQA Guidelines*, section 15064.5(b).

³¹ *CEQA Guidelines*, section 15064.5(b)(1).

³² *CEQA Guidelines*, section 15064.5(b)(2).

Montecito II Historic Resources Technical Report July 2017

reviewing proposed projects that may affect historic resources.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

From a practical perspective, the Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The Standards have also been adopted by state and local jurisdictions across the country.

In addition, the Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. However, these Guidelines and Regulations are not part of the CEQA process. CEQA requires analysis of physical impacts to the environment and the only relationship of the Secretary of the Interior Standards to

the CEQA process are discussed under CEQA Guidelines Section 15064.5(b)(3):

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

The statutory language above references the Secretary of the Interior's Standards and Guidelines for four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific standards and guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historic resources.³³

For analytical purposes, a threshold decision must be made regarding which "treatment" standards should be used to analyze a project's potential effect on historic resources. "Preservation" refers to the straightforward stabilization and maintenance of a historic property. "Restoration" addresses the return of a

³³ <http://www.nps.gov/hps/tps/standguide/>

Montecito II

Historic Resources Technical Report

July 2017

HISTORIC RESOURCES GROUP

property to a specific time period and includes reconstruction of features missing from that time period. "Reconstruction" addresses the depiction of a no longer extant historic property through new construction.

The use of the Secretary of the Interior's "rehabilitation" standards (the Rehabilitation Standards) address the most prevalent and widely used treatment. "Rehabilitation" is defined as "the 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 and features of the property which are significant to its historic, architectural, and cultural values."³⁴ "Rehabilitation" recognizes necessary alteration for contemporary use and therefore provides a more appropriate impact analysis than the other treatment standards, and accounts for the fact that the adjacent properties will likely require some form of protection during construction activities and ongoing maintenance over the term of the construction.

Rehabilitation Standards³⁵

The National Park Service encourages maintaining the integrity of a historic

resource through the appropriate design of infill buildings at sites adjacent to historic resources. The Standards are intended as general guidance for work on any historic building. The Rehabilitation Standards expand the discussion to sites and neighborhoods.

As written in the Rehabilitation Standards, there is a distinction, but not a fundamental difference, between the concerns for additions to historic buildings and new construction, or "infill" adjacent to historic buildings on a property or within a historic district. As with most matters of design and planning, the differences are defined by the scale, site, setting, and project.

National Park Service: Preservation Briefs 14

In addition to the Standards and Guidelines for Rehabilitation, the National Park Service publishes a series of briefs that includes "Preservation Briefs 14, New Exterior Additions to Historic Buildings: Preservation Concerns," as revised and republished in 2010.³⁶ Among the concepts presented are a balance between differentiation and compatibility, and subordination of the new to the old.

³⁴

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

³⁵ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*

(Washington D.C.: National Park Service, United States Department of the Interior, 1995), pp. 63-115.

³⁶ Anne E. Grimmer and Kay D. Weeks, "Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns" (Washington D.C.: National Park Service, United States Department of the Interior, 2010).

Montecito II Historic Resources Technical Report *July 2017*

Preservation Briefs 14 states:

1. There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style – traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.
2. The intent of the Preservation Briefs is to provide guidance to owners, architects and developers on how to design a compatible new addition.... A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the Secretary of the Interior's Standards for Rehabilitation, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

6.3 Impact Analysis Using Los Angeles CEQA Thresholds

The following analysis uses the thresholds provided in the City of Los Angeles CEQA Thresholds Guide.

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

The Project will not demolish any historically significant resource. The Project will require demolition of the garden space located west of the Montecito Apartments building. The Project will also require demolition of the western portion of the surface parking lot located immediately south of the Montecito Apartments building for use as a landscaped patio space. Both the garden space and the parking lot were separate parcels containing residential buildings when the Montecito Apartments was originally constructed in 1931. This condition continued until at least 1953 when the residential building located on the parcel immediately south of the Montecito Apartments (1855 Cherokee) was relocated and the parcel was incorporated for use by the Montecito Apartments soon after. The three residential buildings located on the parcels immediately west of the

Montecito II Historic Resources Technical Report *July 2017*

Montecito Apartments were removed by the mid-1960s and those parcels were also paved for use as surface parking for the Montecito Apartments.

Neither the southern parcel nor the western parcels were part of the Montecito Apartments property during the first two decades of its existence and are not considered character-defining features of the Montecito Apartments. Moreover, both areas have been substantially altered since their incorporation with the Montecito Apartments property. A swimming pool was constructed on the western portion of the southern parking lot in 1956 and was subsequently removed during or soon after the 1985 conversion of the Montecito Apartments for affordable senior housing. The western parking lot was converted as a garden space during or soon after the 1985 conversion.

No other buildings, structures, objects, or sites – located on the Project Site or in its vicinity – will be demolished for the Project. The Project will not involve demolition of a significant resource.

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

No buildings, structures, objects or sites will be relocated for the purposes of the Project. Therefore, the Project does not

involve the relocation of any historically significant resources.

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

The Project will construct a new residential building immediately west of the Montecito Apartments building on a portion of the Project Site currently used as a landscaped garden space. A one-story hyphen³⁷ would connect the proposed new building to the Montecito Apartments building on the first floor. Preservation Brief 14 states that a successful way to reduce material loss when attaching a new exterior addition "is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall."

The hyphen connection of the proposed new building to the Montecito Apartments would require the removal of a small portion of historic fabric from the west-facing façade of the Montecito Apartments. Removal of historic fabric from its west-

³⁷ A **hyphen** is a connecting link between two larger building elements.

Montecito II

Historic Resources Technical Report

July 2017

facing façade would not result in a substantial loss of integrity to the Montecito Apartments because it would alter only a small portion of west-facing façade and the majority of the original fabric and character-defining features of the Montecito Apartments, including all of the existing original fabric and character-defining features of the north, east, and south facades, will remain intact. With mitigation to ensure that the proposed connection is executed with minimal impact to the important character-defining features of the Montecito Apartments building, alteration by the proposed Project would not result in a significant impact to the Montecito Apartments.

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

The Project will construct a new residential building immediately west of the Montecito Apartments building on a portion of the Project Site currently used as a landscaped garden space. The new building will be six stories in height with two basement levels below grade.

The proposed Project will insert a new building in an area currently used as landscaped garden space. In order for this alteration to be considered a substantial adverse change, however, it must be shown that the integrity and/or significance of the Montecito Apartments would be materially

impaired by the proposed adjacent new construction.

New construction that is adjacent to or related to an existing historic resource is addressed in Standards 9 and 10 of the of the Secretary of the Interior's Standards for Rehabilitation. Standard 9 states in part: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Standard 10 states that "new additions and adjacent or related 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 its environment would be unimpaired."

Preservation Brief 14 provides additional guidance, stating that "the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation." Preservation Brief 14 goes on to state that "a new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to

Montecito II

Historic Resources Technical Report

July 2017

the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well.”

The proposed new building will be located to the west of the Montecito Apartments, partially obscuring the Montecito Apartment’s secondary west-facing façade. The parcels immediately west of the Montecito Apartments building were not originally part of the Montecito Apartments property when the building was originally constructed in 1931. As such, the Montecito Apartments building was designed with the understanding that the parcels to the west might be developed with new construction at a later date. The west-facing façade was left largely devoid of the decorative detail present on the other three facades, and was also designed with fewer windows and a larger light well than the east façade in anticipation of potential new development to the west. Compared to the north-, east- and south-facing facades, the west façade is the least important façade in terms of architectural detail.

The proposed new building will be subordinate to the Montecito Apartments in scale and massing. The new building will rise six stories in height, considerably lower than the ten-story Montecito Apartments. It will also be set back over nine feet behind the

Montecito Apartment’s Franklin Avenue street wall to preserve the dominant profile of the Montecito when viewed from Franklin Avenue.

The design of the new building will also be deferential to that of the Montecito Apartments. The new building will be simple in design, with little of the decorative detail found on the Montecito Apartments. The primary facade will be articulated in a manner that echoes the rhythm of vertical piers and window bays found on the Montecito Apartments with a regular, symmetrical arrangement of windows and balconies.

In accordance with Standard 9, construction of the proposed new residential building would not destroy historic materials or features that characterize the Montecito Apartments property. In accordance with Standard 10, the essential form and integrity of the Montecito Apartments would be unimpaired if the proposed new building were removed in the future. After implementation of the Project, the distinctive form and design of the Montecito Apartments will remain intact and its architectural features will remain viewable and understandable by the public. The proposed new construction also adheres to the important principles identified in Preservation Brief 14, including the preservation of the significant historic materials, features and form of the Montecito Apartments, subordination to

Montecito II

Historic Resources Technical Report

July 2017

the Montecito Apartments and compatibility in design. Construction of the proposed new residential building would not result in a significant impact to the Montecito Apartments.

Finally, the proposed new construction would require substantial foundation work and the construction of subterranean parking. Without mitigation to ensure the protection of historic resources from damage due to underground excavation and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil, new construction associated with the Project may result in additional impacts to historic resources.

damage due to underground excavation and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil, new construction associated with the Project may result in additional impacts to adjacent historic resources.

6.4 Summary of Potential Impacts on Historic Resources

Analysis of potential impacts using the Los Angeles CEQA thresholds, the Secretary of the Interior's Standards and National Park Service guidance reveals the following:

1. The Project would construct a new building that connects to the Montecito Apartments building. This connection has the potential to reduce the historic integrity of the Montecito Apartments without mitigation.
2. The Project would require substantial foundation work and the construction of subterranean parking. Without mitigation to ensure the protection of historic resources from

Montecito II

Historic Resources Technical Report

July 2017

The following mitigation measure would protect historic resources from potential impacts associated with the Project:

1. The applicant will engage a historic preservation consultant that meets the Secretary of the Interior's Professional Qualifications Standards to ensure that the connection from the proposed new building to the Montecito Apartments is done with a minimum loss of historic fabric in compliance with the *Secretary of the Interior's Standards for Rehabilitation*. The historic preservation consultant will review drawings and conduct on-site construction monitoring throughout the construction phase.
2. The Project shall include a shoring plan to ensure the protection of the Montecito Apartments during construction from damage due to underground excavation and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil.

Montecito II Historic Resources Technical Report *July 2017*

- 2013 California Environmental Quality Act (CEQA) Statute and Guidelines*, California Association of Environmental Professionals, www.califaep.org
- California Public Resources Code, (Sections 21000-21177).
- California Code of Regulations, (Title 14, Division 6, Chapter 3, Sections 15000-15387).
- City of Los Angeles Building Permits. Department of Building and Safety.
- City of Los Angeles Office of Historic Resources; <http://www.preservation.lacity.org>
- Code of Federal Regulations, (Title 36, Part 60).
- "Historic Resources Inventory." California State Office of Historic Preservation, August 2011. Property record file 19-167821, 5766 Hollywood Boulevard.
- "Historic Resources Survey: Hollywood Redevelopment Project Area." Community Redevelopment Agency, February 2010. Prepared by Chattel Architecture, Planning & Preservation, Inc.
- "Hollywood Community Plan." City of Los Angeles Department of City Planning, December 13, 1988.
- "Hollywood Historic Survey Matrix." Los Angeles Community Redevelopment Agency website, accessed December 2016. <http://www.crala.org/internet-site/Projects/Hollywood/upload/HollywoodHistoricSurveyMatrix.pdf>
- "Hollywood Redevelopment Plan for the Hollywood Redevelopment Project." Los Angeles Community Redevelopment Agency website, accessed December 2016. <http://www.crala.net/internet-site/Projects/Hollywood/upload/HollywoodRedevelopmentPlan.pdf>
- "HUD Phase I Environmental Site Assessment of Montecito Apartments." Prepared by EMG, October 29, 2014.
- Los Angeles Times*. ProQuest Historical Newspapers: Los Angeles Times (1881-1990).
- "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." Washington D.C.: National Park Service, U.S. Department of Interior, 1995.

Montecito II

Historic Resources Technical Report

July 2017

"National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington D.C.: National Park Service, U.S. Department of the Interior, 1997.

National Register of Historic Resources Nomination Form for the Montecito Apartments, July 18, 1985.

Sanborn Fire Insurance Maps for Los Angeles.

Montecito II

Historic Resources Technical Report

July 2017

HISTORIC RESOURCES GROUP

Project Site and Surroundings



Montecito Apartments, 6650 Franklin Avenue
Primary (north) entrance facing Franklin Avenue.



Montecito Apartments, 6650 Franklin Avenue
Looking southeast from Franklin Avenue.



Montecito Apartments, 6650 Franklin Avenue
Looking north from Cherokee Avenue.



Montecito Apartments, 6650 Franklin Avenue
Looking northwest from Cherokee Avenue.

Montecito II

Historic Resources Technical Report

July 2017

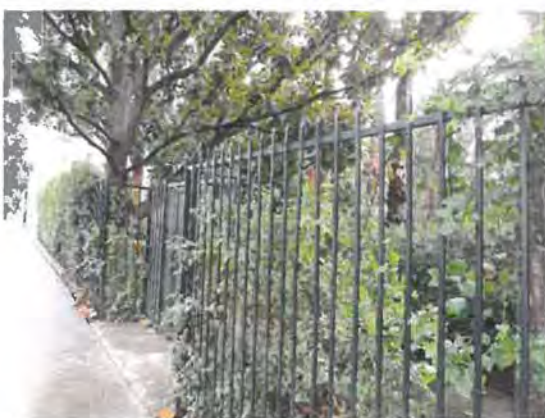
HISTORIC RESOURCES GROUP



Montecito Apartments, 6650 Franklin Avenue
Looking west to south parking lot from Cherokee Avenue.



Montecito Apartments, 6650 Franklin Avenue
Looking northwest from Cherokee Avenue



Montecito Apartments, 6650 Franklin Avenue
Fence of landscaped garden area looking southeast from Franklin Avenue,



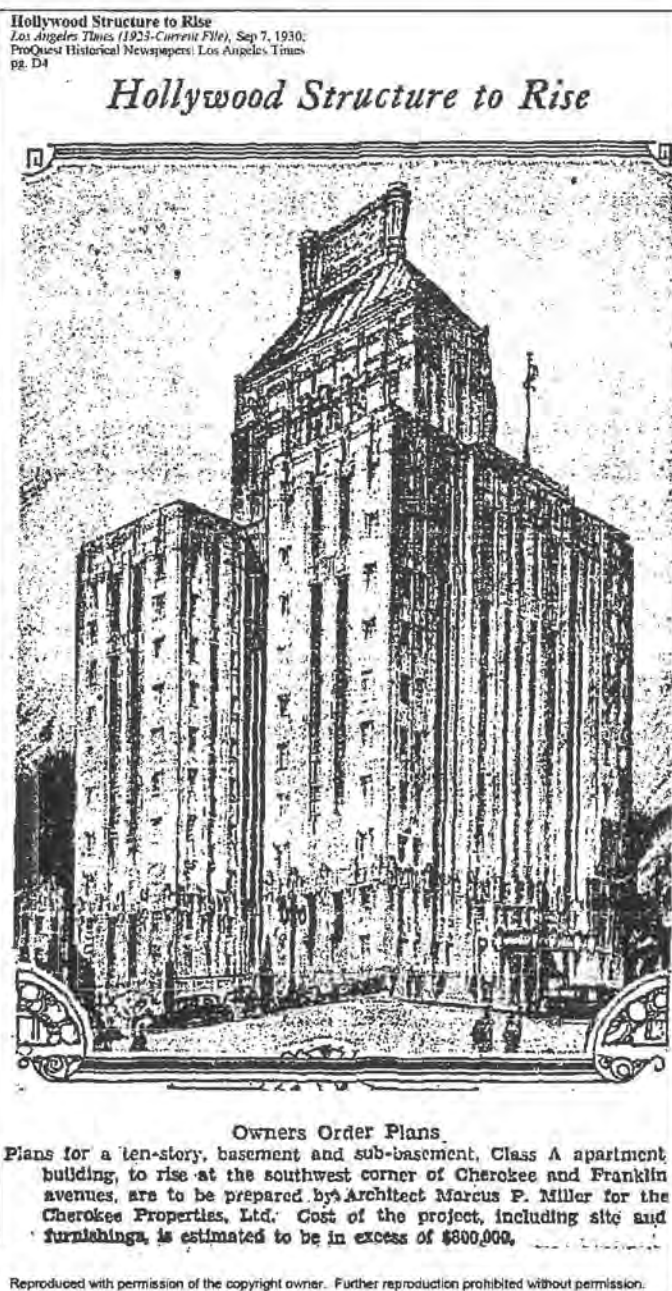
Montecito Apartments, 6650 Franklin Avenue
Looking northeast from Las Palmas Blvd. Las Palmas Senior Center in foreground.

Montecito II

Historic Resources Technical Report

July 2017

HISTORIC RESOURCES GROUP



Montecito Apartments construction announcement from *Los Angeles Times*, 1930.

Montecito II

Historic Resources Technical Report

July 2017

HISTORIC RESOURCES GROUP



Montecito Apartments, 6650 Franklin Avenue soon after completion, 1931.
USC Libraries Special Collections

Montecito II Historic Resources Technical Report *July 2017*

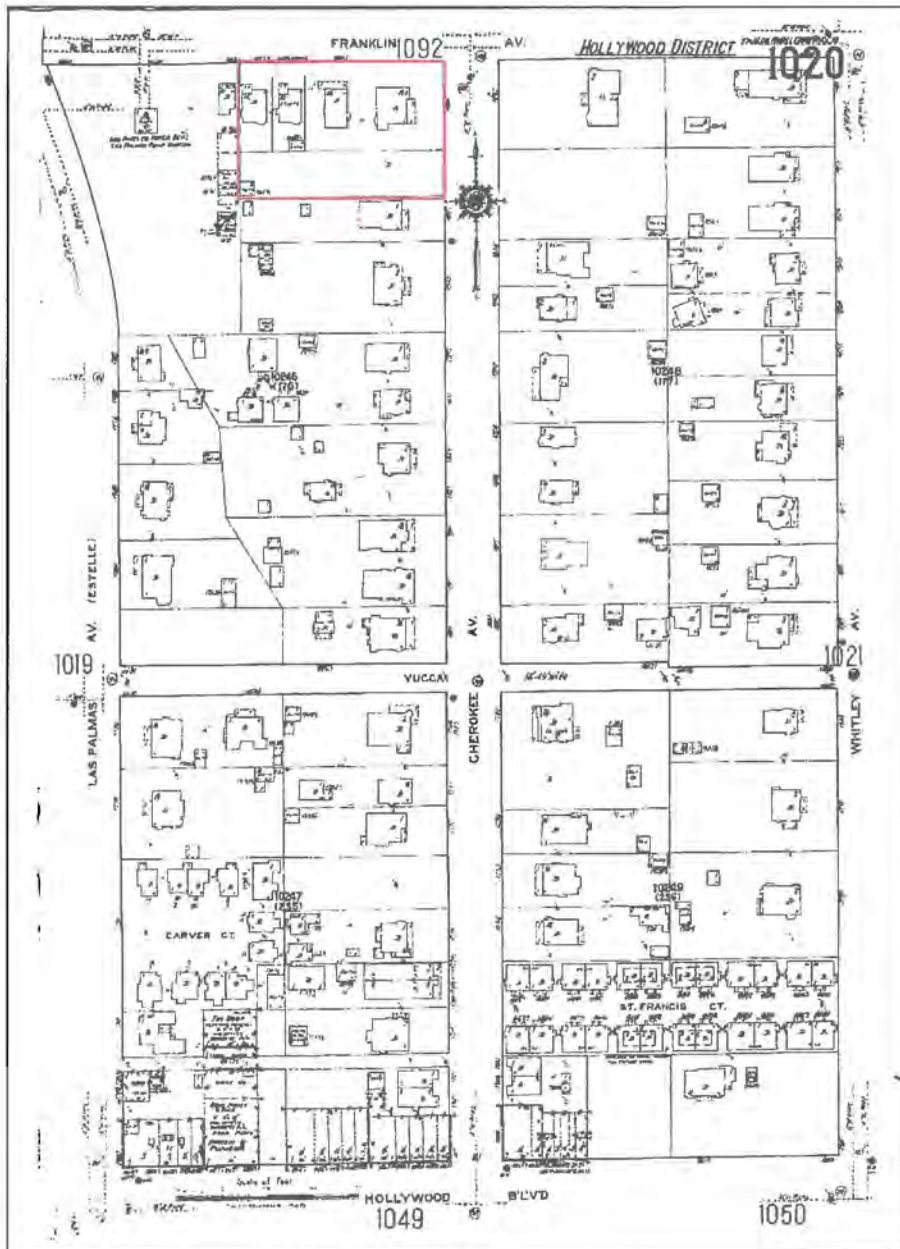
HISTORIC RESOURCES GROUP



Montecito Apartments, 6650 Franklin Avenue, 1984.
Photo Credit: Tom Zimmerman

Montecito II Historic Resources Technical Report *July 2017*

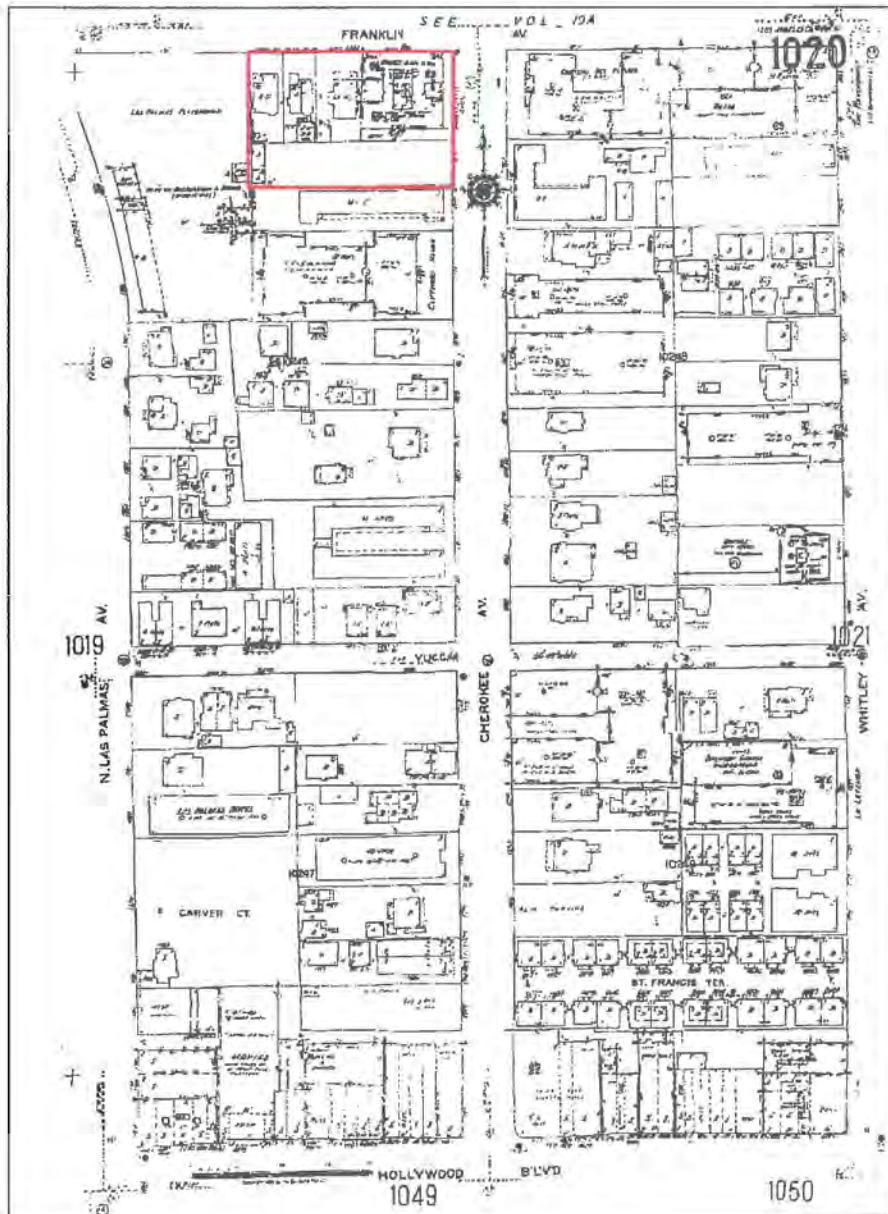
HISTORIC RESOURCES GROUP



1919 Sanborn map. The project site is highlighted in red.

Montecito II Historic Resources Technical Report *July 2017*

HISTORIC RESOURCES GROUP



1955 Sanborn map. The project site is highlighted in red.

Montecito II Historic Resources Technical Report July 2017

HISTORIC RESOURCES GROUP

YEAR	PERMIT NUMBER	WORK PERFORMED	ARCHITECT / CONTRACTOR	OWNER
1930	LA27716	One-1/2 story residence located at the southwest corner of Cherokee and Franklin (1861 Cherokee Ave.) demolished and removed from lot.	None listed	Mackey Engineering Co.
1930	LA28346	New construction of a 10-story reinforced concrete building.	Marcus P. Miller (architect); HM Baruch Corp. (contractor)	The Cherokee Properties, Ltd.
1934	LA14085	Convert portion of sub-basement garage for use as a commissary.	John W. Flanagan (contractor)	Pacific States Savings & Loan
1953	LA59378	Relocate 2-story single-family home from 1855 N. Cherokee Avenue to 6831 Virginia Avenue for use as apartments.	None listed	Mrs. Wenger
1956	LA43299	New construction of a "semi-public" swimming pool for the Montecito Hotel.	J.L. Randall (engineer); Wahlstrom Bros. (contractor)	Howard M. Fox
1962	LA19245	Demolish 2-family dwelling located at 6668 Franklin Avenue.	Hallmark Wrecking Company (contractor)	Jack M. Okean
1985	LA04230	Rehabilitation of interiors at 6650 Franklin Ave. including the addition of 39 units.	John Kariotis (engineer); Woodward & Bernard (architects); S.B.I. Construction (contractor)	Montecito Apartments General Partnership
2015	LA49468	Seismic reinforcing of building.	David Pomerleau - IDS Group (engineer)	Montecito Apartments Housing LP

Montecito II

Historic Resources Technical Report

July 2017

Montecito II
Historic Resources Technical Report
July 2017

HISTORIC RESOURCES GROUP

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

For NPS use only

received JUN 20 1985
date entered JUL 18 1985

1. Name

historic The Montecito Apartments
and/or common The Montecito Apartments

RECEIVED

JAN 2 1985

NHP

2. Location

street & number 5650 Franklin Avenue N/A not for publication
city, town Los Angeles N/A vicinity of
state California code 06 county Los Angeles code 037

3. Classification

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

4. Owner of Property

name The Montecito Apartments, The General Partnership
street & number 9454 Wilshire Boulevard, Suite M-7
city, town Beverly Hills N/A vicinity of state CA 90212

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records
street & number 320 West Temple Street
city, town Los Angeles state CA

6. Representation in Existing Surveys

(Tax Certification, Part 1, August 8, 1984)
title NONE has this property been determined eligible? ☒ yes ☐ no
date ☐ federal ☐ state ☐ county ☐ local
depository for survey records
city, town state

7. Description

Condition		Check one	Check one	
☐ excellent	☐ deteriorated	☒ unaltered	☒ original site	
☐ good	☐ ruins	☐ altered	☐ moved	date <u>N/A</u>
☒ fair	☐ unexposed			

Describe the present and original (if known) physical appearance

The Montecito Apartments, 1861 Cherokee Avenue/ 6650 Franklin Avenue, is a ten story and two basement reinforced concrete structure. It is built in an essentially square building plan with two shallow light courts on the east and west facades, and is designed in a manner influenced by the Art Deco/ Zig Zag Moderne style with applied Deco and Mayan decorative detailing. It is built on a corner downslope lot from Franklin south along Cherokee. This lot provides a high degree of visibility for this virtually unaltered structure.

The main or entrance facade is located on Franklin Avenue. It has a double inset bronze doorway with a decorative cast iron, rusticated concrete and marble and black glass surround. A highly decorative cast iron canopy with lamps is located directly above the entrance and is anchored to the facade by bars with turnbuckles. The remainder of the Franklin street level frontage is relatively austere, consisting of rusticated concrete panels set between vertically incised piers and flat metal casement windows. Directly above the street level windows there are decorative cast deco panels set as partial spandrels. Above these are heavy Mayan pendants cast in concrete and anchored to each pier at the second story level and extending to the third story level. The facade from the third story to the attic level is relatively unadorned with the exception of chevrons in the spandrel areas at each floor level. All windows are flat metal casements in each of the nine window bays which flank a centrally located inset fire stairwell. The attic area consists of cast decorative concrete utilizing a pattern similar to that of the first floor level.

The east elevation continues the decorative detailing of the north from the first story level to the attic area. The downslope lot exposes, however, the wall surface of the basement area which consists of rusticated cast concrete. This side has a centrally located shallow light well flanked by four window bays on each side. Again, the windows are of the flat metal casement type.

The south elevation carries the decorative Mayan detailing of the north and east only to the easternmost window bay. The window articulation and decorative detailing from the first story level to the attic area is, however, similar to that of the north elevation. The two basement levels are fully exposed on this facade and they consist of a flat wall surface articulated by irregularly placed window openings. A sloping driveway runs from Cherokee down to the lower basement level where a large garage doorway provides access to interior parking.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 1

The west elevation is similar in mass to the east elevation, but there are only three window bays located in the principal wall segments as opposed to the four in the eastern elevation. The wall surfaces are flat and are devoid of decorative detailing from the first floor to the attic area where cast decorative panels are utilized in a manner similar to each of the other three elevations. The basement wall surface is exposed and is rusticated only in the area directly below the northernmost wall segment.

The roof area consists of a centrally located machinery penthouse of concrete construction. It is rectangular in shape with four window openings on the east and west elevations and two window bays on the north and south. Elaborate cast Deco panels are carried above the window openings on all elevations and the penthouse is capped by a hipped copper and concrete roof. Large neon "Montecito" signs are located in the roof parapets on the east and south elevations. A similar sign is located on the machinery penthouse directly below the roofline on the northern elevation.

The interior of the structure is relatively unaltered. The principal areas of interest are the lobby, reception room and corridors. Access to the lobby is provided from the Franklin Avenue entrance. It consists of a relatively small area adorned by cast concrete moldings, Deco columns with both flat and fluted surfaces and marble baseboards. The reception room is located to the east of the lobby. It is rectangular in configuration with a splendid Deco fireplace set into the west wall. The windows have decorative surrounds consisting of fluted side moldings with scalloped incised molding above. The corridors are decorated by simple cast plaster moldings at the ceiling level. Numerous light fixtures are located throughout the building. The apartments are also relatively unaltered with the exception of minor modifications to the bathroom and kitchen areas.

The building grounds consist simply of a pool and parking area. The pool, a 1950's addition, is the only major alteration to the building complex. Located in the southwest corner of the lot it is presently unmaintained and is in poor condition.

In summary, the Montecito is an excellent example of the Deco style as utilized in apartment house design in Southern California. Furthermore, its unaltered condition and high visibility serve to make this building a landmark in the Hollywood area.

8. Significance

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

Specific dates 1930-1931 Builder/Architect Baruch/ Miller

Statement of Significance (in one paragraph)

The Montecito Apartments is one of the finest examples of Art Deco styling with Mayan detailing in the Hollywood area. It is significant for its architectural quality and integrity, and remains virtually unaltered. The structure is prominently situated on a hillside two blocks north of Hollywood Boulevard, and is highly visible from this well traveled thoroughfare. The Montecito Apartments has long served the Hollywood community as a visually pleasing local landmark, and is compatible in period, style and scale with nearby commercial structures on Hollywood Boulevard. The edifice, with its overscaled signage, is an integral component of the Hollywood skyline.

The Montecito Apartments is the finest extant work designed by the notable Los Angeles architect Marcus P. Miller. The structure was one of only a few apartment buildings in the Los Angeles area which reached the height limit imposed for earthquake safety. The Montecito Apartments has been regarded as one of Hollywood's finest apartment buildings since construction was completed in 1931. It was the illustrated subject of an article in the Arrowhead Magazine in June 1934 which stated that "Towering above the trees at the foothills the Montecito Apartments furnish an example of the fineness of Hollywood's living accommodations."¹ It served the motion picture industry during its peak production years by providing accommodations for the vast influx of workers and artists associated with film making.

The Montecito Apartments was built as a commercial venture by The Cherokee Properties, Ltd. The Los Angeles architect Marcus P. Miller was commissioned to design the structure. Architect Miller is best known for his design of the Darkroom Camera Shop storefront; the unique entrance area is constructed in the shape of a giant camera. The H.M. Baruch Corporation was contracted to erect the edifice at an estimated cost of \$275,000. This was a substantial sum for an apartment building in Los Angeles during this period. Herbert M. Baruch was one of Los Angeles' most prominent builders in the late 1920's and early 1930's. A high level of craftsmanship can be seen in his other works determined to be eligible to the National Register, including: the Garfield Building, the William Fox Building, and the Sun Realty Building.

¹ "Glamorous Hollywood" The Arrowhead Magazine, (June 1934), p. 25.

9. Major Bibliographical References

See Continuation Sheet, Item 9.

10. Geographical Data

Acreage of nominated property 0.77 acre

Quadrangle name Hollywood

Quadrangle scale 1:24000

UTM References

A 11 376950 3774420
Zone Easting Northing
C
E
G

B
Zone Easting Northing
D
F
H

Verbal boundary description and justification

Lot 11 and the north half of Lot 12, Block 2 of the Hollywood Ocean View Tract, City of Los Angeles, County of Los Angeles. Property is a 150' x 225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot.

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

state N/A code county N/A code

state code county code

11. Form Prepared By

name/title Roger G. Hatheway and Richard Starzak

organization Roger G. Hatheway & Assoc. date December 7, 1984

street & number 25283 Cabot Road #218 telephone (714) 472-8648

city or town Laguna Hills state California 92653

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

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

State Historic Preservation Officer signature Kathryn Gualtieri

title State Historic Preservation Officer date May 24, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the

National Register

for Shelton Byers

Attest:

Chief of Registration

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 8

Page 1

Construction was begun on November 26, 1930 and was completed the following year.² Exterior and interior wall construction is reinforced concrete throughout. "Exterior ornament (is) cast integrally with the walls through the use of waste moulds."³ Interior construction also incorporates tile partitions and plaster walls and ceilings. Cement flooring was incorporated throughout, and in addition, the bathroom floors were covered with decorative tile. Composition roofing was applied to the concrete roof, and the concrete penthouse roof was sheathed in copper. A semi-public swimming pool was constructed in 1956 to the southwest of the main structure. Construction of the pool cost \$3,900.

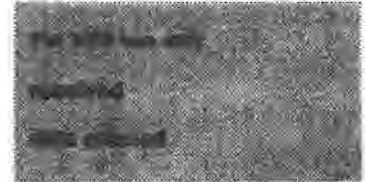
In summary, the Montecito Apartments is architecturally significant as one of the finest examples of the Deco style with Mayan influence detailing in the Hollywood area. Furthermore, it is significant for its architectural quality and integrity, as one of the finest extant works of the architect, Marcus P. Miller. The edifice of the Montecito is an integral component of the Hollywood skyline, and has long served the Hollywood community as a local landmark, contributing to the unique sense of time and place of the surrounding area.

² Los Angeles City Dept. of Building and Safety. Building permit #28346, issued November 26, 1930.

³ "Portland Cement Association (advertisement)," The Architect and Engineer, Vol. CXIV No. 3 (September 1933).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 9

Page 1

"Glamorous Hollywood" The Arrowhead Magazine, (June 1934), p. 25.

Los Angeles City Dept. of Building and Safety. Building permit
#28346, issued November 26, 1930.

Los Angeles City Dept. of Building and Safety. Building permit
#459 issued January 8, 1931.

Los Angeles City Dept. of Building and Safety. Building permit
#42192 issued April 19, 1956.

"Portland Cement Association (advertisement)," The Architect and
Engineer, Vol. CXIV No. 3 (September 1933).

FRANKLIN

AVENUE

N 87° 45' E
CONCRETE

PAVEMENT

72 LB
CEFO

N
3"

FIR.
WA.
STR
STR

CLIR

SAN
FNC

UR

4" C

2" E

WATE

1' G

CITY

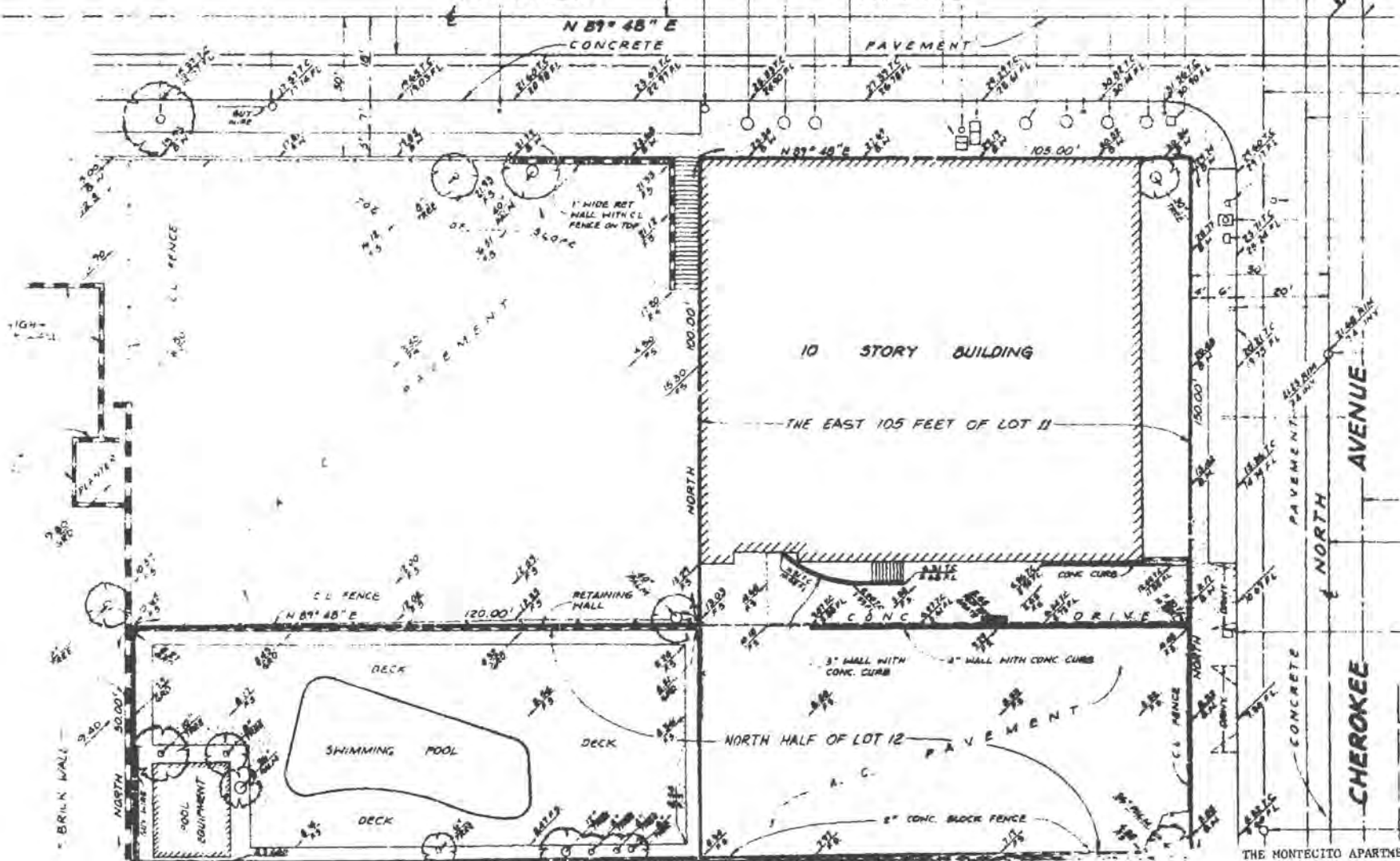
10 STORY BUILDING

THE EAST 105 FEET OF LOT 11

AVENUE

CHEROKEE

THE MONTECITO APARTMENTS
6650 Franklin Avenue
Los Angeles, Los Angeles County, CA





The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

Negatives located at:

Hatheway & Associates

25283 Cabot Road, Suite 218

Laguna Hills, CA 92653

Overall View

Photographer facing North

Photograph 1 of 9



The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

Negatives located at:

Hatheway & Associates

25283 Cabot Road, Suite 218

Laguna Hills, CA 92653

South & East Elevations

Photographer facing north

Photograph 2 of 9



The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

Negatives located at:

Hatheway & Associates

25283 Cabot Road, Suite 218

Laguna Hills, CA 92653

Entrance Facade

North Elevation

Photographer facing South

Photograph 3 of 9



The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

Negatives located at:

Hatheway & Associates

25283 Cabot Road, Suite 218

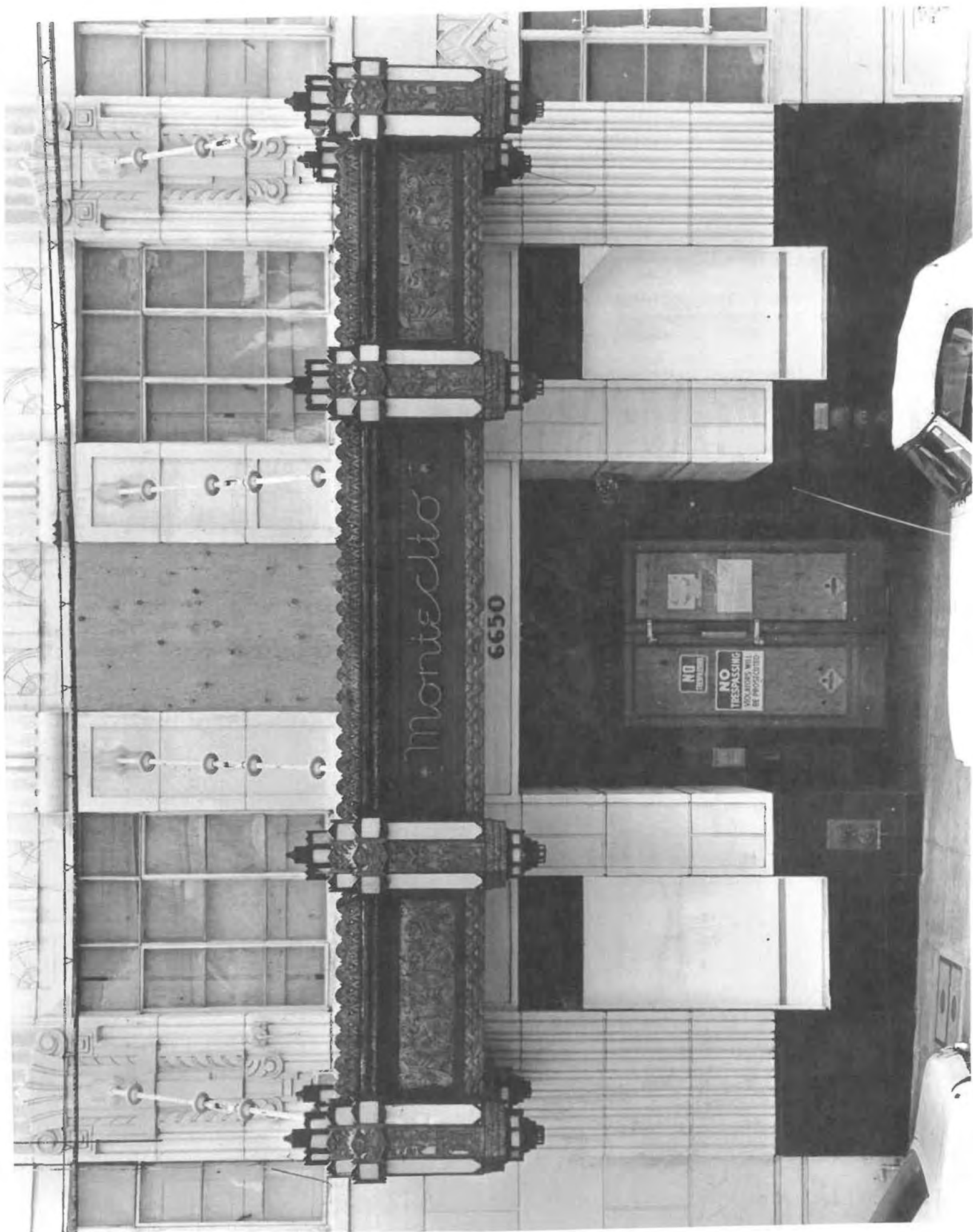
Laguna Hills, CA 92653

Entrance and Rear

North and West Elevations

Photographer facing Southeast

Photograph 4 of 9



The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

Negatives located at:

Hatheway & Associates

25283 Cabot Road, Suite 218

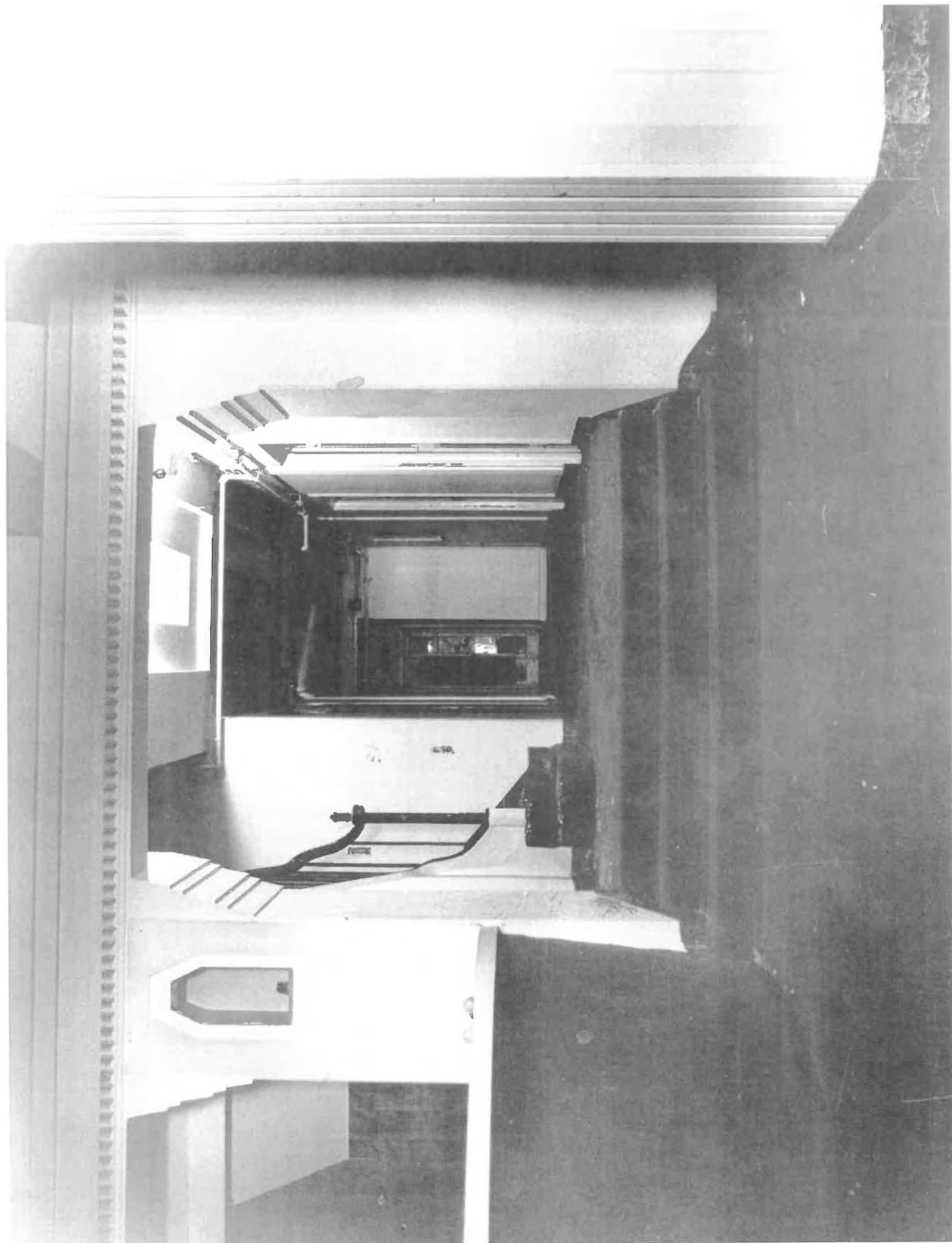
Laguna Hills, CA 92653

Detail of Main Entrance Area

North Elevation

Photographer facing South

Photograph 5 of 9



The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

**Negatives located at:
Hatheway & Associates
25283 Cabot Road, Suite 218
Laguna Hills, CA 92653**

**Lobby Area
Interior View; First Floor
Photographer facing South**

Photograph 6 of 9



The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

Negatives located at:

Hatheway & Associates

25283 Cabot Road, Suite 218

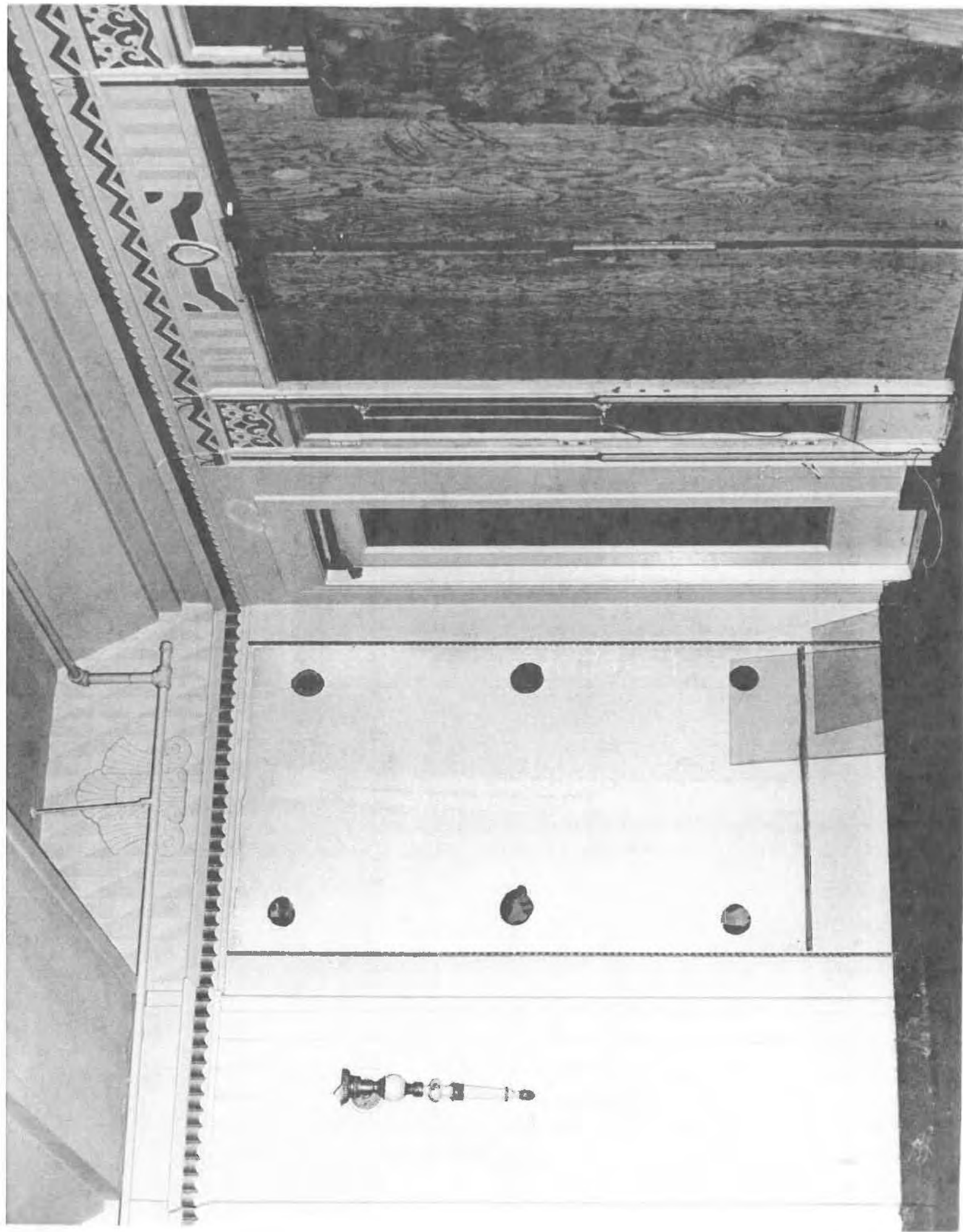
Laguna Hills, CA 92653

Reception Room

Interior View; First Floor

Photographer facing South

Photograph 7 of 9



The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

Negatives located at:

Hatheway & Associates

25283 Cabot Road, Suite 218

Laguna Hills, CA 92653

**Detail of Reception Room
Interior View; First Floor
Photographer facing South**

Photograph 8 of 9

**FIRE
ESCAPE**

**FIRE
ESCAPE**

The Montecito Apartments

6650 Franklin Avenue

Los Angeles, Los Angeles Co., Calif.

March 1984 Photograph by Tom Zimmerman

Negatives located at:

Hatheway & Associates

25283 Cabot Road, Suite 218

Laguna Hills, CA 92653

Detail of Hall Signage

Interior View; Typical Floor

Photographer facing South

Photograph 9 of 9



HOLLYWOOD HERITAGE, INC.

P.O. Box 2586

Hollywood, CA 90078

(323) 874-4005 • FAX (323) 465-5993

July 2, 2018

Melissa Jones
Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012

Dear Ms. Jones:

The Board of Directors of Hollywood Heritage, its Preservation Issues Committee, and its members are writing to express our support for the Historic-Cultural Monument (HCM) nomination of the Montecito apartment building.

The Montecito is already listed on the National Register as a fine example of Art Deco architecture with intact character-defining features. It is also part of the multi-family residential district north of Hollywood Boulevard and identified by the CRA survey, which is now being incorporated into SurveyLA.

Hollywood Heritage has worked with the current owner to design a compatible second building for the property; we note and appreciate the current owner's commitment to preserving the historicity of this valuable resource.

Please let us know how we can assist the Office in its consideration of this nomination. Together we can ensure that the City protects historic properties like the Montecito.

Sincerely,

A handwritten signature in cursive script, reading "Richard Adkins".

Richard Adkins
President, Hollywood Heritage, Inc.



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

henderdb@aol.com <henderdb@aol.com>

Mon, Jul 2, 2018 at 9:37 PM

To: CHC@lacity.org

Cc: craig.bullock@lacity.org

I support the Art Deco Society's nomination of this building



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Judy Reidel <jjreidel@hotmail.com>

Sun, Jul 1, 2018 at 10:23 PM

To: "CHC@LACITY.ORG" <CHC@lacity.org>

Cc: "craig.bullock@lacity.org" <craig.bullock@lacity.org>

Designate n do whatever helps preservythi beautiful Art Deco bldg

xxx judy reidel

323-731-4200

Sent from my iPhone

6/27/18

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

200 N.Spring St., Rm. 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

To: Cultural Heritage Commission

The Montecito property consists of an Art Deco gem surrounded by an appropriate illusion of openness. Please SUPPORT declaring the property the Historic-Cultural Monument that is and has been since its 1985 recognition on the National and State levels. (It's always been special.)

Quoting from the U.S. Dept. of the Interior National Register of July 18, 1985:

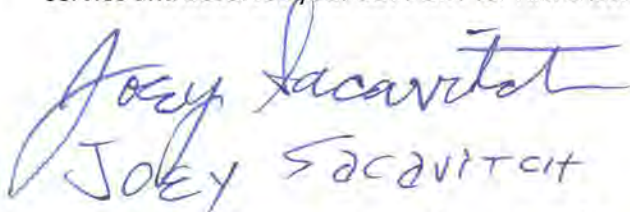
"Property is 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot."

That feeling of openness gives the Montecito its majestic grace. It stands tall, a tower of hope, over an optimistic landscape. It's just the opposite of a crowded tenement house that's squeezed right up to the property line, bumping up against its neighbors.

Like an expert Hollywood director, the gifted Montecito design team instinctively knew how to focus attention without overwhelming the viewer. A beautifully elegant simplicity, rather than gingerbread run amok. A thoughtful use of natural light for residents, using a building layout shaped like the letter "H", rather than a mere tall box that would trap those within and bore those on the outside. Such skillful editing has yielded a lasting masterpiece that deserves proper recognition from the City of Los Angeles.

Major figures in Hollywood film history had a Montecito connection. The tour buses have it on their set route. Architecture students and even graphic design buffs can be inspired by this "excellent example of an Art Deco architectural style building in Hollywood " (noted in National Register).

The Montecito continues its "as built" role of providing needed quality housing. Now, instead of movie stars, it's an affordable home for seniors. Over thirty years ago, occupancy was increased by about a third, without compromising the property's exterior historic design. It continues to perform yeoman service and deserves your SUPPORT for Historical-Cultural Monument status.


JOEY SACAVITCH

118 North Larchmont - LA, CA 90004



Planning CHC <chc@lacity.org>

The Montecito CHC-2018-3233-HCM CEQA: ENV - 2018-3234- CE

Herron, Jennifer <Jennifer.Herron@westernasset.com>

Thu, Jun 28, 2018 at 12:07 PM

To: "CHC@lacity.org" <CHC@lacity.org>

Cc: "craig.bullock@lacity.org" <craig.bullock@lacity.org>

Hello,

I support the Art Deco Society nominee.

Jennifer

***** E-mail sent through the Internet is not secure. Western Asset therefore recommends that you do not send any confidential or sensitive information to us via electronic mail, including social security numbers, account numbers, or personal identification numbers. Delivery, and or timely delivery of Internet mail is not guaranteed. Western Asset therefore recommends that you do not send time sensitive or action-oriented messages to us via electronic mail. *****



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Juliana Sorelli <julianasorelli@gmail.com>

Sun, Jul 1, 2018 at 6:35 PM

To: CHC@lacity.org

Cc: craig.bullock@lacity.org

Hello,

I m contacting you about the Montecito building,

I have lived for 10 years at [6626 Franklin Ave](#) (across the street from the Montecito) and I believe that it is one of the most significant building in the neighborhood. It has been part of the history of Hollywood, and was the home for many Hollywood celebrities, including [James Cagney](#), [Mickey Rooney](#) and [Montgomery Clift](#). It was also [Ronald Reagan](#)'s first home when he moved to Hollywood in 1937. This is an important building to preserve for it's great architecture and history, I support the Art Deco Society's nomination as a cultural heritage monument. Thank you for your time.

Juliana Sorelli

—

Sorelli Presents**The Evil Rock N Roll Cat:**

[4679 Hollywood Blvd,](#)
[Los Angeles. CA 90027](#)

(323) 522 3496

www.sorellipresents.com



Planning CHC <chc@lacity.org>

We Support Consideration for The Montecito 'Historic Cultural Monument' Designation...

poonsy6603@aol.com <poonsy6603@aol.com>

Thu, Jun 28, 2018 at 5:08 PM

To: chc@lacity.org

The Montecito
[6650 Franklin Ave.](#)
[L.A. Ca.](#)

CHC-2018-3233-HCM

To Whom It May Concern,

We would like to express our strong support for Historic Cultural Monument designation of The Montecito.
 We were very excited to hear about this consideration.

The Montecito Landmark is truly the Jewel of the neighborhood, rising above most of Hollywood and can be viewed from many different perspectives, and we feel it deserves Historic Cultural Monument status..

We, and many others, are extremely concerned for it and its future, and support anything that may protect it and its historical significance..

We, and many others, are opposed to anything violating it, compromising it, or altering it in any way.

This magnificent example of art deco historical architecture, from 1930, should continue to stand high on the hill, looking over the city, on its own, not diminished in any way with anything attached to its side.

We feel this would compromise its specialness and historic integrity.

We also feel it could put the Landmark building at risk, especially since west facing units are potentially going to be demoed to attach the new thing to its side.
 This butchery is LANDMARK ABUSE and should not be allowed.

We believe, according to CEQA Guidelines, with regards to Historic Resources, the best case scenario is that our treasured landmarks are protected, and not altered, and certainly should not ever be demoed/destroyed in part or whole, to allow any new project attached to them.

Altering Historic Resources, also alters the environment....

..demoing units in a LANDMARK, to attach another building to the side of a LANDMARK, destroying a park that a LANDMARK overlooks, alters the environment.

This magnificent example of art deco historical architecture, from 1930, should continue to stand alone on the hill, looking over the city, without some new 'thing' attached to its side.
 This would be abusive to the historic building.

We hope that the decision makers heed the state geologist warnings that the building site does indeed have an active EQ fault line, it's the same Hollywood fault line they mapped out as too dangerous to build on, but the city ignores this...

This is a historic landmark that could be destroyed, and anything built there, attached to The Montecito, could compromise the beautiful landmark, because as Dr. Lucy Jones has stated, not 'if' but 'when' another big one hits.

It would be best not to place The Montecito and its residents at risk, and to LEAVE THE MONTECITO ALONE.

The beautiful landscaped park, referred to in the Historic Technical Report, July, 2017 (pg. 11..) ..as 'Landscaped Garden Area providing Private Park Space for Montecito residents" is also a treasure in an extremely park poor area, with 27 mature trees providing a quiet peaceful haven and tree shade.

Having attended a few meetings, it was interesting, and shocking, hearing a developer rep try and minimize the Montecito Park calling it merely a 'courtyard' and never supplying one photo of it in the power point presentation, lest viewers and decision makers would see the truth, that it is not merely a 'courtyard' and they would see how truly special it is.

When questions were asked about destroying the park and it's 27 trees, it was abruptly brushed off with 'some are sick anyway'

Not to anyone else's knowledge.....

Many Montecito resident's windows overlook this beautiful garden park.

Most of the west facing side of the Montecito Landmark will be obstructed, blocked from view with another building attached to it.

Units being destroyed, in a LANDMARK building, to attach a new building to the side of The Montecito, and the beautiful little park destroyed is beyond obscene.

Senior residents have been ignored and dismissed, are devastated over this possibility and many submitted comments opposing the obscene project and can be read in the city file.

Council File Number: [18-0412](#)

Some have illnesses, heart conditions, that prevent them from attending hearings, some have been too intimidated to speak out .

Senior residents enjoy the beautiful park, enjoy planting in it, and some with illnesses enjoy it for therapeutic reasons.

It is an important and beautiful part of this community, and perfectly partners with and compliments The Montecito Landmark building.

The Montecito Park should be protected and part of the Historic Cultural Monument designation, to protect the Montecito and The Montecito Park from such cruel and horrific abuse and destruction, and continue to have a life unaltered well into the future..

It is part of Hollywood's History, and so much is being lost..

We have been fortunate to have been invited into the park through the years, when friends lived at The Montecito, and it is an amazing, tranquil beautiful place, with a variety of flowers, wisteria, plants, shrubs, and those 27 trees. We have seen bird's nests and bird's eggs on our visits.

This park is very much a part of The Montecito and should be included in the HCM designation.

Please, please, please, do all you can to protect the treasured Montecito Landmark and it's beautiful 'Landscaped Gardens providing Private Park Space for Montecito (senior) residents"

We will be out of town....July 4th holiday... and will miss the CHC Hearing and we are very sad.

These are our favorite hearings, we have attended a few and they were successes....They are like history lessons and always beautifully presented.

Thank you all for all you do.

Thank you so much for your attention to this!

Best Regards,

Jim & Ann Geoghan

30 year residents/stakeholders of The Montecito neighborhood

The Montecito is on the U.S. National Register of Historic Places ..'considered one of the best examples of Art Deco architecture and greatest work of the renown architect, Marcus P. Miller.'

https://en.wikipedia.org/wiki/Montecito_Apartments

The Montecito should CONTINUE to STAND ALONE...never have another building attached it's side, blocking most of the west side of the building that over looks the beautiful landscaped gardens and park, that should also be designated Historic and not be destroyed..

Montecito Apartments
U.S. National Register of Historic Places



Montecito Apts, 2008

Location	6650 Franklin Avenue, Hollywood, Los Angeles, California, USA
Coordinates	 34°6'18"N118°20'3"W s:Co
Built	1930
Architect	H.M. Baruch Corp.; Miller, Marcus P.
Architectural style	Art Deco
NRHP reference #	85001592 [1]
Added to NRHP	July 18, 1985

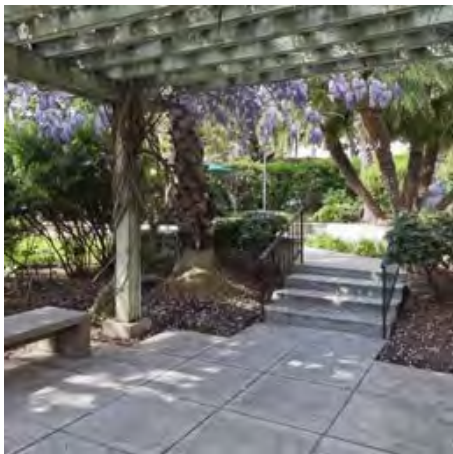
The stately Montecito, high on a hill overlooking the city.



Front view of Historic Art Deco Montecito



- Montecito's west side overlooking Landscaped Gardens and Private Park Space, with 27 Trees.



Montecito Garden Park...Franklin Ave. entrance

It's so nice walking along Franklin Ave. enjoying this beautiful park and all that's inside.





Franklin Ave. front entrance of The Montecito and Landscaped Garden Park with 27 trees. Residents facing west overlook the beautiful gardens and park.



Planning CHC <chc@lacity.org>

To: The Cultural Heritage Commission Hearing for consideration of The National Historic Landmark MONTECITO for 'Historic Cultural Monument' designation -- CHC-2018-3233-HCM.

Sue Stanford <sue1010@sbcglobal.net>
To: chc@lacity.org

Sat, Jun 30, 2018 at 12:49 PM

I am a resident of the Montecito apartments and I would hate to see this property a historic art deco building and surrounding gardens be destroyed by a new building.

The stately Art Deco Montecito, built in 1932, has a long and interesting history, set on a hill overlooking the city, The Montecito is considered the highest building in Hollywood.

It overlooks a beautiful "landscaped garden area providing private park space for Montecito residents"(Historic Resources Technical Report...pg. 11) with 27 mature trees, and is integral to The Montecito historic designation.

The Montecito is on the U.S. National Register of Historic Places ..'considered one of the best examples of Art Deco architecture and greatest work of the renown architect, Marcus P. Miller.'

https://en.wikipedia.org/wiki/Montecito_Apartments

Montecito Apartments

[U.S. National Register of Historic Places](#)



Montecito Apts, 2008

Location [6650 Franklin Avenue, Hollywood, Los Angeles, California, USA](#)

Coordinates [34°6'18"N118°20'3"W](#) [s:Co](#)

Built 1930

Architect H.M. Baruch Corp.; Miller,
Marcus P.

Architect Art Deco
ural styl
e

NRHP ref [85001592](#)
erence # [\[1\]](#)

Added to July 18, 1985
NRHP

The stately Montecito, high on a hill overlooking the city.



Front view of Historic Art Deco Montecito



- Montecito's west side overlooking Landscaped Gardens and Private Park Space, with 27 Trees.



Montecito Garden Park...Franklin Ave. entrance





Franklin Ave. front entrance of The Montecito and Landscaped Garden Park with 27 trees.

For more information please contact:

'Friends of The Montecito'

Kathleen Larsen

kalertfin@yahoo.com

Sent from Yahoo Mail for iPad



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Kim Cooper <tours@esotouric.com>

Sun, Jul 1, 2018 at 1:02 PM

To: CHC@lacity.org

Cc: artdeco@adsla.org, craig.bullock@lacity.org

Dear Commissioners,

The Montecito Apartments is a gorgeous and fascinating building that has happily maintained so much of its architectural integrity through its conversion to low-income senior housing. It is already a designated National Register landmark, and certainly qualifies for local designation as well.

We have so few examples of the Mayan Art Deco style, and the greatest one in the Southland (Monrovia's Aztec Hotel, also National Register) has fallen onto hard times without any local protection. I hope that the Montecito can join the ranks of L.A.'s HCM landmarks, to ensure the preservation this nearly unique gem.

And it doesn't hurt that popular legend has one of Raymond Chandler's most colorful female characters, Dolores Gonzalez, living at the Montecito!

I hope that you will give serious consideration to the Art Deco Society's nomination, and move to landmark this fine building.

best regards,
Kim Cooper
PO Box 31227
Los Angeles, CA 90031



Planning CHC <chc@lacity.org>

Art Deco

kathy karp <kdkarp5@gmail.com>
To: CHC@lacity.org

Sun, Jul 1, 2018 at 12:26 PM

Please support The Art Deco Monticido building It has significant and historical value
Thank you
Kathy Karp
Studio City

Sent from my iPhone

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

2000 N. Spring Street, Room 532

Los Angeles, CA 90012

6/28/18

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

Dear Cultural Heritage Commissioners:

I urge you to SUPPORT Historic –Cultural Monument status for the Montecito property. This stately Art Deco is a fine representation of the grand optimism of early Hollywood. Its soaring majesty is emphasized by the open space around it.

The National Register of Historic Places recognized the logical connection between the building and its land components, describing the property as:

“a 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot.”

Los Angeles architect Marcus P. Miller, a specialist in Art Deco architecture, designed the Montecito in the late 1920's. It was completed in 1931, the same year as one of his commercial structures, Los Angeles Convalescent Hospital in Montebello. At Temple Street and Bunker Hill Avenue, he designed the now demolished building for the Jewish Welfare Organizations. The Depression and World War II limited his output. He died at the age of 57 in 1949.

He left a treasure: the Montecito. He made good use of the small property, emphasizing the building's stately height, while avoiding the temptation to clutter its elegance with an ungainly large foot print. He further limited the building by designing it in the shape of the letter “H”, twice eliminating 10 stories of “missing” potential units for the two indentations of the “H”. Therefore, an increased number of actual residents could enjoy more open views and have a cross breeze. He really sought to enrich the lives of residents who would live in his building. He achieved that goal. We, today, are thankful to Mr. Miller.

The property is still small. Even though several slender lots were added over the years, including converting a resident maintenance worker's bungalow to additional parking, today's total property is only 150'x225'. Thanks to Mr. Miller's wisdom, the illusion that the property appears bigger than it is remains intact. The Art Deco design elements he used on the Montecito make a significant contribution to the Hollywood community today and in the far distant future.

Please SUPPORT Historical-Cultural Monument status for the Montecito.

Kathleen Larsen

KATHLEEN LARSEN

PO Box 74458

LOS ANGELES, CA 90004-0458



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Miriam Faugno <mfaugnos@gmail.com>

Sun, Jul 1, 2018 at 2:11 PM

To: CHC@lacity.org

Cc: craig.bullock@lacity.org

Please SAVE this Beauty!!

Miriam Faugno

[7777 W 91 St #B1160](#)

[Playa del Rey, CA 90293](#)

6/27/18

CHC@lacity.org

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

200 N.Spring St., Rm. 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

To: Cultural Heritage Commission

The Montecito property consists of an Art Deco gem surrounded by an appropriate illusion of openness. Please SUPPORT declaring the property the Historic-Cultural Monument that is and has been since its 1985 recognition on the National and State levels. (It's always been special.)

Quoting from the U.S. Dept. of the Interior National Register of July 18, 1985:

"Property is 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot."

That feeling of openness gives the Montecito its majestic grace. It stands tall, a tower of hope, over an optimistic landscape. It's just the opposite of a crowded tenement house that's squeezed right up to the property line, bumping up against its neighbors.

Like an expert Hollywood director, the gifted Montecito design team instinctively knew how to focus attention without overwhelming the viewer. A beautifully elegant simplicity, rather than gingerbread run amok. A thoughtful use of natural light for residents, using a building layout shaped like the letter "H", rather than a mere tall box that would trap those within and bore those on the outside. Such skillful editing has yielded a lasting masterpiece that deserves proper recognition from the City of Los Angeles.

Major figures in Hollywood film history had a Montecito connection. The tour buses have it on their set route. Architecture students and even graphic design buffs can be inspired by this "excellent example of an Art Deco architectural style building in Hollywood" (noted in National Register).

The Montecito continues its "as built" role of providing needed quality housing. Now, instead of movie stars, it's an affordable home for seniors. Over thirty years ago, occupancy was increased by about a third, without compromising the property's exterior historic design. It continues to perform yeoman service and deserves your SUPPORT for Historical-Cultural Monument status.

Mari D. Woodward
Mari D. Woodward
118 North Larchmont Blvd. 90004
LA, CA



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

njjonz@gmail.com <njjonz@gmail.com>
To: CHC@lacity.org

Wed, Jun 27, 2018 at 4:48 PM

To Whom It May Concern:

In support of the Art Deco Society of Los Angeles' nomination application, I am **strongly in favor** of landmarking The Montecito.

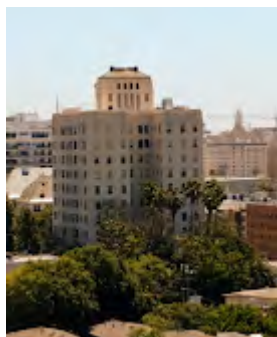
Not only is The Montecito considered one of the best examples of Art Deco architecture, this stunning *grande dame* property of Hollywood is already listed on the U.S. National Register of Historic Places. There is no reason not to designate it as a Los Angeles Historic Cultural Monument.

The Montecito and its beautiful garden-park with 27 mature trees, plants, bushes, and sitting areas must be preserved. This landscaped park is not only an integral part of the historic Montecito, but it contributes to Los Angeles' vital urban canopy.

It is of utmost importance to protect and preserve the magnificent Montecito property as it currently exists, thereby preserving not only the historic past, but equally if not more important, preserving the future for the greater good.

Sincerely,

Normajean Jonz, Stakeholder
Photos attached (6)

6 attachments

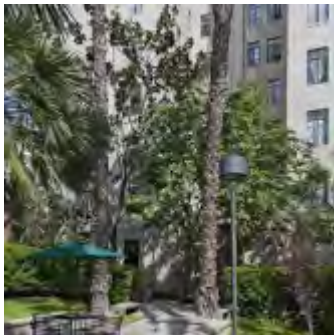
Montecito Exhibit A, view of garden and building from Hollywood Heights.png
363K

Montecito Exhibit B.jpg
39K



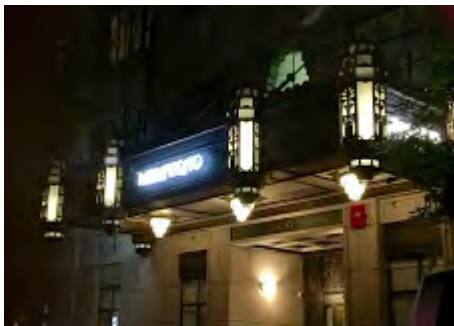
Montecito Exhibit C.jpg

86K



Montecito Exhibit D.jpg

32K



Montecito Exhibit E.jpg

66K



Montecito Exhibit F.jpg

14K



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Peter Tuite <petertuite@hotmail.com>

Mon, Jul 2, 2018 at 2:52 PM

To: "CHC@LACITY.ORG" <CHC@lacity.org>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>, "jhodgdon@laconservancy.org" <jhodgdon@laconservancy.org>, "rsagara@laconservancy.org" <rsagara@laconservancy.org>

Dear Commissioners,

The Montecito Apartments is a gorgeous and fascinating building that has happily maintained so much of its architectural integrity through its conversion to low-income senior housing. It is already a designated National Register landmark, and certainly qualifies for local designation as well.

We have so few examples of the Mayan Art Deco style, and the greatest one in the Southland (Monrovia's Aztec Hotel, also National Register) has fallen onto hard times without any local protection. I hope that the Montecito can join the ranks of L.A.'s HCM landmarks, to ensure the preservation this nearly unique gem.

And it doesn't hurt that popular legend has one of Raymond Chandler's most colorful female characters, Dolores Gonzalez, living at the Montecito!

I hope that you will give serious consideration to the Art Deco Society's nomination, and move to landmark this fine building.

Sincerely,

Peter Tuite



mon.jpg
87K



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Randy Holland <randyh805@att.net>
To: CHC@lacity.org

Wed, Jun 27, 2018 at 1:41 PM

I wish to go on record as being strongly in favor of the proposal to landmark The Montecito.

The Montecito is a prime example of the very finest in Art Deco architecture and must be preserved for future generations.

Additionally, the park-like garden with its extensive landscaping which includes 27 mature trees, bushes, and multiple sitting areas, must be preserved. In doing so, the view shed of The Montecito will also be preserved.

Sincerely,

Randy Holland
Stakeholder



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Steve Sukman <stevesgroove@gmail.com>

Mon, Jul 2, 2018 at 8:14 AM

Reply-To: Steve Sukman <stevesgroove@gmail.com>

To: CHC@lacity.org

Cc: craig.bullock@lacity.org

Please help preserve the Montecito. Eradicating the symbols of LA's past is irresponsible and leaving our city without enough landmarks to remember what made LA great in the first place.

Thank you,

Steve Sukman

353 N. Flores St., LA 90048

323.536.2575



Planning CHC <chc@lacity.org>

Montecito Apartments THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Timothy Doran <dorantimothe@gmail.com>

Mon, Jul 2, 2018 at 9:00 AM

To: CHC@lacity.org

Cc: craig.bullock@lacity.org

Dear Cultural Heritage Commission,

Mayan Revival buildings are rare. Hence I strongly support the Montecito Apartments being considered as a Cultural Heritage Monument, a landmark for all time.

Thank you,

Dr. Timothy Doran
Assistant Professor of Ancient History
History Department
California State University, Los Angeles
Office: King Hall A4025

dorantimothe@gmail.com

tdoran2@calstatela.edu



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

toni m <deartoni@yahoo.com>

Mon, Jul 2, 2018 at 12:24 AM

Reply-To: toni m <deartoni@yahoo.com>

To: "CHC@LACITY.ORG" <CHC@lacity.org>

Cc: "craig.bullock@lacity.org" <craig.bullock@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>

Dear Commissioners,

I am writing to agree with the Art Deco Society of Los Angeles's wish to have the Montecito Apartments building added to the list of Los Angeles Historic-Cultural Monuments.

The building is a gem and any aid that can be given to help it be maintained for future generations would be greatly appreciated.

Thank you for your consideration,

Toni Martinovich

San Pedro



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Toochis r <zimorrific@gmail.com>

Sun, Jul 1, 2018 at 12:17 PM

To: CHC@lacity.org, craig.bullock@lacity.org

To Whom It May Concern,

I support the Art Deco Society's nomination for THE MONTECITO for **Historic Cultural Monument Status**. I've lived in the Hollywood Hills for over 10 years and have always been inspired by THE MONTECITO's beauty and architectural power. I've always wished I could live there but couldn't get in! The art deco details stand out among the flat, uninspired and heat increasing buildings that are being built in Hollywood.

The Art Deco style 1931 Montecito is one of the most significant residential buildings in Hollywood, and we are lucky that it survived through the use of covenanted low income housing. It is a significant example of its style. It is already listed in the National Registry, but local designation will also heighten its profile. I support landmarking this highly visible building.

Thank you for your consideration and support.

Sincerely,

Toochis Morin



Planning CHC <chc@lacity.org>

THE MONTECITO, CHC-2018-3233-HCM; CEQA: ENV-2018-3234-CE

Terry Stepusin <terryst805@att.net>
To: CHC@lacity.org

Wed, Jun 27, 2018 at 1:33 PM

I wish to go on record as being strongly in favor of the proposal to landmark The Montecito.

The Montecito is a prime example of the very finest in Art Deco architecture and must be preserved for future generations.

Additionally, the park-like garden with its extensive landscaping which includes 27 mature trees, bushes, and multiple sitting areas, must be preserved. In doing so, the view shed of The Montecito will also be preserved.

Sincerely,

Terrence Stepusin
Stakeholder



Planning CHC <chc@lacity.org>

Montecito HCM Designation.. STRONGLY SUPPORT..CHC-2018-3233-HCM..CEQA . ENV-2018-3234-CE

Bill Miller <nyc.bill@aol.com>

Fri, Jun 29, 2018 at 3:17 PM

To: chc@lacity.org

Cc: craig.bullock@lacity.org

Dear Cultural Heritage Commission,

The iconic National Historic Montecito Landmark, and its beautiful park like gardens should be designated Historic Cultural Monument.

Kudos to The Art Deco Society of Los Angeles for applying for this honorable status.

The "landscaped gardens offering (senior) Montecito residents private PARK space" in a very park poor area, not only perfectly compliments the iconic Montecito, but is therapeutic for the Montecito Seniors, many not able to travel to a park due to health issues, as well as for area residents out walking, who stop by, and pause, to enjoy the beautiful tree shade, and the magical flourishing things growing inside, and have a chat with neighbors and a respite from the chaos, and the constant gridlock on Franklin Ave.

(*Historic Technical Report, July, 2017 ..pg.11..)

Human beings need these breaks from chaos, noise, gridlock, concrete and steel, and the Montecito Park and trees give that to the Montecito Senior community and the surrounding community.

The Montecito is a Monument to the Art Deco style of architecture and the 1930's

Luckily it is still standing, still in tact, looming over all of Hollywood and the City below, exemplifying it's architectural importance and INTEGRITY, which must be protected.

It is high time the beloved Montecito and it's magical Montecito Park, that compliments it so beautifully, and is such a cherished part of it, are honored with Historic Cultural Monument designation.

Thank you, Art Deco Society of L.A. and Cultural Heritage Commission for this consideration!

William. A. Miller
Hollywood, Ca.

https://en.wikipedia.org/wiki/Montecito_Apartments

Montecito Apartments

U.S. National Register of Historic Places



Montecito Apts, 2008

Location	6650 Franklin Avenue, Hollywood, Los Angeles, California, USA
Coordinates	 34°6'18"N118°20'3"W s:Co
Built	1930
Architect	H.M. Baruch Corp.; Miller, Marcus P.
Architectural style	Art Deco
NRHP reference #	85001592 [1]
Added to NRHP	July 18, 1985

The stately Montecito, standing alone, high on a hill, surrounded by a variety of flourishing trees and foliage, overlooking it's own beautiful Park, and the city below. A Monument to 1930's Art Deco architecture and Hollywood History.



Front view of Historic Art Deco Montecito..Franklin Ave.



- Montecito's tranquil Landscaped Gardens and Private Park with 27 trees....A therapeutic oasis that Senior residents and guests enjoy.



Franklin Ave. entrance..Montecito Private Park space for Montecito Seniors and guests.
A favorite shady resting place for the community to enjoy on their walks.





Franklin Ave. front entrance of The Montecito and Garden Park with 27 trees.
Tree Shade.....



Planning CHC <chc@lacity.org>

Re: 1848 S Gramercy Place

Avis Bates <avisbates@yahoo.com>

Mon, Jun 25, 2018 at 1:57 PM

To: "chc@lacity.org" <chc@lacity.org>

To: CHC and City Staff

Regarding: Council File: 18-0330 1848 S Gramercy

The property at [1848 S Gramercy Place](#) is not a historic property unless age alone qualify it. Nothing historic has yet to occur. It is just another older building in Los Angeles that doesn't need to be preserved when there are several examples of this type of building in this very small geographic area.

A person actually had to be rich to move into the Angelus Vista neighborhood when it was originally planned, with homeowners required to spend at least \$2,000.00 in home construction costs to live here. This was clearly an attempt to keep out the influx of "others". Preserving this property in this fashion is preserving the idea that rich neighbors can still exclude people they feel are beneath them, or different than them, just because they have an emotional reaction.

Please deny this ridiculous nomination, reject impulse, and side with actual history.

Thank You,

Avis Bates

[1672 North Western Ave](#)

[Los Angeles, CA 90027](#)



Planning CHC <chc@lacity.org>

1828 South Gramercy-Please Deny

Claudia Baticele <claudiabaticele@gmail.com>
To: chc@lacity.org

Fri, Jun 22, 2018 at 2:17 PM

Dear Historic Commissioners and LA City Staff:

History is a critical piece to the human experience. As is progress. There is a way to blend these two principles in a productive, beautiful, and beneficial way. What we currently see specifically with 1828 Gramercy, but other properties as well, is a violation and betrayal of historic preservation. Does this home truly hold historic merit, or is it being politicized by a group of neighborhood residents opposed to development?

Of course, a case can be made for a lot of things, but this house fails numerous smell tests. It's been modified, its run down, it's not unique, nothing significant has been reported to have occurred here... it's an old house - that's it.

This HCM nomination is falling into the Boy Who Cried Wolf narrative and should not be deemed historic as nothing productive, beautiful, or beneficial is occurring by maintaining the structure.

Thank you for your consideration and service to Los Angeles.

Claudia Baticele
8360 Clinton Ave
W. Hollywood 90046



Planning CHC <chc@lacity.org>

1848 South Gramercy-Please Deny

Claudia Baticele <claudiabaticele@gmail.com>

Sun, Jun 24, 2018 at 11:49 AM

To: chc@lacity.org

Dear Historic Commissioners and LA City Staff:

We are in the midst of an unprecedented effort to address the decades-long housing affordability crisis in Los Angeles. This means, we are actively seeking to build new homes - and every corner of the city is called to do its part. This call-to-action has peaked the activity of the "Not-In-My-Backyard (NIMBY)" folks. The HCM designation at 1848 Gramercy sadly speaks to another pitiful attempt by this contingent to block much-needed housing. The property isn't worth saving by Survey LA's standards -- and it didn't occur to any of the neighborhood to bother saving it, until it was slated for development. Suspicious? Absolutely. This strategy of nominating buildings for HCM has been mobilized at a growing rate, and we must not be fooled. We have a moral obligation to press-on in our pursuit of lifting LA out of the depths of this housing crisis.

This is not a battle between single-family homes and apartment buildings - we need homes of all types in Los Angeles. And yet, we are woefully under-supplied with apartments, condos, and mixed-use spaces that provide economic value to neighborhoods and create greater access for the diversity of people living throughout Los Angeles. Do not let [1848 Gramercy](#) be a victory for the NIMBY movement. Please deny this HCM and help bring new, much-needed homes to LA. '

Thank you for your consideration and service to Los Angeles.

Claudia Baticele
8360 Clinton Ave
W. Hollywood 90046



1848 Gramercy

Chelsea Byers <chels.byers@gmail.com>

Tue, Jun 26, 2018 at 4:11 PM

To: CHC@lacity.org

Cc: councilmember.wesson@lacity.org

To Whom It May Concern -

I believe that the HCM designation in question at 1848 Gramercy is yet another example of how the HCM designation has been weaponized to block future development of much needed housing in Los Angeles. I urge you to swiftly abandon this consideration.

This practice of weaponizing HCM's is shameful because it undermines the integrity of the HCM designation and contributes to the larger housing crisis by stunting the growth of this city. This is an intentional practice and it is rooted in narrow-minded thinking that has dangerous implications for the larger community. In this case, 1848 Gramercy wasn't motioned for designation until the land was purchased by a developer. The existing single family home, built in the early 1900's, hasn't been deemed culturally or architecturally significant by Survey LA and still, here we are debating this.

The small and vocal NIMBY contingent has become strategic in their attempts to stunt growth in Los Angeles, and we should not fall for this trap. An HCM would stymie the potential for this valuable lot, impacting Angelenos for generations to come.

Please, do not grant the HCM designation for 1848 Gramercy Place.

Thank you,
Chelsea Byers

--

Chelsea Byers
c: 480-580-3968

"No problem can be solved at the same level of consciousness that created it." - Albert Einstein



Please consider the environment before printing this email.



Planning CHC <chc@lacity.org>

Please deny the motion to preserve 1828 S Gramercy Place!

Daniel Collins <dcinweho@gmail.com>

Wed, Jun 20, 2018 at 10:53 PM

To: CHC@lacity.org

Dear CHC,

I have reviewed the motion to preserve 1828 S Gramercy as historic. The motion graciously describes a property other than what the photographs show. After seeing the photographs included in the motion of the interior and exterior, I do not believe this property should be saved.

The main house was divided into 3 sections during the 1930's as the city was trying to combat a historic housing crisis and never converted back to a single family. This fact should not be lost on the CHC. In the 90ish years since the property was converted to a multi family, it was never changed back because Los Angeles has always been in need of more housing. If the integrity of the original main house is important to this process then it needs to be noted that it hasn't been an original structure in 90 years.

All three units in the main home appear beyond preservation and possibly beyond repair. I know if I was the property owner I would not be willing to take on the expense of converting it back to a single family to meet preservation guidelines. The rear house is not in much better shape and is attached to a garage that is definitely beyond repair. The garage appears to be falling down, I'd condemn it so nobody gets hurt.

Please deny,

Dan Collins

900 N Orange Grove Ave #2

Los Angeles, CA 90046

(781) 999-0977



Planning CHC <chc@lacity.org>

Please deny 1848 S Gramercy Place

Daniel Collins <dcinweho@gmail.com>

Sun, Jun 24, 2018 at 8:17 PM

To: CHC@lacity.org

Dear Cultural Heritage Commissioners:

I am writing this letter in regards to the HCM nomination at 1848 S Gramercy Pl, Council File: 18-0330.

I am opposed to this nomination for a handful of reasons. The most obvious is due to the condition of the property. This building is run down, modified, and offering little to no value as it currently stands.

If this dilapidated building were to be preserved, what would the future plan with it be? Just to hold onto something that is subject for demolition, or would it be converted into a museum, an adaptively reused building, or something else? We have an opportunity with the land this building sits on, but the wood structure itself is getting in the way.

Please deny this nomination and help improve our cities infrastructure, aesthetic, and ability to achieve progress. Thank you for your consideration.

Dan Collins

900 N Orange Grove Ave. #2

Los Angeles, CA 90046

(781) 999-0977

Daniel Freedman
Direct: 310-785-5391
DFF@JMBM.COM

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

June 29, 2018

VIA E-MAIL AND HAND DELIVERY

Cultural Heritage Commission
Attn: Etta Armstrong, Commission Executive Assistant I
City of Los Angeles
200 N. Spring Street
Room 1010, City Hall
Los Angeles, CA 90012

Re: **Case No. CHC-2018-3217-HCM**
1848 South Gramercy Place, Los Angeles
Proposed Cultural Historic Monument Designation(s)
Hearing Date: July 5, 2018

Dear President Barron and Members of the Cultural Heritage Commission:

Our office represents Janet and Akhilesh ("A.J.") Jha, the owners of 1848 S. Gramercy Place, Los Angeles, (the "Property"). We submit this letter in vigorous opposition to the Historic Cultural Monument ("HCM") nomination of the Property, and to urge the Cultural Heritage Commission ("Commission") to adopt staff's finding that the Property does not meet the City of Los Angeles ("City") criteria for historic designation. As detailed herein, staff's independent recommendation and findings mirror similar findings made by several other experts that have looked at the Property over the years, all of which have agreed that the Property does not have historic significance under local, state, or national standards. These opinions have been reached by both City experts as well as independent expert-architectural historians, and should inform the Commission's consideration of this nomination.

Consistency with these findings is even more important at this time, given that the owners are currently in the process of developing a multi-family project - with dedicated affordable units - for the Property. The historic designation of this dilapidated single-family home would (i) completely undermine the proposed project, (ii) threaten the development of much needed affordable housing, and would (iii) leave the owner with a building that cannot be economically repaired or rehabilitated.¹ For these reasons, and others as set forth below and in the staff report, the Commission should recommend against the designation of this Property as an HCM.

¹ See **Exhibit A**, letter submitted by Structural Engineer Peter T. Erdelyi & Associates, Inc., recommending demolition of substantial portions of the existing building based on "code violations, exposed timber structure, unsafe structural elements, and inadequately observed and inspected structural additions... etc."

BACKGROUND

At the time the owners purchased the Property about a year ago, the record and expert opinions were clear; this Property was not a historic resource under any applicable standard. Indeed, the City's recently completed historic-assessment survey, SurveyLA, did not find the Property to be either individually significant, or significant as a contributor to an existing or potential district. The survey for this area was completed in March 2012, and was prepared by Architectural Resources Group. A subsequent survey of "Industrial Zone Properties" was completed in 2016, and again, this Property similarly was not identified as significant under any standard. Understanding this, Janet and A.J. purchased the property with the intention of redeveloping it into a 20-unit Transit Oriented Communities ("TOC") multi-family project, with dedicated affordable housing units. In advancing this project, they filed a TOC verification with planning in February of this year, and in April filed a building permit application to permit the construction of a 20-unit TOC apartment building.² In May, the City Council made a motion requesting the Commission's "report and recommendation" on the Property's eligibility for listing as an HCM. After investigating the site and reviewing the nomination materials submitted in connection with this Property, the Office of Historic Resources ("OHR") recommended against the Property's listing as an HCM. Consistent with this recommendation, on June 7, 2018, the area's neighborhood council considered, but refused to adopt, a motion supporting the designation of the Property as an HCM. The HCM nomination is now scheduled to be heard by the Commission.

A. City Staff and the Experts at ESA Agree that the Property is not eligible for designation as a Historic Cultural Monument.

All of the experts that have looked at this Property have agreed that it is not a historic resource under any standard. In fact, as mentioned in the July 5, 2018 Staff Report ("Staff Report"), this is not even the first time this Property has been reviewed for historic significance. In 1987, the Property was investigated for its individual eligibility for listing on the National Register of Historic Places in a Section 106 survey review. At that time, the Property was found to be ineligible for individual listing. Attached as **Exhibit B** is the California Department of Parks and Recreation HUD Memorandum memorializing this finding. Then, in 2012, SurveyLA examined the Property yet again and reached the same conclusion, finding it to be ineligible for listing under all national, state, and/or local designation programs. Notably, the Property was not even identified as a contributor to any of the several potential historic districts considered in SurveyLA for the South Los Angeles community.

More recently, the experts at Environmental Science Associates ("ESA") prepared an in-depth Historic Resource Assessment ("HRA") of the Property, which similarly concluded that the Property is "ineligible for listing under all applicable criteria at the federal, state, and local levels." (See ESA's HRA attached as **Exhibit C**, Pg. 44.) These findings were confirmed and reinforced by the Staff Report, which determined that the Property "does not meet any of the three criteria of the Cultural Heritage Ordinance and [] is ineligible for designation as an Historic-

² Building permit application no. [18010-20000-01503](#).

Cultural Monument." (Staff Report, Pg. 2.) Finally, architectural historian Anna Marie Brooks also looked at the Property and assessed the HCM nomination materials submitted to the City. Ms. Brooks found that the "building does not qualify as an HCM under the LAAC's criteria..." and recommended that the Commission adopt the Staff Report's findings. A copy of Ms. Brooks' letter is attached hereto as **Exhibit D**. Given the consensus among City staff and independent experts, we urge the Commission reach the same conclusion and find the Property to be ineligible for listing as an HCM.

B. The Property's tangential relationship to the *Werner v. Graham* decision is of little historic significance to the law, the City, California or the Nation.

The nomination materials rely heavily on the Property's alleged involvement in the 1919 California Supreme Court case *Werner v. Graham*, 181 Cal. 174 (Cal. 1919) ("*Werner*"), claiming that the Property "was at the heart of a landmark legal case which established California case law regarding covenants... and... changed the pattern of real estate development in Angelus Vista..." As will be explained below, this statement is an exaggeration on many levels, as well as a misrepresentation of the legal principal at issue in the *Werner* decision. First and foremost, the Property and its owner's involvement in this lawsuit was negligible. The only reference to this Property in the entire lawsuit was a reference to its lot number in one sentence; *that's it*. Neither the Court's decision, nor any subsequent decision referencing the *Werner* case makes a single reference to the 1848 Gramercy Place address, its owner, or its uses, and neither "*Werner*" or "*Graham*" resided at the Property. Second, there is no evidence whatsoever establishing that the owner at the time had any involvement in the lawsuit. Although the owner was at the time was named as one of the many defendants in the case, this does not mean that she or the Property was "at the heart" of the dispute, or even that she participated in the litigation. Here, there is no evidence that the Property's owner Ms. Whitman played any role in the litigation other than being a named defendant.

The nomination also exaggerates *Werner's* significance to the law and the Property itself. While the outcome of the case had some legal significance in California as it related to the use of quitclaim deeds for transferring property ownership subject to conditions, the decision had absolutely no impact on the Property, its structures, or its owners. The result of that litigation concerned only title restrictions and a title transfer, and had nothing to do with the single-family home that had been constructed on the Property more than a decade before the litigation commenced, and which continued to exist long after that decision was mostly overruled by the California Supreme Court half-a-century ago in 1976 (*See Riley v. Bear Creek Planning Comm.*, (1976) 17 Cal. 3d 500.) Given that, even if the case does have some cultural significance, it defies logic to suggest that the Property exemplifies the significance of that court's decision in any way. Finally, the Court's decision did not "turn[] existing law on its head" as suggested by the nomination. While the facts of that case made for interesting case law at the time, they did not relate to the typical real estate transaction, nor did it create a new area of law that fundamentally influenced the use or development of CCRs as suggested by the nomination materials. This decision was one of thousands of Supreme Court decisions issued on real estate disputes which

have, as a whole, help shape the boundaries of California's common law over the years. Accordingly, the nomination fails to establish that the Property's tangential relationship to the *Werner* case has any historic significance with respect to the HCM criteria, and fails to make any connection whatsoever between the actual structures on the Property and the legal principal at issue in that litigation.

C. Designation of this Property as an HCM would kill the proposed housing development and would violate the Housing Accountability Act.

While we understand the Commission does not typically give consideration to a proposed future development when making a recommendation on an HCM nomination, in this instance, the Commission should be aware that the owner has submitted an application to the City to develop a multi-family development for the Property that includes dedicated affordable units. Under California's Housing Accountability Act ("HOA"), after an application is submitted to local government for a housing development project with affordable units, that entity may not impose any restrictions on that development or take actions that would "have a substantial adverse effect on the viability or affordability" of the pending development. (See California Government Code Section 65589.5(i).) In this instance, the City's action of designating the Property as an HCM, notwithstanding all of the expert testimony to the contrary, would unquestionably render the current project financially infeasible and would inhibit the owner's ability to provide dedicated affordable housing units as currently proposed. Accordingly, the last-minute designation of this Property as an HCM would not only kill the owner's proposed project, but would also impede the development of affordable units. Such designation would in turn constitute a violation of the HOA, which would be subject to a challenge by – and potential liability to – not only the owner, but also interested housing organizations working to protect affordable housing developments.

CONCLUSION

Considering the consensus between staff, ESA, and those who advised the City in the preparation of SurveyLA, it is clear the Property does not qualify as an HCM and does not meet the criteria set forth in LAAC Section 22.171.7 for HCM designation. Moreover, given the Property's poor condition, designation of the building as an HCM would make it impossible for the owner to economically maintain the structure while also bringing it to code. We therefore urge the Commission to deny this nomination. Thank you for your consideration.

Sincerely,



DANIEL F. FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

Cultural Heritage Commission
June 29, 2018
Page 5

Enclosures

CC: Jordan Beroukhim, Planning Deputy, Los Angeles City Council District 10
Ken Bernstein, Manager and Principal City Planner, Office of Historic Resources
Lambert Giessinger, Historic Preservation Architect, Office of Historic Resources
Melissa Jones, Planning Assistant, Office of Historic Resources

EXHIBIT A



PETER T. ERDELYI & ASSOCIATES, INC.
Architectural engineering | Structural design

1990 Sawtelle Blvd. Suite 175 Los Angeles, Calif. 90025
Tel: (310) 553-9339 | Fax: (310) 284-7927 | www.erdelyi.com

May 29, 2018

Job# JHAA-011

Ref: Status of existing residence at 1848 S Gramercy Pl, L.A., CA. 90019

To Whom It May Concern,

I, Peter Erdelyi, a licensed professional Engineer, on or about May 2018 was retained to observed the existing residence, built approximately in the 1940's to determine the structural life safety issues that may or may not exist. I have been a practicing professional Engineer since 1977 with a California Licensed P.E. since 1976. For most of the last 42 years a major portion of my work included remodeling existing structures like this one to a magnitude in excess of 10,000. The following is my reported findings.

OBSERVATIONS, DISCUSSION AND CONCLUSIONS:

I visited the site to determine the extent of structural life safety conditions of the residence due to reported additions that may not have had permits and therefore lack the necessary engineering and city inspection process that ensures for a safe structure for both fire and seismic. In addition plumbing, mechanical, and other utilities and related features necessary for a proper residence.

RECOMMENDATION (S) :

With so many code violations, exposed timber structure, unsafe structural elements, inadequately observed and inspected structural additions and non-inspected utility systems, sewer, water, insulation, fire protection and flexible unit in 3 or 4 different ways and more, I would recommend based upon cost all five of these items should be removed (demolished).

LIMITATION:

The evaluation of an existing structure requires that certain assumptions be made regarding conditions, some of these assumptions cannot be verified without expending great sums of additional money, time, or destroying otherwise adequate or serviceable portions of the structure.

The above report is hereby given for purposes so stated to assist the owner, insurance company, potential buyer, consultants, contractors and others who may be directly or indirectly effected by these findings. This report was prepared within the scope of current structural standards of engineering practice for codes in the locality of having jurisdiction. It is beyond our ability to evaluate the performance based upon older codes for which this structure was designed and / or built under. Peter T Erdelyi & Associates and its owner waives any and all responsibility and liability for problems that may occur when recommendations presented in this report are followed without having them properly engineered and/or permitted. Potential fixes are not limited to these recommendations only. There may be other solutions more or less restrictive. In my opinion this house does not meet the criteria to be a Historic-Cultural Monument.

Sincerely,

Peter T Erdelyi
C-26962
310 553-9339

EXHIBIT B

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390

SACRAMENTO 95811 445-8006



JAN 28 1987

Reply To: HUD 861211 C-F

Mr. David E. Queen
Deputy Chief Underwriter
Bentar Mortgage Company
P.O. Box 19803
Knoxville, TN 37939-2803

Dear Mr. Queen:

FHA Section 223(f) for Properties Located at
711 S. Rampart Boulevard, 693 S. Shatto Place,
5272 Hollywood Boulevard, 1848 Gramercy Place

I understand from your December 10, 1986 letter that the HUD Los Angeles area office may have asked you to obtain my views about the potential historic status of the four properties listed above.

5272 Hollywood Boulevard and 1848 Gramercy Place were inventoried and evaluated as part of a virtually comprehensive Hollywood historic survey. 693 S. Shatto and 711 S. Rampart were not covered by this survey nor, to my knowledge, by any other.

It is my opinion that none of these properties would be eligible for inclusion in the National Register of Historic Places as examples of architecture. Unfortunately, I have no information which could help to determine if they might be significant for historical reasons or because of any association with noteworthy persons. I tend to think, however, that such significance would probably not be found.

In any case, it does not appear to me that the work you prepare would be injurious to any characteristic that could make these properties significant except perhaps the proposed window replacement. Even though these buildings do not appear to meet National Register criteria, I would suggest where window replacement is absolutely necessary, that it be done in kind or with appropriately replicated modern replacements using other materials.

EXHIBIT C

1848 SOUTH GRAMERCY PLACE LOS ANGELES, CALIFORNIA

Historic Resources Assessment

June 2018



OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

TABLE OF CONTENTS

Historic Resource Assessment

	<u>Page</u>
Introduction	1
Current Setting	1
Research and Field Methodology	4
Regulatory Framework.....	4
Federal Eligibility Criteria and Integrity Aspects.....	4
National Register of Historic Places.....	4
State Register and Eligibility Criteria.....	7
California Register of Historical Resources	7
California Historical Resources Status Codes	9
Local Cultural Heritage Ordinance and Eligibility Criteria	9
Environmental Setting.....	12
Historic Context	12
Early Single-Family Residential Development, (1880-1930).....	12
Architectural Style.....	16
Arts and Crafts Movement, 1895-1930	16
Property Type	19
Single-Family Residence	19
Construction and Occupancy History of 1848 South Gramercy Place	19
Construction History	19
Occupancy and Ownership History.....	26
Evaluation	29
Historical Resources identified	29
Previous Evaluations of the Subject Property.....	29
Evaluation of Potential Historical Resources within the Subject Property	29
Architectural Description	29
SurveyLA Registration Requirements and Eligibility Standards.....	36
Significance Evaluation	38
Integrity Analysis	40
Conclusion	43
Bibliography	45

Appendices

- A. Professional Qualifications
- B. Sanborn Fire Insurance Maps
- C. LADBS Building Permits
- D. Los Angeles County Assessor Records
- E. Stokes Residences
- F. DPR Forms (2018 update)

Tables

Table 1 1848 South Gramercy Place Los Angeles Department of Building and Safety Building Permits	21
Table 2 1848 Gramercy Place, Los Angeles Occupancy History	28
Table 3 1848 South Gramercy Place, Integrity Matrix	43

Figures

Figure 1 Regional and Subject Property Vicinity Map.....	2
Figure 2 Aerial Photograph of Subject Property and Vicinity.....	3
Figure 3 Aerial photograph of subject property, showing locations of the Residence, Shed, and surrounding area	13
Figure 4 1907 Sanborn with 1848 Gramercy Place outlined in red.	14
Figure 5 1921 Sanborn with 1848 Gramercy Place outlined in red.	15
Figure 6 1651 S. Gramercy Place, built 1908 and designed by Francis X. Lourdou.....	18
Figure 7 1826 S. Wilton Place, designed by F.M. Tyler in 1910.....	18
Figure 8 Residence in 1928.....	20
Figure 9 Residence in 1928 and today.....	22
Figure 10 Front façade window alteration from exterior and interior	23
Figure 11 2756 S. Raymond Ave.	25
Figure 12 2656 Normandie Avenue.....	26
Figure 13 The primary (west) facade, view east	30
Figure 14 The Residence's south elevation, view east.....	31
Figure 15 Secondary door on the south elevation, altered	31
Figure 16 The commercial building's primary (west) elevation, view southeast.....	32
Figure 17 The commercial building's primary (west) elevation, view southeast.....	32
Figure 18 The north (side) elevation	33
Figure 19 South (side) elevation.....	33
Figure 20 South (side) elevation.....	34
Figure 21 East (rear) elevation	34
Figure 22 East (rear) elevation	35

EXECUTIVE SUMMARY

1848 South Gramercy Place - Historic Resources Assessment Report

The purpose of this Historic Resources Assessment Report (Report) is to identify and evaluate potential historical resources located at 1848 South Gramercy Place, City of Los Angeles (City), Los Angeles County, California on assessor parcel number (APN) 5073-016-009 (1848 South Gramercy Place or subject property). This Report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources at the federal, state, and local levels of significance. The Report includes a discussion of the survey methods used, a brief historic context of the subject property and surrounding area, and the identification and evaluation of the subject property.

The subject property is located at 1848 South Gramercy Place, on a lot 76 within the Angelus Vista Tract (Tract). The subject property is bounded to the north by a multi-family residential unit built in 1922; to the east by a single-family residence built in 1907; to the west by two commercial buildings and vacant lot, built in 1966 and 1922; and to the west by South Gramercy Place. Across the street is a vacant overgrown lot and a 1962 apartment building. The subject property is improved with a single-family residence (Residence), constructed by Naldo F. Stokes in 1907 and articulated in the Tudor Revival style.

In 1987, the subject property was evaluated as part of a Section 106 Review for the U.S. Department of Housing and Urban Development (HUD). The City of Los Angeles Historic Resource Inventory from 2012, indicates that it was assigned a 6Y CHRS status, denoting that the property (P-19-173454) was “determined ineligible for NR by consensus through Section 106 process- Not evaluated for CR or Local Listing.” In 2012, SurveyLA conducted a survey of the South Los Angeles Community Plan Area and did not identify 1848 Gramercy Place as an individually significant historic resources or as a contributor to a potential historic district, including the Angelus Vista Historic District.¹

As a result of ESA’s investigations, the current conclusions concur with the 1987 findings that the property is not eligible for listing on the National Register. Since the previous evaluation was conducted over five years ago, ESA re-evaluated the subject property at the federal, state, and

¹ Architectural Resources Group, *Historic Resources Survey Report: South Los Angeles*, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 2012.

local levels. Here, ESA found the subject property ineligible for listing under all applicable criteria at the federal, state, and local levels.

There is no evidence that suggests the subject property was significant to the development of the Angelus Vista Tract as the residence was built five years after the commencement of the subdivision construction. Also, there are intact early examples of single-family residences within the tract and within in the Angelus Vista Historic District that otherwise detract from the importance of such a late example. Furthermore, the subject property lacks architectural merit as an excellent example of the Tudor Revival style and a notable work of builder Naldo Stokes. The subject property also has not yielded and is not likely to yield information important in prehistory or history. In addition, the subject property lacks integrity of design, materials, workmanship and feeling due to alterations. Therefore, ESA recommends that the subject property not be considered a historical resource pursuant to CEQA and that it be assigned a California Historic Resource (CHR) Status Code of 6Z, noting it as ineligible for listing in the National Register of Historic Places (National Register or NR) as California Register of Historical Resources (California Register or CR), as well as local designation, through survey evaluation.

1848 South Gramercy Place

Historic Resources Assessment Report

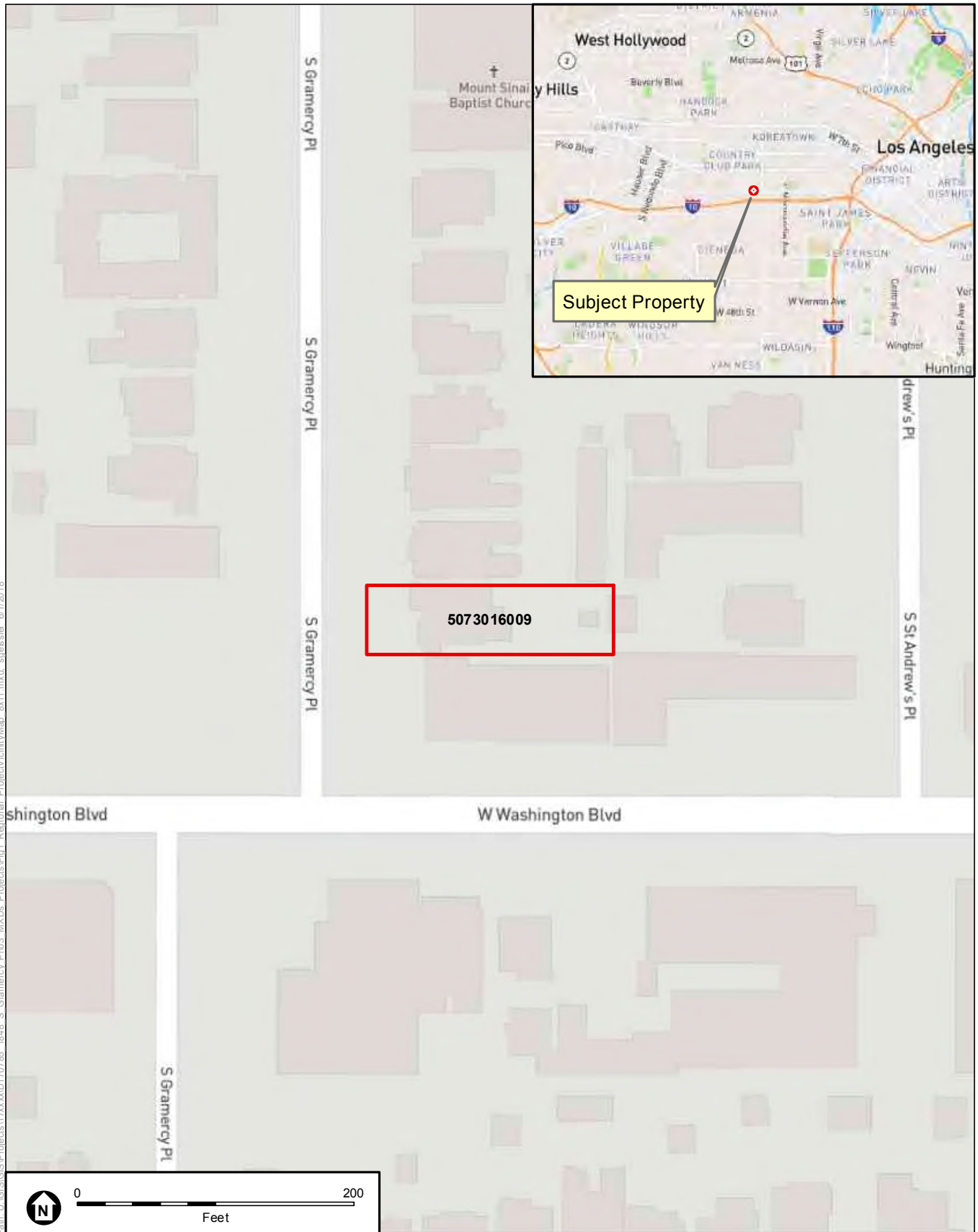
Introduction

Environmental Science Associates (ESA) has been retained by Akhilesh Jha (Applicant), to conduct a Historic Resources Assessment (HRA) for 1848 South Gramercy Place, in the South Los Angeles neighborhood of the City of Los Angeles (City). The purpose of this Report is to identify and evaluate potential historical resources located at 1848 South Gramercy Place, Los Angeles, Los Angeles County, California on assessor parcel number (APN) 5073-016-009. This Report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources at the federal, state, and local levels of significance. The Report includes a discussion of the survey methods used, a brief historic context of the subject property and surrounding area, and the identification and evaluation of the subject property.

ESA personnel involved in the preparation of this report are as follows: Margarita Jerabek, Ph.D., Director of Historical Resources, Ashley Brown, M.A., Senior Architectural Historian, Hanna Winzenried, M.S.C., Associate Architectural Historian, all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**.

Current Setting

The subject property is located at 1848 Gramercy Place in the neighborhood of Venice in the City of Los Angeles (City), California, on Assessor Parcel Number (APN) 5073-016-009 ("1848 Gramercy Place," or "subject property") **Figure 1**, *Regional and Project Vicinity Map*. As mentioned above and shown in **Figure 2**, *Aerial Photograph of Project Site*, the subject property is improved with a single-family residence (Residence), constructed in 1907 and articulated in the Tudor Revival style. To the rear of the Residence is a small shed that was likely built circa 1985. The subject property is bounded to the north by a multi-family residential unit built in 1922; to the east by a single-family residence built in 1907; to the west by two commercial buildings and a vacant lot, built in 1966 and 1922, respectively; and to the west by South Gramercy Place. Across the street is a vacant overgrown lot and a 1962 apartment building. The project will demolish the current improvements on the subject property.



SOURCE: Open Street Map, 2018.

1848 South Gramercy Place, Los Angeles

Figure 1
Regional and Project Vicinity Map



SOURCE: ESRI, 2016 (Aerial).

1848 South Gramercy Place, Los Angeles

Figure 2
Aerial Photograph of Project Site and Vicinity

Research and Field Methodology

ESA's qualified architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources; Ashley Brown, M.A., Senior Architectural Historian; and Hanna Winzenried, M.S.C., Associate Architectural Historian, completed this study, all of whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history. The investigations were conducted under the direction of Dr. Jerabek. This Report was authored by Ms. Brown and Ms. Winzenried. Professional qualifications are included in **Appendix A**.

The following tasks were performed by ESA's architectural historians for the study:

- A pedestrian survey and digital photography was undertaken by Ashley Brown on May 11, 2018 to document the existing conditions of the subject property and the surrounding vicinity.
- Site-specific research on the property was conducted utilizing building permits, assessor's records and map books, Sanborn Fire Insurance maps (Sanborn maps), historical *Los Angeles Times*, Ancestry.com, Newspapers.com, and other published sources. ESA staff conducted research at the City Department of Building and Safety (LADBS), and the City Department of Planning.
- ESA staff reviewed and analyzed ordinance, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- ESA staff completed a historic resource assessment of the potential historic resource based upon criteria used by the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and City Cultural Heritage Ordinance.

Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

Federal Eligibility Criteria and Integrity Aspects

National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or

impairment.”² The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies 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;
- D. Yields, or may be likely to yield, information important in prehistory or history.³

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁴

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property’s design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration;

² 36 CFR Section 60.2.

³ “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

⁴ National Register Bulletin 15, p. 19.

textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁵

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁶ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁷ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."⁸ In assessing the integrity

⁵ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

⁶ The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

⁷ National Register Bulletin 15, p. 44.

⁸ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that

of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁹

State Register and Eligibility Criteria

California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹⁰ The criteria for eligibility for the California Register are based upon National Register criteria.¹¹

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

- California properties listed on the National Register and those formally Determined Eligible for the National Register;¹²
- California Registered Historical Landmarks from No. 770 onward;

convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

⁹ “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

¹⁰ PRC Section 5024.1(a).

¹¹ PRC Section 5024.1(b).

¹² PRC Section 5024.1(d).

- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹³

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.¹⁴

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more 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;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁵

¹³ PRC Section 5024.1(d).

¹⁴ PRC Section 5024.1(e)

¹⁵ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

California Historical Resources Status Codes

The California State OHP developed National Register Status Codes in 1975 as a standardized system for classifying historical resources in the state's Historic Resources Inventory. In 2003 these codes were revised to reflect the application of California Register and local criteria and the name was changed to California Historical Resource (CHR) Status Codes. CHR Status codes consist of three digits and are assigned to properties or historic districts through a survey process and as a result of varying regulatory processes. The first digit ranges from 1-7. Code categories 1-5 reflect properties determined eligible for designation according to the criteria established for the National Register, California Register and local government criteria for significance. Code categories 6-7 generally identify properties that do not meet established criteria for significance, have not been evaluated, or need to be reevaluated. The code categories are as follows:

1. Properties listed in the National Register or the California Register;
2. Properties determined eligible for listing in the National Register or the California Register;
3. Appears eligible for National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Properties recognized as historically significant by local government;
6. Not eligible for listing or designation as specified; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the CHR Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”¹⁶

Local Cultural Heritage Ordinance and Eligibility Criteria

City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These

¹⁶ California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c)

Historic-Cultural Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2007 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City, including historic structures or sites:

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

Los Angeles Historic Preservation Overlay Zone (HPOZ) Ordinance Eligibility Criteria

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was created in 1979 and most recently amended and re-adopted by the Los Angeles City Council in 2017.¹⁷ An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood's development, or has been so significantly altered that it no longer conveys its historic character.¹⁸

¹⁷ “Citywide HPOZ Ordinance,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

¹⁸ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- 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
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.¹⁹

SurveyLA Eligibility Standards

SurveyLA was a citywide survey that identified and documented significant historic resources representing important themes in the City's history. The survey and resource evaluations were completed by consultant teams under contract to the City of Los Angeles and the supervision of the OHR. The program was managed by the OHR, which maintains a website for SurveyLA.²⁰ The field surveys covered the period from approximately 1850 to 1980 and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources will be included in a future survey phase).

Significant resources reflected important themes in the City's growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys, conducted from 2010-2017, were completed in three phases by Community Plan Area. All tools and methods developed for SurveyLA met state and federal professional standards for survey work.

Los Angeles' citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historic resources surveys in the city of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service (NPS) for use in nominating properties related by theme to the National Register. This format provided a consistent framework for evaluating historic resources. It was adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs and to facilitate environmental review processes.²¹ The HCS used Eligibility Standards to identify the character defining, associative features, and integrity aspects a property should retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of them in order to be

¹⁹ "Citywide HPOZ Ordinance," City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

²⁰ SurveyLA: Los Angeles Historic Resources Survey, <http://preservation.lacity.org/survey>, accessed January 5, 2017.

²¹ Guide for Professionals Using the Historic Context Statement for Property Evaluations, http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf, accessed January 5, 2017.

eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant.

Environmental Setting

Historic Context

Early Single-Family Residential Development, (1880-1930)

Angelus Vista Tract

The Angelus Vista Tract (Tract) was subdivided on November 13, 1902 by owners Fred W. Marshall and E.A. Stent from a portion of the S½ of the N.E.¼ of Section 35, Township 1 South, Range 14 West of the S.B.B.M.”²² The Tract was bounded by 16th Street (Venice Boulevard) and the Los Angeles Electric Railway to the north; by the College Grounds and Manhattan Place to the east; Washington Street (Washington Boulevard) to the south, and Wilton Place and a portion of J. H. Miller’s land to the west (**Figure 3**). In a 1902 advertisement in the *Los Angeles Times*, owners of the Tract, Marshall & Stearns sold lots for a short time at \$750 a parcel, and that the price would go up to \$1000 in a few short weeks. The Tract offered proximity the Country Club, Nevin Tract, Harvard Military School, and “mountains and valley views, and cool ocean breezes all summer long.”²³

Building restrictions for the tract required the constructed residences to cost a minimum of \$2,000, resulting in large upper-middle class residences found on the tract. Wide streets were paved as part of the subdivision. The tract primarily contains single-family residences constructed between 1906 and 1930. There are duplexes and fourplexes scattered through the tract built in the 1910s due to the growing population that occurred along the same time as the LARY streetcar expanded along Washington Blvd in 1911. Most of these buildings are in the Craftsman style although there are examples of the American Foursquare, Mediterranean Revival, and Spanish colonial revival residences. The tract has concrete sidewalks, grassy parkways, and street trees. Most of the residences are elevated from the sidewalk and have rear garages.²⁴

Fred W. Marshall and E.A. Stent decided the tract should have “high grade restrictions” where each house is set back a certain distance from the property line. The roads and sidewalks were built before any houses were. They did this so that the neighborhood could be a “first class neighborhood.”²⁵ In 1902 newspaper advertisements it was stated that “you buy in the direct trend of the finest residence section of the city, and where elevation, view and the general enforcement of building restrictions will attract the best builders and the best homes.”²⁶ Also

²² City of Los Angeles, Map Book 2, 73.

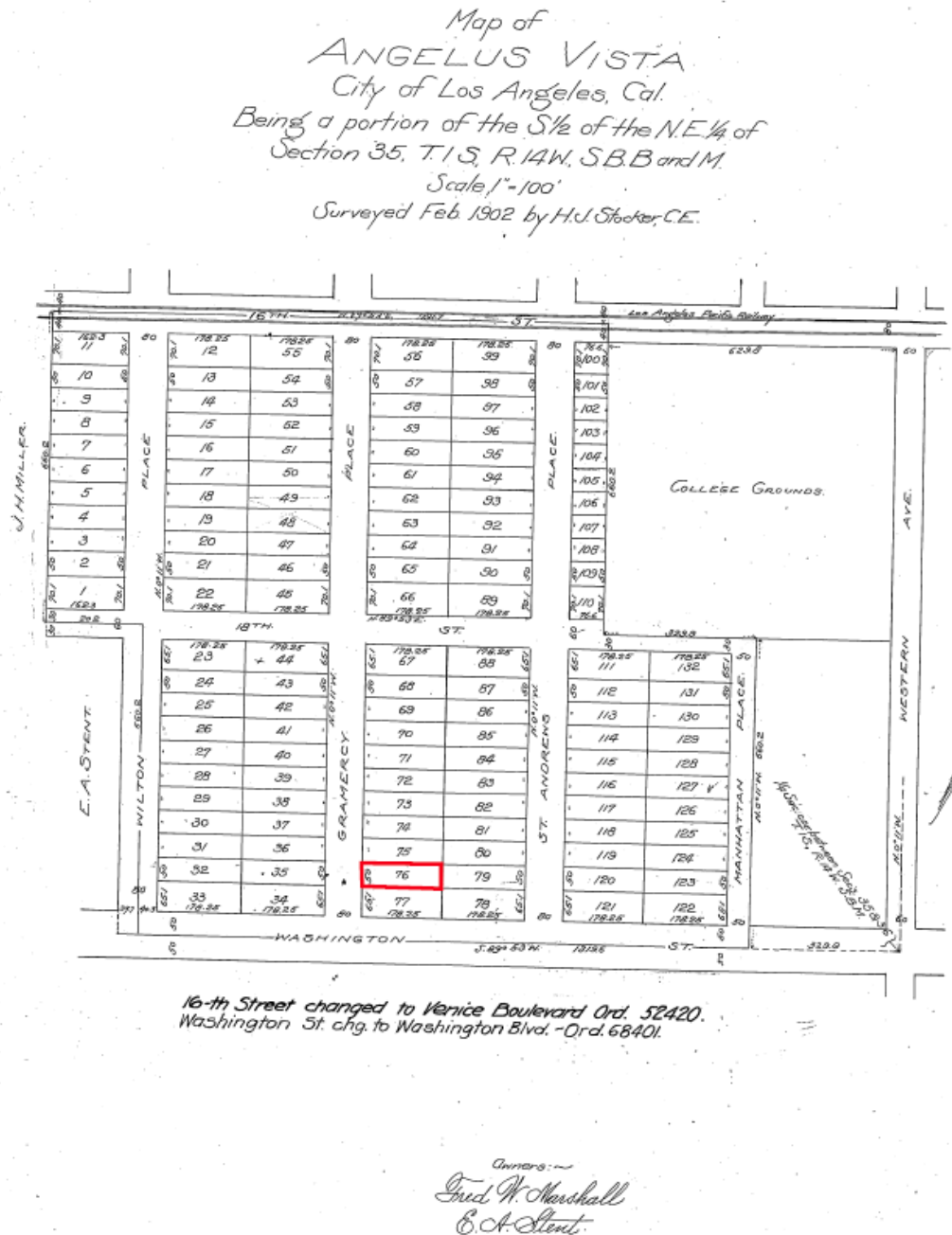
²³ “Angelus Vista,” *The Los Angeles Times*, July 6, 1902.

²⁴ SurveyLA, “Angelus Vista Historic District,” *South Los Angeles Historic Districts, Planning Districts, and Multi-Property Resources*, March 2012, Pg. 1.

²⁵ Fred W. Marshall, “Ramona Park,” *The Los Angeles Herald Sun* (Los Angeles, CA) August 14, 1910.

²⁶ *The Los Angeles Times* (Los Angeles, CA) July 21, 1902.

advertised were the great views of the grand valley and mountains from every lot, which would be ensured by the restrictions.²⁷



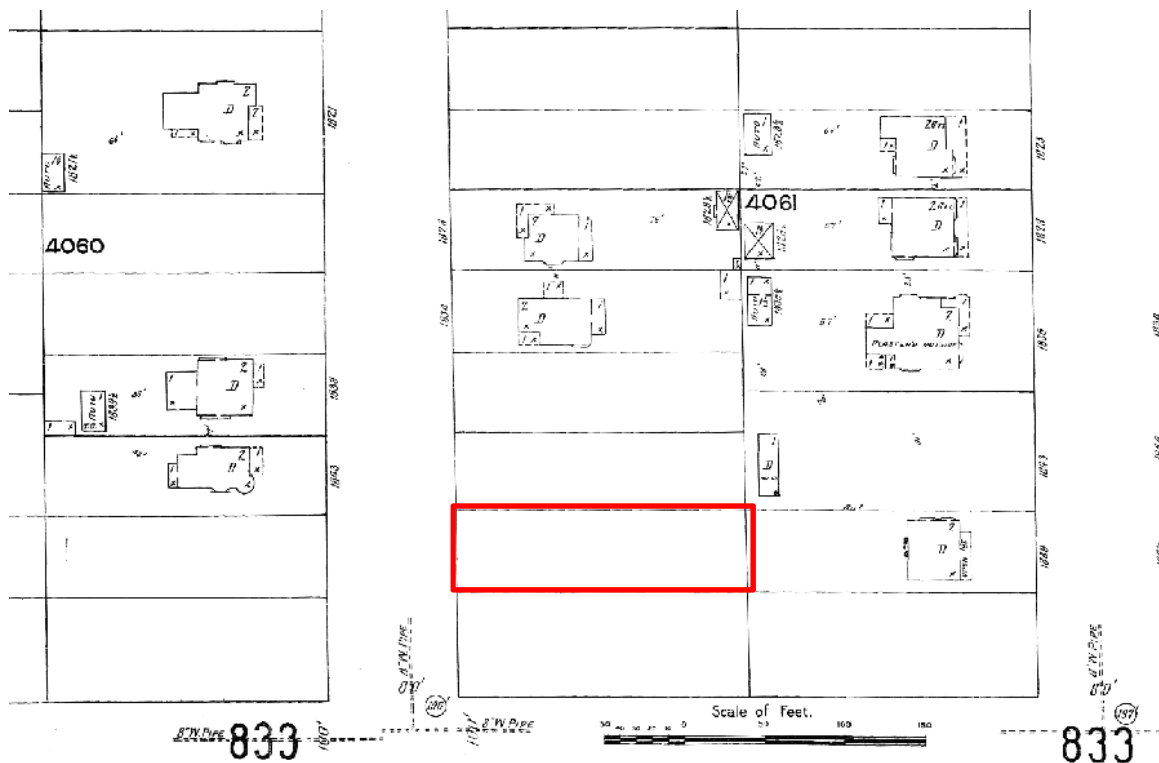
SOURCE: Los Angeles
County
Assessor, 2014

1848 Gramercy Place / D170785.00

Figure 3
Aerial photograph of subject property, showing locations of the Residence,
Shed, and surrounding area

²⁷ *The Los Angeles Times* (Los Angeles, CA) June 29, 1902.

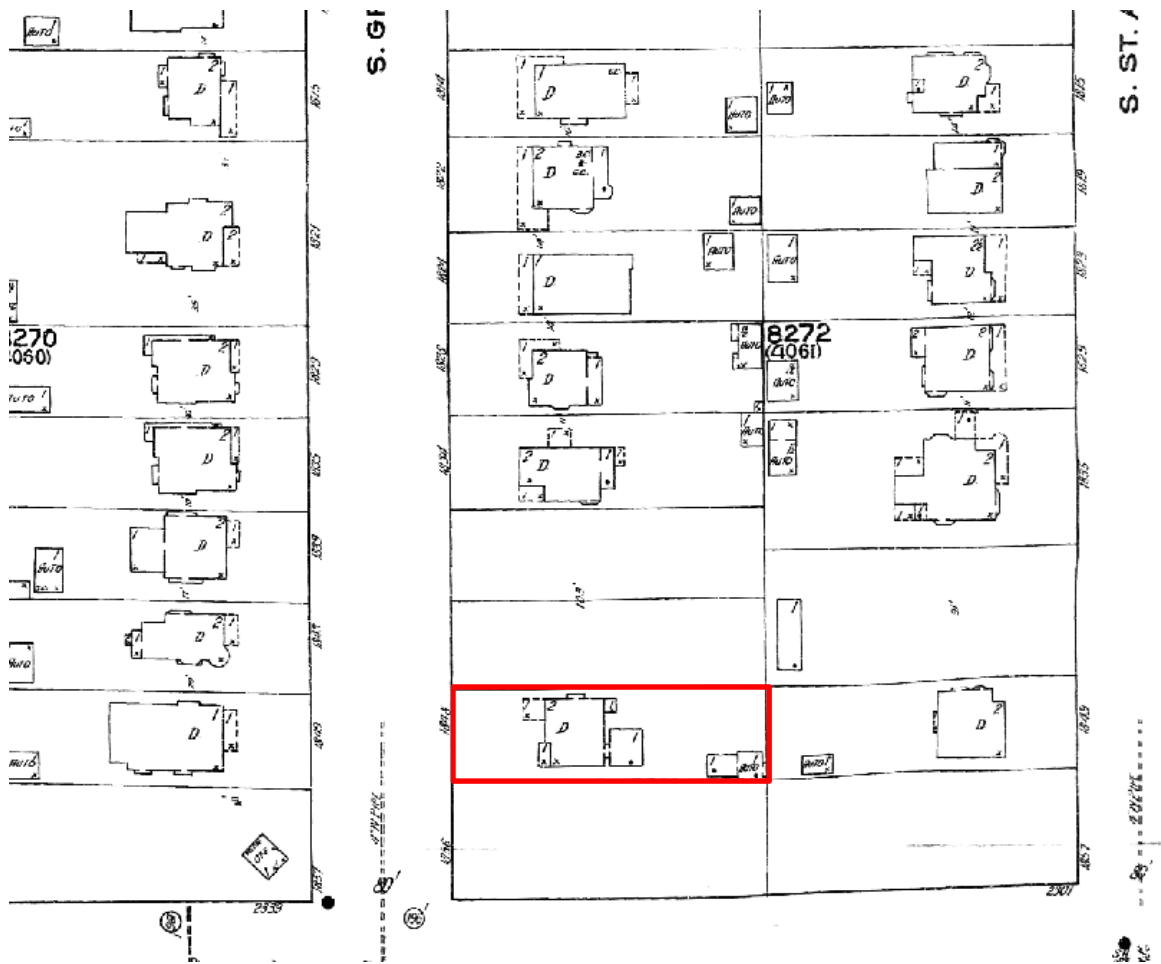
The early 1907 Sanborn map of the region depicts that people began purchasing and building mid-sized two-story single-family residences closer to West 18th Street and Venice Boulevard, near the streetcar line, and the area closer to Washington Street (Boulevard) remained undeveloped (**Figure 4**). According to the 1921 Sanborn Map, the west side of South Gramercy and homes along Wilton Place between Washington and Pico Boulevards were almost fully developed, and few lots remained (**Figure 5**). Also by this time, a transition had begun from a streetcar suburb at the northern end of Tract (along what is now Venice Boulevard), to an automobile suburb as many of the residences erected detached garages. In addition, according to historic photographs, by 1928 the area of Washington Boulevard, also began to develop with commercial businesses after the Los Angeles Railway line was added after 1911. By the 1950 Sanborn, infill development of larger multi-family residences had begun to transform the neighborhood along West 18th Street. Sanborn maps are available in **Appendix B**.



SOURCE: EDR 2018

1848 Gramercy Place D170785.00

Figure 4
1907 Sanborn with 1848 Gramercy Place outlined in red.



SOURCE: EDR 2018

1848 Gramercy Place D170785.00

Figure 5
1921 Sanborn with 1848 Gramercy Place outlined in red.

Architectural Style

Arts and Crafts Movement, 1895-1930

Early Tudor Revival, 1895-1929

The subject property's architectural style was derived from the Arts and Crafts Movement which originated in England during the second half of the nineteenth century as a reaction to nineteenth century industrial culture. The Arts and Crafts Movement called for a return to honesty and utility in design, handcrafted construction, and the use of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture, and decorative arts.

The Craftsman style was adaptable across socioeconomic categories and included both large finely crafted homes for the affluent class, and small modestly built cottages or bungalows for the working class. In contrast to earlier styles, the bungalow was intended for the servant-less household and could be built by either an unskilled builder using plans from books or with kits fully cut and shipped from mail-order houses. The Craftsman style was publicized extensively in lifestyle magazines of the period, which led to a flourishing of pattern books, some of which offered prefabricated "kit" components for on-site assembly such as products by Sears Roebuck and Company and Pacific Ready-Cut Homes. In other examples, architects and master builders used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.

The architecture of the Craftsman style was defined by its use of natural materials, hand craftsmanship, integration into the landscape, incorporation of the climate, and broad horizontality with multilevel eaves. Craftsman style single-family residences were once ubiquitous throughout the United States. However, because of their wide covered front porches, a key design feature that functioned as an outdoor room, Craftsman properties were especially popular in warmer areas of the country, such as Southern California. The typical Craftsman residence is one to one-and-one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

As mentioned above, the Arts and Crafts movement was influenced by domestic English architecture in the Sixteenth Century. As such, a sub-theme of the Arts & Crafts movement was the Tudor Revival style. Tudor Revival architecture in Los Angeles was often applied to large estates, middle-class homes, bungalows, as well as small-scale commercial buildings.²⁸ Tudor Revival residences were unlike Georgian style, which were very formal with symmetrical balance, whereas the Tudor Revival style could be added to and spread "organically in the

²⁸ Teresa Grimes, "Arts and Crafts Movement, 1895-1905," *SurveyLA Citywide Historic Context Statement*, Los Angeles: City of Los Angeles, June 2016, 22.

landscape.” Many Tudor Revival style residences within the Arts and Crafts movement featured projecting wings, clustered and projecting chimneys, perpendicular windows, spacious floor plans, slate roof shingles, casement windows (either wood or metal), paneled wood doors, decorative timbers on the upper stories.²⁹

“The Tudor Revival style was favored in up-scale neighborhoods in Los Angeles such as West Adams in the early years of the twentieth century, often appearing side-by-side with Craftsman.”³⁰ Both the Craftsman and Tudor Revival styles replaced the earlier Victorian styles that were prominent in the Downtown area in the “early years of its development and signaled the growing prosperity of the city builders who spearheaded the movement toward more suburban residential areas.”³¹ During the first three decades of the 20th century, the Arts and Crafts movement was common in Los Angeles and the residential neighborhoods of Harvard Heights, Jefferson Park/ West Adams, Arlington Heights, Koreatown, Hancock Park, Pasadena, Hollywood, and Highland Park. The Arts & Crafts movement has a generally recognized national period of significance of 1905 to 1930 during the time when this style was most common. Craftsman and Tudor Revival style residences dating from 1905 to 1930 are associated with the architectural styles and culture of early 20th century residential architecture. They illustrate the broad influence of the Arts and Crafts Movement on the local architects, designers, and builders working in Los Angeles during the first few decades of the 20th century. Furthermore, they represent the identity and values of the occupants, who found in this style and method of construction a means by which to satisfactorily accommodate themselves and their families economically, and to express their individuality by selecting from and combining a wide variety of plans, window treatments, door treatments, porches, and architectural features then available.

Other examples within the Tract of the Tudor Revival and Craftsman styles include: 1651 South Gramercy, built in 1907 and designed by architect Francis X. Lourdou; 1614 South Wilton built by Hinkleman & Co. in 1908; 1645 South Gramercy built in 1921 1829 South Gramercy built by E.L. Petetfito in 1908; 1831 South Wilton designed by F.M. Tyler in 1906; 1835 South Wilton built in 1908; 1826 South Wilton Place designed by F.M. Tyler in 1910 (**Figure 6 and 7**); 1645 South Wilton built in 1906; 1625 Cimarron Street built in 1904.

²⁹ Ibid., 22-24.

³⁰ Teresa Grimes, “Arts and Crafts Movement, 1895-1905,” *SurveyLA Citywide Historic Context Statement*, Los Angeles: City of Los Angeles, June 2016, 23.

³¹ Ibid., 23.



1848 Gramercy Place / D170785.00

SOURCE: Google, 2018

Figure 6

1651 S. Gramercy Place, built 1908 and designed by Francis X. Lourdou



1848 Gramercy Place / D170785.00

SOURCE: Google, 2018

Figure 7

1826 S. Wilton Place, designed by F.M. Tyler in 1910

Property Type

Single-Family Residence

The subject property was built as an example of a mid-size single-family residence, which was quite popular within the Tract and the South Los Angeles Area, a budding suburb at the time. For lower income working families, single-family residences often consisted of one-story smaller bungalows. Bungalows were often constructed on a budget, which is reflected in their vernacular design and use of materials, such as wood-frame construction resting on brick foundations and minimal architectural ornamentation. Many of these bungalows were quickly constructed, small homes that were added onto in multiple stages. The architecture emphasized simple focal points, including decorative shingling or board and batten siding exterior treatments, gables, bay windows, porches, windows and doors. Whereas middle and upper-class families built larger two and two-half story residences on larger lots in the prominent styles of the early 20th Century such as Craftsman, Tudor Revival, Spanish Colonial Revival, and Colonial Revival. Many of these single-family residences featured lavish designs incorporating large multi-lite windows, hand carved woodwork, custom millwork in the interior with spacious floorplans. Generally, the larger residences were placed on larger lots to allow for the maximum amount of yard space, patios, and courtyards on the site promoting outdoor living.

Construction and Occupancy History of 1848 South Gramercy Place

Construction History

Los Angeles Department of Building and Safety (LADBS), Los Angeles County Assessor Records, Sanborn Fire Insurance Maps, historic photographs were consulted to develop a history of permitted alterations at the subject property (**Table 1**). The first building permit for the subject property was filed in 1907 by Minnie Stokes. Her husband, Naldo F. Stokes was identified as the builder for the two-story, eight room residence (**Figure 8**). The 1910 Assessor Record noted a 2 ½ story single family residence with concrete foundation and basement; gable shingled roof; good construction; fireplace; coal furnace; 8 plumbing fixtures hooked to sewer; electric lighting; plain wood trim; ornamental stock finishes; buffet; bookcases. They also noted that the current owner rented out the property at \$45/month.



SOURCE: USC

1848 Gramercy Place / D170785.00

Figure 8
Residence in 1928

The second building permit, which the Assessor Record collaborates, was for a 20 x 23' one-story addition to the rear of the two-story single family residence. This addition, noted as a "billiards room" would have a concrete foundation with a 9' ceiling. The 1921 Sanborn Map indicates a two-story detached garage located on the property, and by the 1960 Sanborn, the two-story detached garage has been demolished a new garage has been built (but, now demolished). The next available building permit was for owner Maggie Wilson in 1982, who had a fire door and new stairs installed to the two-story residence. The next permit available was for earthquake damage. This involved repairing the foundation, adding anchor bolts and plywood, cripple walls to the residence and detached garage. Building Permits are available in **Appendix C**, and Assessor Records are available in **Appendix D**.

TABLE 1
1848 SOUTH GRAMERCY PLACE
LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS³²

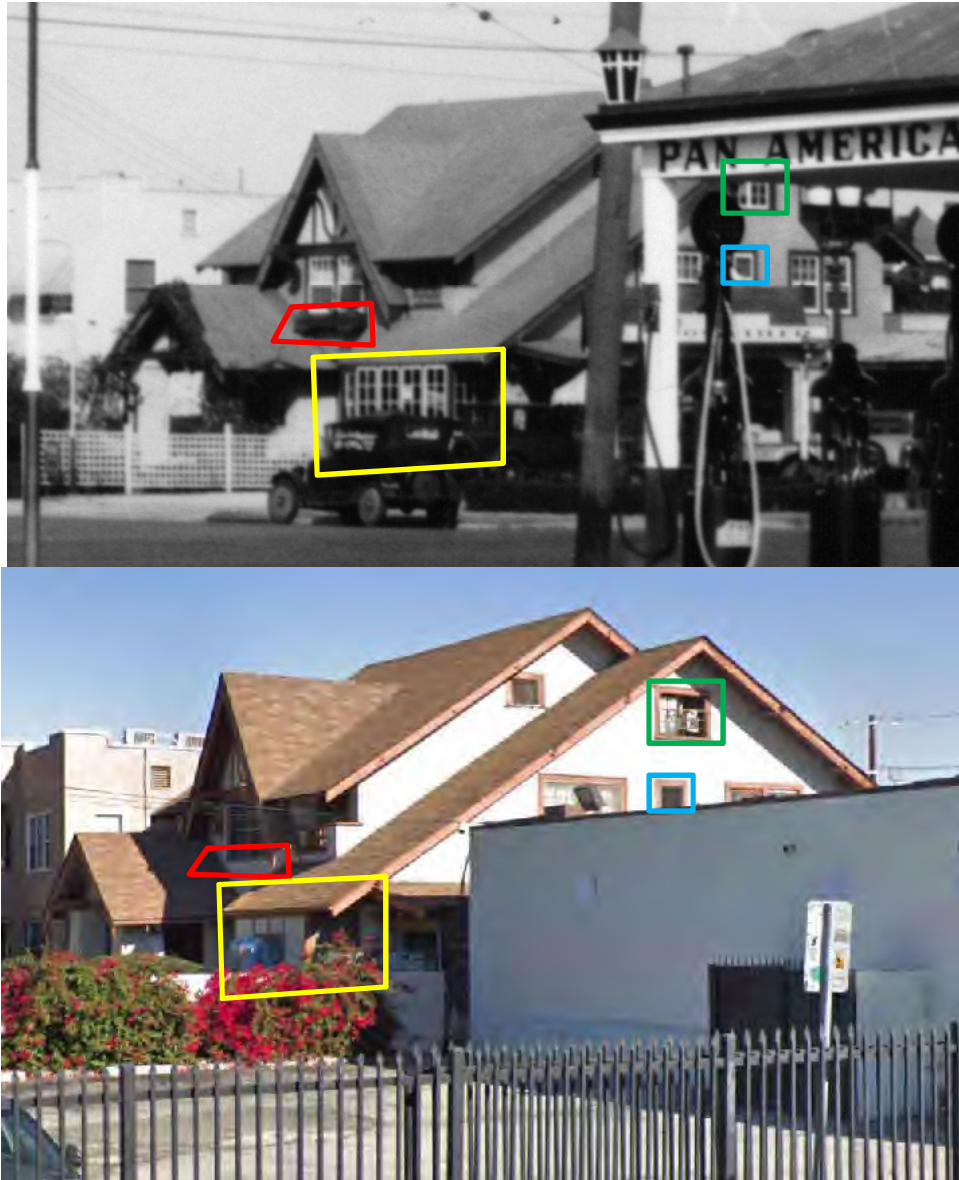
Date	Permit/ Assessor #	Owner	Architect (A) and/or Contractor (C)	Valuation (\$)	Description
7/2/1907	03846	Minnie Stokes	Naldo F. Stokes (C)	\$3,500	Residence, two-stories, 38 x 40', concrete foundation, brick chimney, shingle peak roof, cellar,
1910	Assessor Record	Eleanor G. Whitman			2 ½ story single family residence with concrete foundation and basement; gable shingled roof; good construction; fireplace; coal furnace; 8 plumbing fixtures hooked to sewer; electric lighting; plain wood trim; ornamental stock finishes; buffet; bookcases. Occupancy indicated rented at \$45/month
04/23/1920	6032	R.M. Stagg	Hess & Avora (C)	\$1,000	20x23' addition "billiards room" to a Residence, one-story addition, concrete foundation, 9' ceiling
9/15/1920	Assessor Record	R.M. Stagg		\$1,000	A 20x23' addition to the 2 ½ story single-family residence with concrete foundation; shake siding; composition roof; good construction; wood trim; "art glass," plain, ornamental, stock finishes; oak buffet; good condition.
03/15/1982	7046	Maggie Wilson	N/A	\$1,500	Install fire door and new stairs to a two-story, with detached garage
04/06/1995	36945	William Foster	N/A	\$18,000	Earthquake damage, repair foundation and add anchor bolts and plywood, cripple wall to a SFD w/ Detached Garage (Length 63' x Width 35' x Height 20')

Unpermitted Alterations

In addition to the permitted changes to the Residence, ESA's architectural historians noted the following unpermitted alterations (**Figure 9**). On the west (primary) elevation, the front door appears to have been replaced and a security grill added; the original porch has been altered and multi-lite window removed and replaced with a faux timber and aluminum- slider window (**Figure 10**); and a planter box has been removed from the second-story paired windows. The porch also has new concrete foundation with rocks added, and scored walkway. The columns and stucco cladding has been restuccoed with a thick-coarse concrete plaster (the chimney appears to have the original stucco finish). The original columns on the porch, also were most likely wood, as popular within the neighborhood, and other Stokes' residences. Additionally, the original roof was shingle, similar to the shingle shakes on the second story. These shingle shakes can be seen under the current composition roof. On the south elevation, two windows have been replaced, and a grill has been added to the attic window. The port-cochere has also been compromised, as verge board has been extended, it is also now supported by two metal pipes, and furthermore, the

³² Documentation exists for all permits and certificates of occupancy listed in this table.

original wood trim has been rough stuccoed. On the east elevation, there is a second-story addition made to the 1920s permitted addition. Stairs were also added at this time. Windows located on the north side of the addition have been altered. Also at the rear, windows on the rear porch have been enclosed and a door added. On the rear roof, a skylight was also added. On the north elevation a window has been replaced and another filled in.



SOURCE: USC, Google

1848 Gramercy Place / D170785.00

Figure 9
Residence in 1928 and today



SOURCE: ESA, 2018

1848 Gramercy Place / D170785.00

Figure 10

Front façade window alteration from exterior and interior

Builder

Naldo and Minnie Stokes

Naldo F. Stokes was born in 1866 in Pennsylvania, and his wife, Minnie, was born in 1875 in Ireland.³³ They were married in 1881 in Chicago and moved to Los Angeles in 1897.³⁴ They had one son, Frank in 1914. In the 1920 United States Federal Census, Naldo was listed as a self-employed contractor.³⁵

Minnie Stokes and Naldo F. Stokes worked together as early independent real estate developers, buying approximately three lots at a time within a tract or area to develop and then sell. Minnie handled the real estate and Naldo was the builder. For example, in the *Los Angeles Herald Sun*, 1909, it was stated that Minnie Stokes bought lots 29, 30, and 31 in the Wellington Place Tract with the plan to have her husband improve each with a “fine residence” and to be sold.³⁶ Many of their buildings, two story residences or bungalows, were listed in the newspapers and were to be sold for around \$3-6,000.³⁷ One example of this was, Naldo built three homes on Raymond Avenue within four months, which were then quickly bought up by newcomers flooding into California. The newspaper stated, “[t]he inside finish is of a very high order, all the floors on the lower story being in oak, and on the upper in maple. The houses have handsome mantle-pieces, beamed ceilings, built in buffets, and all the accessories of a comfortable, modern house.”³⁸ Blocks in Los Angeles were similarly developed in triplets of homes, like this example, and quickly bought up in the 1910s.³⁹

Naldo F. Stokes and his family often lived in one of the residences they built before selling them. In 1916, the residence the Stokes lived in the Hollywood Foothill District was sold to Frederick M. Steele, the former president of the Highland Park National Bank of Chicago.⁴⁰ They also often used their residence as an example of the quality of work they could do. In 1905, their residence at 1905 Grace Ave was listed in many newspaper advertisements as an example of Naldo F. Stokes quality of craftsmanship.⁴¹

Stokes built a number of residences that are currently contributors in historic districts within Los Angeles. His houses followed the trends at the time of their construction and mimicked many popular designs by other architects. For example, many of the buildings he built in Adams-

³³ United States Federal Census, 1920.

³⁴ “Obituaries,” *The Los Angeles Times* (Los Angeles, CA), October 22, 1954.

³⁵ United States Federal Census, 1920.

³⁶ *The Los Angeles Herald Sun* (Los Angeles, CA) April 11, 1909.

³⁷ *The Los Angeles Herald Sun* (Los Angeles, CA) January 15, 1909; *The Los Angeles Herald Sun* (Los Angeles, CA) July 15, 1906; *The Los Angeles Herald Sun* (Los Angeles, CA) May 21, 1905; *The Los Angeles Herald Sun* (Los Angeles, CA) November 18, 1906; *The Los Angeles Herald Sun* (Los Angeles, CA) September 27, 1908; *The Los Angeles Herald Sun* (Los Angeles, CA) May 11, 1910; *The Los Angeles Times Sun* (Los Angeles, CA) April 19, 1906; *The Los Angeles Times Sun* (Los Angeles, CA) December 1, 1912; *The Los Angeles Times Sun* (Los Angeles, CA) January 24, 1915; *The Los Angeles Times Sun* (Los Angeles, CA) July 17, 1904.

³⁸ “Building the City Beautiful,” *The Los Angeles Times* (Los Angeles, CA) September 28, 1909.

³⁹ “Building the City Beautiful,” *The Los Angeles Times* (Los Angeles, CA) September 28, 1909.

⁴⁰ “Five Dwellings Change Hands, Week Notable for Sales of Large Houses,” *The Los Angeles Times* (Los Angeles, CA), February 27, 1916.

⁴¹ Los Angeles Department of City Planning. *Recommendation Report*, May 12, 2015, pg. 2.

Normandie in the 1900s, such as 2707 S. Raymond Ave and 2656 Normandie Ave, were constructed in the Craftsman style and mimicked other early houses in the neighborhood. In the 1910s, his buildings displayed more classical details. Examples include 1905 Grace Ave and 339 S. Oxford Ave. When he and his wife, Minnie, began developing in the Windsor Square district in the early 1920s, he used the popular Spanish Colonial Revival styles on buildings such as the residences found at 106 N Arden Blvd. and 108 S. Beachwood Dr. Naldo F. Stokes passed away on February 15, 1929.⁴² Minnie passed away in 1954.⁴³ Presented in **Appendix E** are the known houses developed and built by Naldo and Minnie.

One of the best examples of his work in the Tudor Revival style is 2756 South Raymond Avenue, Normandie Adams Historic District Contributor (**Figure 11**). Another notable example of his work is 2656 Normandie Avenue in the Craftsman style. This residence was previously identified as a district contributor to the local Normandie Adams Historic District (**Figure 12**).



SOURCE: Google

1848 Gramercy Place / D170785.00

Figure 11
2756 S. Raymond Ave.

⁴² “Naldo F. Stokes,” California, Death Index, 1905-1939

⁴³ “Obituaries,” *The Los Angeles Times* (Los Angeles, CA), October 22, 1954.



SOURCE: Google

1848 Gramercy Place / D170785.00

Figure 12
2656 Normandie Avenue

Occupancy and Ownership History

City directories, building permits on file with the City's Building Division, as well as Assessor, U. S. Census, newspapers, and other records, were reviewed to determine if the subject property has any significant associations with the productive lives of historic personages. The property demonstrated a high turnover of occupancy as could be expected with a rental property. **Table 2** below summarizes the occupancy and ownership history of 1848 S Gramercy Place.

The first known owner of the Residence was Eleanor G. Whitman, who appears to have rented the subject property according to Assessor Records, may have not lived at the subject property. The second known occupants of the subject property were Amasa and Effie Spring, and their daughters Vera and Kathleen.⁴⁴ The subject property was owned by Eleanor G. Whitman, who, according to Assessor records, rented the property out to tenants at \$45/month. Vera's wedding to Laurence Field Kelsy was announced in the *Los Angeles Times* and *Los Angeles Herald* in the Society sections, they were married in 1911.⁴⁵ Amasa was born in New York in 1869 and was a

⁴⁴ "Wedding Date Announced," *Los Angeles Times*, October 30, 1910.

⁴⁵ "Popular Society Bud Makes Beautiful Bride," *Los Angeles Evening Herald*, November 8, 1911.

Civil Engineer; and Effie was born in Canada in 1871.⁴⁶ Amasa and his family occupied the home for only one year before moving to Beverly Hills. No additional information was found pertaining to their lives.

The third known occupant was R.M. Stagg who built the billiards room for the subject property. Raymond Stagg was born in 1886 in Stockton, California, and married to Ruth M. Stagg, the couple had four children, Richard and Bret. R.M. Stagg was a commercial photographer for some of the leading newspapers within Los Angeles, the *Times* and the *Herald*. After odd jobs, Raymond began his own commercial photography business, which he worked in all lines of business.⁴⁷ According to the 1920 U.S. Census the couple also employed a servant while living at the Residence. After a bitter divorce in 1925, , which lead to a nasty custody battle between Ruth's mother and Raymond, as Ruth had run off to Cuba, the family moved out of the Residence.⁴⁸

The fourth known occupant was Carlos Cuevas in 1924. After Cuevas, the Kraus family moved into the residence sometime before 1929. The Kraus family originated from Hungary and immigrated to the United States in 1921. The family consisted of the matriarch, widow Regina, daughter; Margaret (1888-?); sons Adolph (1869-?), a painter; Michael (1898-1979), a shoe repairman and maker; Max, a shoe repairman; William, a shoe repairman and maker (1903-1966); and Geo (George), a painter (1890-?).⁴⁹ Members of the family lived on the property until 1951 and during that time took a number of lodgers. The first lodger was Julius Stern, a Jewish Russian widower, in 1930. Thomas M. Maloney, a policeman, and Charlotte Nice, a nurse, lived on the property in 1933. Following them, Alex Chisard, a cement worker, and Ethel Kaufman, a beauty shop worker lodged at the property in 1937. In 1940, the Kraus' had three additional lodgers A.G. Spielman, born in Germany in 1876; Fred Campi born in Iowa in 1877; and Fred J. Bradley, born in Arkansas in 1906.⁵⁰ In 1942, John Withington, a salesman and Cherry lived on the property. Withington was born in England in 1901 and immigrated to the United States in 1910. Following them, Fred Bradley, Jas F. Dorothy, a plaiter, and John Hann, a Taylor. Following the Krauses, Ned D. Kojuharoff lived on the subject property. Ned was born in Bulgaria in 1903 and passed away in 2004. The last residents on record are Albert Morning and Timothy Robins.

⁴⁶ Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. and *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁴⁷ John Stewen McGroarty, *Los Angeles from the Mountains to the Sea*. American Historical Society, 1921, 72.

⁴⁸ "Case Continued," *Los Angeles Times*, November 29, 1926; and "Adoption Opposed by Father," *Los Angeles Times*, November 28, 1925.

⁴⁹ United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. T626, 2,667 rolls; and United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls.

⁵⁰ United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls.

The house had many lodgers over the years with quick turnaround. The longest residents were the Kraus family members who most likely rented a unit within the house or the detached garage (demolished).

TABLE 2
1848 GRAMERCY PLACE, LOS ANGELES OCCUPANCY HISTORY

Year	Source	Occupant	Occupation
1910	Assessor Record	Eleanor G. Whitman (owner); rented property	
1911	Los Angeles Times and Los Angeles Herald	• Amasa Spring • Effie Spring • Vera Spring	Civil Engineer
1920	Assessor Record/ Building Permit	R.M. Stagg	
1924	Los Angeles Directory Co.	Carlos Cuevas	Broker
1929-1933 1929-1950	Los Angeles Directory Co.; Voter Registration	• Adolph Kraus • Michael Kraus	Painter Shoe Repair
1929-1948	Los Angeles Directory Co.; US Census (1930, 1940; CA Voter Registration	Margaret Kraus	
1930-1933 1930 1930-1951 1930-1933	1930 US Federal Census; Los Angeles Directory Co.	• Regina Kraus • William Kraus • George Kraus • Julius Stern (lodger)	Widow (David) Painter Painter
1933	Los Angeles Directory Co.	• Max Kraus • Thomas M. Maloney (lodger) • Charlotte Nice (lodger)	Shoe repair Police Nurse
1940 1940-1942	US Census	• A.G. Spielman (lodger) • Fred Campi (lodger) • Fred J. Bradley (lodger)	Salesman Pointer
1942	Los Angeles Directory Co.	• Cherry (lodger) • John H. Withington (lodger) - Jas F. Dorothy (lodger) • John Hann (lodger)	M. A. Salesman Plaiting Tailor
1981	Pacific Telephone	Ned D. Kojuharoff	
2000	Haines & Company	• Albert Morning • Timothy Robins	

Evaluation

Historical Resources identified

Previous Evaluations of the Subject Property

The subject property was evaluated as part of a Section 106 Review for HUD in 1987, the DPR (19-173454) indicates that it was assigned a 6Y CHRS status, denoting “determined ineligible for NR by consensus through Section 106 process- Not evaluated for CR or Local Listing.”

In 2012, SurveyLA conducted a survey of the South Los Angeles Community Plan Area, and did not identify 1848 Gramercy Place as an individually significant historic resources or as a contributor to a potential historic district.⁵¹

Evaluation of Potential Historical Resources within the Subject Property

Architectural Description

The subject property occupies a parcel on the east side of South Gramercy Place, just north of Washington Boulevard. It is improved with a two-story an Arts & Crafts, Tudor Revival residence, along with a detached garage, which is located at the southeast corner.

Residence

The residence is set back from the front property line. Access to the front door from the sidewalk is provided by a scored concrete walkway. A scored concrete walkway (alteration) leads to the front door from the driveway as well. The driveway is along the south (side) property line and leads to the porte-corche. There is also a concrete slab for additional parking in the front yard area (alteration). There is a lawn with some mature bushes along the front façade of the residence (**Figure 13**). The Residence is an irregularly shaped, westward oriented building with horizontal massing. It has wood shingle and stucco cladding and is roofed in composite tiles. It has a sideways-facing gable roof with an airplane second story with a similar roof and exposed rafter tails. There are two casement wood windows with a small porch and railing. There is a cross gable with half timbering designs, and decorative roof joists. In the cross gable, there are two hung windows with 4/2 true-divided lites. There is a plane vergeboard. The entrance porch gable is less steeply pitched but has similar decorative details to the larger cross gable. It is held up by stucco clad rectangular columns. The entrance door is a large wood door with a security door (alteration) and two wood side lites with 2/3 true-divided-lites. South of the entry porch is a semi-hexagonal bay with a large wood hung window in the center and two hung windows on either side with true-divided-lites. South of the bay is a small pop-out addition (alteration) with a fixed window and half-timbering details (alteration). South of that is a porte-cochere.

⁵¹ Architectural Resources Group, *Historic Resources Survey Report: South Los Angeles*, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 2012.



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

Figure 13

The primary (west) facade, view east

The south (side) elevation has two side-facing gables and a shed roof covering the porte-cochere. Close to the western side, there is a wood window with $\frac{3}{4}$ true-divided lites (**Figure 14**). Under the porte-cochere, there is a wood door with $\frac{2}{5}$ true-divided-lites with a side lite with $\frac{3}{5}$ true-divided lites over a concrete and stucco step, this appears to be altered (**Figure 15**). East of that is a wood awning window with $\frac{5}{2}$ lites. East of that is a wood hung window and an aluminum hung window (alteration). Above the porte-cochere is a wood casement window. On the second story, there are two hung wood windows, a casement window, and a wood hung window and an aluminum hung window (alteration) (**Figure 16**). The first story has stucco siding and the second story has wood shingles. The eastern portion has two aluminum sliding windows, wood clapboard siding and a low mansard roof (**Figure 17**).



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

Figure 14
The Residence's south elevation, view east



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

Figure 15
Secondary door on the south elevation, altered



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

Figure 16
The commercial building's primary (west) elevation,
view southeast



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

Figure 17
The commercial building's primary (west) elevation,
view southeast

The north (side) elevation is partially obscured by the side-yard fence (**Figure 18**). There are three wood casement windows on the west side of the northern elevation. Under the windows out is a wood hung window. East of that is a pop-out on the second story with a shed roof. Under the pop out is another window (**Figure 19**). East of that window, there is a wood casement window. The second story has four wood windows: two casement windows and a hung window in the center and an additional sliding window above the center window in the attic. Under the middle

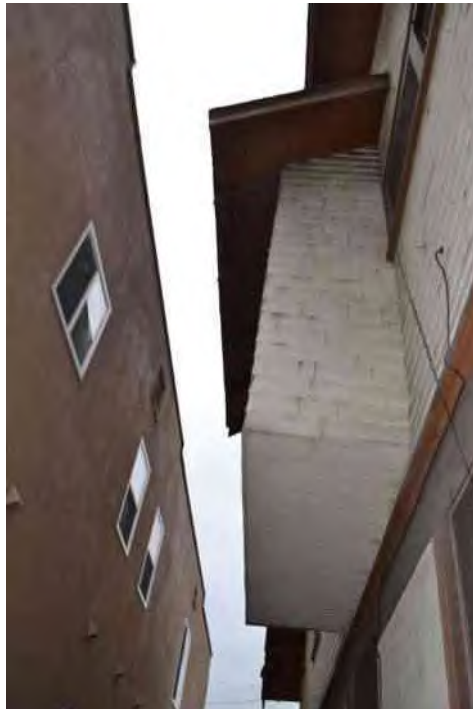
hung window is an aluminum sliding window (alteration) and east of that are three aluminum windows (alteration) (**Figure 20**).



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

Figure 18
The north (side) elevation



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

Figure 19
South (side) elevation



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

Figure 20
South (side) elevation

The east (rear) elevation appears to be extensively altered. The south portion has a large pop out addition with a low mansard roof, wood clapboard siding, and an aluminum sliding window on the east elevation (alteration) and a wood hung window on the north elevation. On the first floor north of the pop out is a window with decorative linting. Above that are two aluminum sliding windows (alteration). On the north elevation are two aluminum sliding windows (alteration) and a door. In the middle of the east elevation are two wood windows obscured by security bars. To the very north is another pop-out with a wood door and two closed in fan-lites (alteration) (**Figure 21**).



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

Figure 21
East (rear) elevation

Shed

There is a shed in the east (rear) yard of the property. It has vertical wood siding, a shed roof, and a door with a wood window on either side on the west elevation. The door has a security door (alteration) (**Figure 22**)



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

Figure 22
East (rear) elevation

SurveyLA Registration Requirements and Eligibility Standards

There is one SurveyLA theme associated with the subject property: Early Residential Development: Single-Family Development (1880-1930), and Early Tudor Revival style (1895-1929).⁵² The following is the Context Summary Table developed by the OHR that defines the eligibility standards, character-defining features, and integrity aspects a historical resource needs to have in order to be considered eligible in association with the aforementioned theme. These standards were utilized in the evaluation of the improvements on the subject property that follows below.

SurveyLA Eligibility Criteria

Context: Early Residential Development: Single-Family Residential Development

SUMMARY STATEMENT OF SIGNIFICANCE	Resources significant within the theme of early residential Development include single- and multi-family residences. Properties evaluated under this theme may be significant in the areas of Settlement and/or Community Planning and Development for their association with the earliest periods of residential development in Los Angeles. Although not required, some resource may also be significant examples of their respective styles. Multi-family properties may also represent significant examples of multi-family building types.
PROPERTY TYPE:	Residential; Single Family Residence/Multi-Family Residence
PROPERTY SUB TYPE:	Significant property types are those representing important periods of early residential development in neighborhoods of Los Angeles
GEOGRAPHIC LOCATION	Citywide
AREA OF SIGNIFICANCE	Settlement; Community Planning and Development
CRITERIA	A/1/1
PERIOD OF SIGNIFICANCE	1880-1930
ELIGIBILITY STANDARDS:	Dates from the period of significance Represents very early period of settlement/residential development in a neighborhood or community Is a rare surviving and intact example of the type in the neighborhood or community
CHARACTER DEFINING/ASSOCIATIVE FEATURES:	Retains most of the essential physical and character defining features from the period of significance Has an important association with early settlement or residential development within a neighborhood or community May also be significant for its association with important early settlers May be within an area later subdivided and built out Often site in a prominent locations
INTEGRITY CONSIDERATIONS:	Should retain integrity of Location, Feeling, Design, and Association Some original materials may be altered or removed For very early examples, which are increasingly rare, there may be a greater degree of alterations or few extant features Setting may have changed(surrounding buildings and land uses)

⁵² SurveyLA, Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization, Early Residential Development, 1880-1930. Accessed May 31, 2018.
https://preservation.lacity.org/sites/default/files/EarlyResidentialDevelopment_1880-1930_0.pdf

Context: Architecture and Engineering, 1850-1980

THEME:	Arts and Crafts Movement, 1895-1930
SUB THEME:	Tudor Revival, 1895-1929
PROPERTY TYPE:	Residential
PROPERTY SUB TYPE:	Single-Family Residence
GEOGRAPHIC LOCATION	West Adams, Hancock Park, and Windsor Square. Small groupings may also be found citywide. Hollywood, Mid-Wilshire, Westlake, Lafayette Square, Silver Lake, Lincoln Heights, Highland Park, and Eagle Rock, San Pedro, Palms, Venice, and Tujunga
AREA OF SIGNIFICANCE	Architecture
CRITERIA	C/3/3
PERIOD OF SIGNIFICANCE	1895-1929
ELIGIBILITY STANDARDS:	Was constructed during the period of significance
	Exhibits quality of design through distinctive features
	Exemplifies the tenets of the Arts and Crafts movement and the Tudor Revival style
CHARACTER DEFINING/ASSOCIATIVE FEATURES:	Retains most of the essential physical features from the period of significance
	Usually two stories in height
	Irregular building forms
	Predominately brick or stucco exteriors, or a combination
	Decorative half-timbering
	Steeply pitched, usually multi-gabled roofs
	Massive chimneys that are a prominent visual element
	Entrance vestibules with arched openings
	Tall, narrow, multi-paned casement windows arranged in groups
	Represents an early or rare example of the style in the community in which it is located
	If Cotswold then may have stucco exteriors with an irregular plaster finish, rolling roof eaves and eyebrow arches over entries and dormers
INTEGRITY CONSIDERATIONS:	Original use may have changed
	Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
	The most common alteration is the replacement of windows and the enclosure of porches
	Some window replacement may be acceptable if the openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
	Brick or stonework may have been painted; acceptable as it is reversible
	Building may have been moved for preservation purposes

Significance Evaluation

ESA reviewed the Residence located on the subject property for significance under the federal, state, and local criteria. The subject property was evaluated under the following historical themes: Early Residential Development: Single-Family Development (1880-1930), and Early Tudor Revival style (1895-1929).

National Register, California Register, Los Angeles Historic-Cultural Monument

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 1: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community).

The subject property was originally improved in 1907, five years after the subdivision termed the Angelus Vista Tract was subdivided by owners Marshall and Stent. The Tract was bounded by 16th Street (Venice Boulevard) and the Los Angeles Electric Railway to the north; by the College Grounds and Manhattan Place to the east; Washington Street (Washington Boulevard) to the south, and Wilton Place and a portion of J. H. Miller's land to the west. Marshall and Stent put building restrictions on the Tract to ensure that only middle to upper-middle class two-story residences would be built. However, once the Los Angeles Railway was constructed on Washington Boulevard, the tract morphed due to the growing population and the streetcar line. Once the streetcar line was added, duplexes and fourplexes were scattered throughout the remaining parcels within the tract. The Residence, being built in 1907 represents a later addition to the Tract that did not influence the settlement or growth of the tract, or influence the design of homes within the tract, as illustrated by the 1907, 1921, and 1950 Sanborn maps. Other intact early examples of the two-story single-family residences survive within the tract including 1625 Cimarron Street, built in 1904. Furthermore, the Residence was one of many two-story residences built in South Los Angeles during this era, and are well preserved due to the Adams Normandie Historic District and the Harvard Heights Historic District. As such, the subject property does not represent a significant contribution to the broad patterns of our history or the Single-Family Development of Los Angeles. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion A, California Register Criterion 1, and LAHCM 1.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history.

The subject property is not associated with the productive lives of persons significant in national or state history. Known occupants of the subject property and their confirmed dates of occupancy include Amasa, Effie and Vera Spring (1911); R.M. Stagg (1920); Raymond R., Ruth M., Richard F. Bret T. Stagg (1920); Carlos Cuevas (1924); and longtime residents the Kraus Family, including Adolph, Michael, Margaret, Regina, William, George, and Max (1929-1951). The Kraus family had several lodgers over the years including Julius Stern (1930-1933); Thomas Maloney and Charlotte Nice (1933); A.G. Spielman, Fred Campi, and Fred Bradley (1940); and Cherry, John H. Withington, Jas. F. Dorthoy, and John Hann (1942). There does not appear to be any evidence in the sources consulted—including County voter records, U.S. Censuses, city directories, marriage indices, building permits, and *Los Angeles Times* announcements—to suggest that any of these individuals were significant in national, state, or local history. The only potentially noteworthy person would be R.M. Stagg, as he was an early commercial photographer, however he only briefly lived in the subject property for approximately four to five years before he moved to the Hollywood area to be closer to the studios. In addition, one his studios where he worked would be a better representation of his personal success or his residence at 5787 Tuxedo Terrace, Hollywood. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, or LAHCM Criterion 2 for eligibility related to a historic personage.**

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies 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.

California Register Criterion 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.

Los Angeles Historic Cultural Monument Criterion 3: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The builder of the Residence was Naldo Stokes, a well published builder at the time due to his wife's real estate acumen. Though well published, he was not a master builder. Naldo and his wife Minnie would purchase three lots at a time within a tract, and Naldo would built large two-story mid-sized single-family residences. Minnie would then sell the residences for approximately \$6,000. The houses that he would build mimicked and even copied whatever trend was being built in that neighborhood i.e. Craftsman, Tudor Revival, and Spanish Colonial Revival. During the early part of his career in South Los Angeles, he built primarily Craftsman, and faux Tudor

Revival style residences within the South Los Angeles area, before moving north to the Hollywood area. The neighborhoods in the South Los Angeles area were well known areas for larger Craftsman and Tudor Revival style residences.

As mentioned above, Stokes' designs mimicked and even copied other architects' work including some of the most prominent architects in this area, F.M. Tyler and Francis X. Lourdou who built several homes within the South Los Angeles area, and within the tract, including 1826 South Wilton Place and 1651 South Gramercy Place, both built in the Tudor Revival style. Since many of the residences he built mimicked other designs, they often lacked individual distinction and original design, such is the case for the subject property. Stokes' designed the Residence in 1907 in the Tudor Revival style with elements of the Craftsman style, and as such is not a pure example of the Tudor Revival style. As an individual resource, the Residence on the subject property does not embody distinguishing architectural characteristics of the Tudor Revival style. While it has some of the character-defining features of the style such as the steeply pitched multi-gable roof, and decorative half timbering, it lacks other features such as the massive chimney; narrow, but large multi-pane windows; irregular footprint; and parapet or Flemish gable. The design also involves uncharacteristic elements of the style including exposed rafter tails, cedar shakes cladding, and decorative square columns, which are partially masked by stucco. Stokes was not a master builder of the Tudor Revival style, and only has one notable example of the style, which is 2756 South Raymond Avenue. This residence features character-defining features of the style including half-timbering with quatrefoils, massive chimney, steeply pitched multi-gable roof, narrow multi-pane lights, and large windows. As such, the subject property is not an excellent example of a style, type, work of a master builder or architect, and does not possess high artistic value. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, LAHCM Criterion 3.**

Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Residence does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion D and California Register Criterion 4.**

Integrity Analysis

The National Register and California Register recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Eligible properties should retain several, if not most, of these aspects. Both registers require that a

resource retain sufficient integrity to convey its significance, and the property must retain the essential physical features that enable it to convey its historical identity. Integrity is based on significance and understanding why a property is important. *National Register Bulletin 15* states that “only after significance is fully established can you proceed to the issue of integrity.”⁵³

The subject property was evaluated under the themes of Early Residential Development: Single-Family Development (1880-1930), and Early Tudor Revival style (1895-1929). While it was determined not to be individually significant under the associated themes, this integrity analysis is included to demonstrate that the subject property does not retain enough integrity as an individual resource, or a contributor to a district, such as the Angelus Vista Historic District. SurveyLA, contributors to historic districts must be constructed within the identified Period of Significance for the district (1906 to 1930); must relate to the contexts and themes for which the district was identified as being potentially significant; and retain sufficient integrity to convey significance.⁵⁴ Due to extensive alterations, the subject property lacks integrity of design, materials, workmanship, and feeling. It only has partial integrity for setting and association. An analysis of the subject property’s integrity is presented below.

Location

The subject property has not been moved from its original location at 1848 South Gramercy Place. **Therefore, the subject property retains its integrity of location.**

Setting

The character of the Angelus Vista Tract and the surrounding neighborhood where the subject property is located has changed somewhat since its construction in 1907. The Angelus Vista Tract, when subdivided in 1902, restricted the type and size of houses that could be constructed, only allowing two-stories or larger. To the north of the subject property, many of these homes still remain. However, to the west and south there has been infill development of commercial buildings and a multi-family apartment building that has partially altered the setting of the subject property. **Therefore, the subject property retains partial integrity of setting.**

Design

The subject property’s original design has been negatively impacted by a variety of alterations and additions, including the large 1920s addition to the rear of subject property, which in turn has been altered, making it partially two-stories. Windows have also been replaced (not in kind), altered, or filled in on a variety of places on the north, east, and south elevations. Some of the most major design changes have been to the façade, or primary west elevation of the Residence. These include alterations to the driveway, walkway, porch, and enclosure as well as the addition of windows on the first-story of the southwest corner. Additionally, the first-story has been restuccoed (not in-kind) and the shingle roof has been replaced. Moreover, according to a historic photograph from 1920, the Residence is also missing some of the detailing below the second-

⁵³ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

⁵⁴ City of Los Angeles, “SurveyLA Field Survey Results Master Report,” Appendix A. 16. http://www.preservation.lacity.org/files/SurveyLA_Cover%20Report_Final_0.pdf.

story main ribbon window. These individual alteration types are included in SurveyLA's list of alterations to be accounted for when determining contributor status of a property. Cumulatively, the alterations have impacted a large portion of the original design and materials of the first-story of the Residence, substantially obscuring their original design intent as Tudor Revival style building with Craftsman elements. The subject property's integrity has been degraded, and the only features visible the public right-of-way are the steeply-pitched multi-gabled roof, decorative-half timbering, and its two-stories in height. **Therefore, the subject property does not retain its integrity of design.**

Materials

Some of the original materials of the subject property have been replaced or removed due to alterations. These include windows that have been replaced, altered, or filled in on a variety of places on the north, east, and south elevations. Some of the original cedar shakes are in poor condition and have either been removed or fallen off. The entire Residence has been restuccoed with a thick-coarse concrete plaster. The original stucco can be seen in the historic photograph of the house and on the chimney, which was less abrasive and not as thick. Some of the other original materials (rafter tails, windows, shakes) on the house are in poor condition due to lack of repair or negligence. The original roof was a cedar shake roof, which has been replaced with rolled composite roof. The original material elements have been lost due to these alterations. **Therefore, the subject property does not retain its integrity of materials.**

Workmanship

The extensive alterations to the subject property have substantially eroded the physical evidence of workmanship significant to the Tudor Revival-style of architecture. As such, the Residence constructed in 1907 no longer display the workmanship associated with their date of construction. Specifically, the workmanship which would have been displayed on the façade of the residence has been partially altered due to the change in materials, replacement of the front door, and the alteration to the porch with cheaper made wood and aluminum windows. The Assessor Records noted that the Residence was of good construction, and the materials that have been used on the Residence since that time appear to be incompatible with what the builder would have used in 1907. **Therefore, the subject property does not retain its integrity of workmanship.**

Feeling

The subject property does not convey a clear sense of the aesthetic or historic quality of the Angelus Tract or the South Los Angeles area in the 1910s. The physical, character-defining features necessary for its integrity of feeling have been partially eroded due to the changes in materials and design as mentioned above. In particular, the alterations to the porch where the original tall and large multiplane casement windows were removed and replaced with cheaper wood and replacement windows has largely detracted from the Residence's original feeling of an early 1900s single-family residence. The cumulative effect of these and other extant alterations obscures the link between the subject property today and the subject property when it was initially developed in 1907. **Therefore, the subject property does not retain its integrity of feeling.**

Association

Due to its physical alterations, the subject property only retains a partial link between itself and the historic development of the neighborhood. With the alteration to the primary elevation and the rear additions, as well as changes in setting, the Residence is not able to convey its significance with the larger intact Angelus Vista Tract and neighborhood. **Therefore, the subject property only retains partial integrity of association.**

TABLE 3
1848 SOUTH GRAMERCY PLACE, INTEGRITY MATRIX

Aspect of Integrity	Retains	Partial Retains	Does Not Retain	Required by SurveyLA Themes
Location	X			Early Residential Development: Single-Family Residential Development
Setting		X		Tudor Revival, 1895-1929
Design			X	Early Residential Development: Single-Family Residential Development Tudor Revival, 1895-1929
Materials			X	Tudor Revival, 1895-1929
Workmanship			X	Tudor Revival, 1895-1929
Feeling			X	Early Residential Development: Single-Family Residential Development Tudor Revival, 1895-1929
Association		X		Early Residential Development: Single-Family Residential Development

Conclusion

In 1987, the subject property was reviewed as part of a Section 106 Review for HUD. The resulting DPR (19-173454) indicates that it was assigned a 6Y CHRS status, denoting “determined ineligible for NR by consensus through Section 106 process- Not evaluated for CR or Local Listing.” In 2012, SurveyLA conducted a survey of the South Los Angeles Community Plan Area, and did not identify 1848 Gramercy Place as an individually significant historic resources or as a contributor to a potential historic district, including the Angelus Vista Historic District.⁵⁵ As a result of ESA’s investigation, the current technical analysis agrees with the 1987

⁵⁵ Architectural Resources Group, *Historic Resources Survey Report: South Los Angeles*, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 2012.

findings that the property is not eligible for listing on the National Register. Since the date of the most recent evaluation was more than five years ago, ESA re-evaluated the subject property at the federal, state, and local levels. As a result, ESA found the subject property ineligible for listing under all applicable criteria at the federal, state, and local levels.

There is no evidence that suggests the subject property was significant to the development of the Angelus Vista Tract, as the subject property was built five years after the plot was subdivided and there are intact early examples of single-family residences within the tract and within in the Angelus Vista Historic District. Furthermore, the subject property lacks architectural merit as an excellent example of the Tudor Revival style and a notable work of builder Naldo Stokes. The subject property also has not yielded, and is not likely to yield, information important in prehistory or history. In addition, the subject property lacks integrity of design, materials, workmanship and feeling due to alterations. Therefore, ESA recommends that the subject property not be considered a historical resource pursuant to CEQA and that it be assigned a CHR Status Code of 6Z, “Found ineligible for NR, CR or Local designation through survey evaluation.”

Bibliography

“Adoption Opposed by Father.” *Los Angeles Times*. November 28, 1925.

Ancestry.com.

“Angelus Vista,” *The Los Angeles Times*, July 6, 1902.

Architectural Resources Group. *Historic Resources Survey Report: South Los Angeles*. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources. March 2012.

“Building the City Beautiful.” *The Los Angeles Times* (Los Angeles, CA) September 28, 1909.

California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c)

California Public Resources Code § 5024.1

“Case Continued.” *Los Angeles Times*, November 29, 1926. and

City of Los Angeles. Building Permits for 1848 South Gramercy Place.

“Citywide HPOZ Ordinance.” City of Los Angeles Office of Historic Resources.
<http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

City of Los Angeles, Map Book 2, 73.

City of Los Angeles. SurveyLA Historic Resources Survey.

City of Los Angeles. “SurveyLA Field Survey Results Master Report.” Appendix A. 16.
http://www.preservation.lacity.org/files/SurveyLA_Cover%20Report_Final_0.pdf.

Code of Federal Regulations (CFR), 36 § 60.2

“Five Dwellings Change Hands, Week Notable for Sales of Large Houses.” *The Los Angeles Times* (Los Angeles CA). February 27, 1916.

Grimes, Teresa. “Arts and Crafts Movement, 1895-1905.” *SurveyLA Citywide Historic Context Statement*. Los Angeles: City of Los Angeles, June 2016, 22.

Guide for Professionals Using the Historic Context Statement for Property Evaluations.
http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf. Accessed January 5, 2017.

Historic Resources Group. *Historic Resources Survey Report: Venice Community Plan Area*. City of Los Angeles, Department of City Planning, Office of Historic Resources. 2015.

“How to Establish an HPOZ.” City of Los Angeles Office of Historic Resources.
<http://www.preservation.lacity.org/hpoz/how-establish-hpoz>. Accessed July 24, 2013.

Los Angeles City Directories. Records for 1848 South Gramercy Place.

Los Angeles County Assessor's Office.

Los Angeles Department of Building and Safety. Permit 81600 and Certificate of Occupancy. 1947.

Los Angeles Department of City Planning. *Recommendation Report*. May 12, 2015.

Marshall, Fred W. "Ramona Park." *The Los Angeles Herald Sun* (Los Angeles, CA). August 14, 1910.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013

McGroarty, John Stewen. *Los Angeles from the Mountains to the Sea*. American Historical Society. 1921.

"Naldo F. Stokes." California, Death Index, 1905-1939.

National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington DC: U.S. Dept. of the Interior, National Park Service, Interagency Resources Division, 1990, rev. 1991

National Park Service. *National Register Bulletin 16: Guidelines for Completing National Register Forms*. Washington, D.C.: U.S. Dept. of the Interior, National Park Service, 1986.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, Accessed July 7, 2013.

"Obituaries." *The Los Angeles Times* (Los Angeles, CA). October 22, 1954.

Office of Historic Preservation. *Instructions for Recording Historical Resources*. March 1995.

Office of State Historic Preservation. *California Historic Resources Inventory, Survey Workbook* (excerpts). Sacramento, CA: State of California, 1986.

"Popular Society Bud Makes Beautiful Bride." *Los Angeles Evening Herald*. November 8, 1911.

Sanborn Fire Insurance Maps. 1918 and 1950.

Santa Monica City Directories. Records for 1848 South Gramercy Place.

"Santa Monica Historical Resources Inventory." 1985-86 Final Report.

SurveyLA. "Angelus Vista Historic District." *South Los Angeles Historic Districts, Planning Districts, and Multi-Property Resources*. March 2012.

SurveyLA, Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization, Early Residential Development, 1880-1930. Accessed May 31, 2018. https://preservation.lacity.org/sites/default/files/EarlyResidentialDevelopment_1880-1930_0.pdf.

The Los Angeles Herald Sun (Los Angeles, CA) April 11, 1909.

The Los Angeles Herald Sun (Los Angeles, CA) January 15, 1909.

The Los Angeles Herald Sun (Los Angeles, CA) July 15, 1906.

The Los Angeles Herald Sun (Los Angeles, CA) May 11, 1910.

The Los Angeles Herald Sun (Los Angeles, CA) May 21, 1905.

The Los Angeles Herald Sun (Los Angeles, CA) November 18, 1906.

The Los Angeles Herald Sun (Los Angeles, CA) September 27, 1908.

The Los Angeles Times (Los Angeles, CA). July 21, 1902.

The Los Angeles Times (Los Angeles, CA). June 29, 1902.

The Los Angeles Times Sun (Los Angeles, CA) April 19, 1906.

The Los Angeles Times Sun (Los Angeles, CA) December 1, 1912.

The Los Angeles Times Sun (Los Angeles, CA) January 24, 1915.

The Los Angeles Times Sun (Los Angeles, CA) July 17, 1904.

United States Census Bureau. 1910, 1920, 1930, and 1940 Censuses.

“Wedding Date Announced.” *Los Angeles Times*. October 30, 1910.

***APPENDICES
EXCLUDED***

EXHIBIT D

Cultural Heritage Commission

200 N. Spring Street

Room 1010, City Hall

Los Angeles, CA 90012

Re: HCM Nomination of 1848 South Gramercy Place
CHC-2018-3217-HCM

Dear President Barron and Members of the Commission:

I have been retained by the owner of 1848 S. Gramercy Place to provide my independent analysis and input on whether or not the property meets the criteria for Historic-Cultural Monument ("HCM") designation under the Los Angeles Administrative Code ("LAAC"). As the Commission knows, I have 18 years of experience preparing HCM nominations, Mills Act Historical Property applications, and advising architects and property owners on national, state, and local eligibility standards for historic structures. I also meet the Secretary of the Interior's Professional Qualifications Standards for architectural historians. Based on my personal inspection and observation of the property, the associated HCM nomination materials, the Historic Resource Assessments on file with the City, and other resources, it is my opinion that the building does not qualify as an HCM under the LAAC's criteria. It is my recommendation, therefore, that the Commission concur with the staff report's findings - as does this historian - and recommend **against** the designation of 1848 S. Gramercy Place as a Historic-Cultural Monument. I will be in attendance at the July 5, 2018 hearing to present my findings to the Commission, and to address any questions the Commission may have concerning the property, its history, or my conclusion that the property does not warrant designation as an HCM.

Sincerely,

Anna Maire Brooks

Architectural Historian

June 25th 2018

1848 S. Gramercy Pl Los Angeles CA 90019

Dear members of Los Angeles Historical Committee,

I am going to suggest against the consideration of this property as a historical property.

Let me begin by offering some magnitude to a decision of considering a property such as this to be historic. We live in the most populous metro in California, 2nd largest metros in the USA, our local economy would rank in the top 20 worldwide. We have a growing population in California, it fuels a demand for housing, naturally by not building more units we have a housing crisis in LA. This property at 1848 South Gramercy Pl. can provide 20 times more housing units than its current use.

This property was built as a single-family home, all neighboring properties have multi-unit housing and commercial properties, it has become out of character with the neighborhood (Zoning is CM-1, neighboring properties are zoned R3, R4 & C2). Entering 1848 South Gramercy Pl. you will see an old house with many modifications, replacements and additions, it has lost many of its original characteristics.

There will be a few reports provided with the history of this property and there hasn't been any significant event related to this property.

This property is in Tier 2 of the Transit Oriented Communities Program passed in September 2016 with Measure JJJ. The TOC program incentivizes developers to build more affordable housing, this property will house 10% for affordable housing. By considering this property historic you will be obstructing the development of the necessary housing our city desperately needs.

In conclusion, the consideration of this property as historic should be rejected, it doesn't qualify as having the character, history or value for historic designation.

Gabriel Getter
Real Estate Broker
15 year resident in Los Angeles



Planning CHC <chc@lacity.org>

Please Decline Nomination of 1828 S Gramercy

harlan allen <beembosoo@gmail.com>

Tue, Jun 19, 2018 at 6:17 PM

To: CHC@lacity.org

Dear Cultural Heritage Commissioners,

I do not believe that the property at [1828 South Gramercy Place](#) in Los Angeles is a historic monument or worthy of preservation. [1828 S Gramercy Place](#) is a repurposed home built out of a box. It is essentially a 1905 Ikea house. These kit houses were literally rolled off an assembly line as fast as every 20 minutes. I don't know about you, but I have Ikea furniture and it is made to be functional for a period of time, and then to be replaced, much like this house was.

There is nothing unique about this particular house/property, with many of the same style house within several blocks in this neighborhood and dotted throughout Los Angeles County.

Respectfully,
Harlan Allen
(949) 702-5372



Planning CHC <chc@lacity.org>

Please Decline Nomination of 1848 S Gramercy

harlan allen <beembosoo@gmail.com>

Sun, Jun 24, 2018 at 8:22 PM

To: CHC@lacity.org

To Whom It May Concern:

Can you please explain to me what is so significant about [1848 S. Gramercy Place](#)? I am beyond confused that a seemingly mediocre building would warrant an HCM designation. An HCM should tell a story of our city, speak to our shared values, or enshrine the legacy of a contributor. What is worth saving about this building? I supposed this could all fall into a matter of opinion, but there must be some explanation.

I often look to trusted community leaders and organizations to offer perspective in moments like this, but as I understand it, Survey LA - an agency entrusted with this scope of designations - did not make this motion. If this building hasn't landed on their radar, why is it on anyone else's radar? I ask this, with all due respect, because I truly don't know and despite all of my research, I can't figure it out.

Does my home warrant designation? I suppose we could make the case for any home to be designated HCM - but that seems a bit dangerous. HCM's effectively ward off future influence and change to that specific area, and who am I to say what this city will need 10, 20, 30 years from now? This is why Survey LA's work is important and done so scrupulously. All this to say -- I think we should really consider (perhaps, more carefully) what is being motioned for HCM and why.

Respectfully,

Harlan Allen

(949) 702-5372



Planning CHC <chc@lacity.org>

1828 South Gramercy Place anti-preservation letter

Jonathon Freeman-Anderson <jonathon.freeman.anderson@gmail.com>

Thu, Jun 21, 2018 at 2:57 PM

To: CHC@lacity.org

To Whom it May Concern:

In researching the historical significance of the property located at [1828 South Gramercy Place](#) I discovered it was part of the Angelus Vista Historic District. This area is already a neighborhood of preserved craftsman style homes with a few other older preserved styles mixed in. This makes the downtrodden property at [1828 South Gramercy](#) nonessential for preservation. There are literally several examples of this house and in better condition, just a stone's throw from this property in almost every direction. In fact, SurveyLA lists 89 such properties in an 8-10 block radius.

The issue I have with preserving any home in the Angelus Historic District is that the neighborhood was originally meant to be an exclusionary neighborhood. This neighborhood was exclusively designed for rich people, likely of a certain complexion, in the early 1900's. "Building restrictions required all homes to cost a minimum of \$2,000, an upper-middle-class price that resulted in the large, single-family homes that comprise the district." This is according to the SurveyLA South Los Angeles Historic Districts, Planning Districts and Multi-Property Resources Report from March 2012. This \$2,000 minimum price point in 1904 is the equivalent of \$307,484.87 in 2018. Imagine planning a neighborhood in 2018 and saying you can't build here unless your house is single family and you must spend north of \$300,000 just in construction fees in order to belong.

Please do not preserve this neighborhood's commitment to the rich homeowners. We need some progress.

Thank you

Jonathon Freeman Anderson
[8110 Norton Ave](#)
[West Hollywood, CA 90048](#)
[\(818\) 383-8771](#)

A D H O C

Adams Dockweiler Heritage Organizing Committee

June 24, 2018

Cultural Heritage Commission
200 N. Spring Street, Room 532
Los Angeles, CA 90012

RE: CHC-2018-3217-HCM, 1848 S. Gramercy Place

Dear Commissioners:

I am writing this brief letter to express my concern, and shock, regarding the OHR's use of and reference to the Perrine Residence, 2229 S. Gramercy Place, HCM No. 662, to undermine Council President Herb Wesson's HCM nomination of an unrelated house, located at 1848 S. Gramercy Place.

I prepared the 1999 HCM nomination for the Perrine Residence on behalf of its owner, Ms. Jacqueline Hill. She passed away last year, and I feel I must speak up for her.

Jackie was a community builder – not someone who would want her home, of which she was rightly proud, to be used in any way to harm the potential landmarking of another house.

Jackie was a spiritual leader and an active member of her church. She was also very active in West Adams Heritage Association (serving on its board for six years, as the organization's Community Relations chair, its VP, and then as WAHA's president for three years.) I know she wanted as many homes in West Adams as possible to become Historic Cultural Monuments as we discussed many times when we were working together on the nomination of the Perrine Residence.

Frankly, I concur with her that there needs to be more monuments identified within the rich resources of our West Adams Community.

As a long time preservation professional and advocate I have successfully nominated 41 HCMs. I know that it is never appropriate to measure one historic house against another. Each is unique with each telling its own story.

As I have said, it is inappropriate to make fallacious comparisons and in this case particularly so when there are no immediate connections between the proposed monument and the Perrine Residence.

The house at 1848 S. Gramercy Place is a Craftsman built with some Tudor Revival exterior elements and, inside, a great deal of Arts & Crafts woodwork, an inglenook, an arroyo stone fireplace, built-in benches, and so on.

The Perrine Residence, designed by the architect Sumner Hunt relates more specifically to the six other homes designed by Sumner Hunt on 24th Street between Gramercy and Arlington. These historic homes all display similar design aesthetics and utilize similar architectural elements. The Perrine designation as an HCM should in no way impair a successful nomination as an HCM for any or all of the other Sumner Hunt designed buildings.

On the other hand, the only design element that seems common between the Perrine Residence and the house at 1848 S. Gramercy is the use of the dragon's mouth motif on the beam ends. Otherwise the two residences are stylistically very dissimilar – except that, perhaps, both would be labeled “Craftsman,” a style that wears many hats.

Also, staff called the Perrine Residence “more exemplary.” It is frustrating to me that we need to repeatedly remind OHR staff that “more” or “less” exemplary is not an HCM criteria. Each of these two houses, as far as I can see, “embody distinguishing characteristics” of the Craftsman style, which is the criteria. And, again: Different characteristics from each other.

Thank you,

James Childs

Historic Preservation Consultant
Chair A.D.H.O.C.
2326 Scarff Street L.A. CA. 90007
213-747-2526



Planning CHC <chc@lacity.org>

RE:1848 S. Gramercy Place

Javi M <javi.m31@yahoo.com>

Fri, Jun 22, 2018 at 5:03 PM

To: "chc@lacity.org" <chc@lacity.org>

Cc: "dcinweho@gmail.com" <dcinweho@gmail.com>

Dear Cultural Heritage Commissioners,

Welcome to the Angelus Vista Neighborhood, where 64% of the homes are already considered historically significant, which isn't quite enough to make it an HPOZ yet. Where an already wealthy neighbor feels their own property value is going to be threatened if they don't call Los Angeles City Hall and file a motion to "save" a property that doesn't belong to them in order to make their neighborhood meet the HPOZ threshold like (2) of the neighborhoods it borders. This [1848 S Gramercy Place](#) property will not be the last property this neighborhood tries to impose their will on. It is selfish and it is a deliberate attempt to block development locally. You should deny the motion to preserve it as a cultural historic monument because there is nothing significant that ever happened here.

If a property owner pulls a permit to demolish a building then that property owner should be allowed to do so. In researching the sale history of [1848 S Gramercy Place](#) it looks like they paid \$850,000 in 2017 for the right to do whatever they want to it (within the law of course). In my opinion, if these obstructionist residents wanted to preserve the property so badly they should have bought it themselves.

Please Deny, Thank you.

Javier Mulero

[1022 North Vista Street](#)
[West Hollywood CA 90069](#)



Planning CHC <chc@lacity.org>

1828 S. Gramercy is not historic!

katie.d.sears@gmail.com <katie.d.sears@gmail.com>

Wed, Jun 20, 2018 at 11:11 PM

To: CHC@lacity.org

To Los Angeles City Staff and CH Commissioners:

I am writing today to let you know I disapprove of the nomination of [1828 S. Gramercy Place](#) as a historic property. I am struggling to see why Los Angeles City Council members continue to nominate houses for historic nomination during the biggest housing crisis this city has ever seen. We vote for politicians like Herb Wesson because he promised to fight for more housing for his constituents, not blocking local development and progress.

Just because a property is built 100 years ago doesn't make it historic or worthy of saving. There is literally an entire neighborhood of these houses surrounding the property of [1828 S. Gramercy Place](#). According to SurveyLA, 64% of the properties in a several block radius are contributing to the unique history of the neighborhood. Of the 3 listed structures on this property (main house, secondary house, and garage) none of them appear to even have the structural integrity to withstand preservation.

Thank You,

Katie Sears

[900 N Orange Grove Ave #2](#)

[Los Angeles, CA 90046](#)

(607) 684-8348



Planning CHC <chc@lacity.org>

Please Deny Council File: 18-0330

katie.d.sears@gmail.com <katie.d.sears@gmail.com>
To: CHC@lacity.org

Sun, Jun 24, 2018 at 8:55 PM

To Whom it May Concern:

Does Los Angeles have a rich history worthy of preservation? Of course. But on what grounds are we deciding the merit of said nomination? Reviewing the increasing staff reports for these types of nominations, I am becoming increasingly concerned. I am concerned from two perspectives:

1. As a housing advocate and
2. Someone who appreciates history

If we approve projects simply based on the age of a building, we are diluting the true historical relevancy, as most of these nominations are simply a tool to block new development. Does the neighborhood truly value this property, or are they actually opposed to new development and see an opportunity with the HCM? I will let you decide on your own but it appears very clear to me.

The [1848 S Gramercy Pl](#) property is a great example. It had been dismissed as an HCM until the demolition permit was filed. This property has been heavily modified and overlooked for years. It is not significant, it is an eye sore, and I hope you dismiss this nomination, Council File: 18-0330.

Thank you

Katie Sears
[900 N Orange Grove Ave. #2](#)
[Los Angeles, CA 90046](#)
(607)684-8348

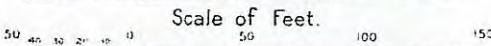
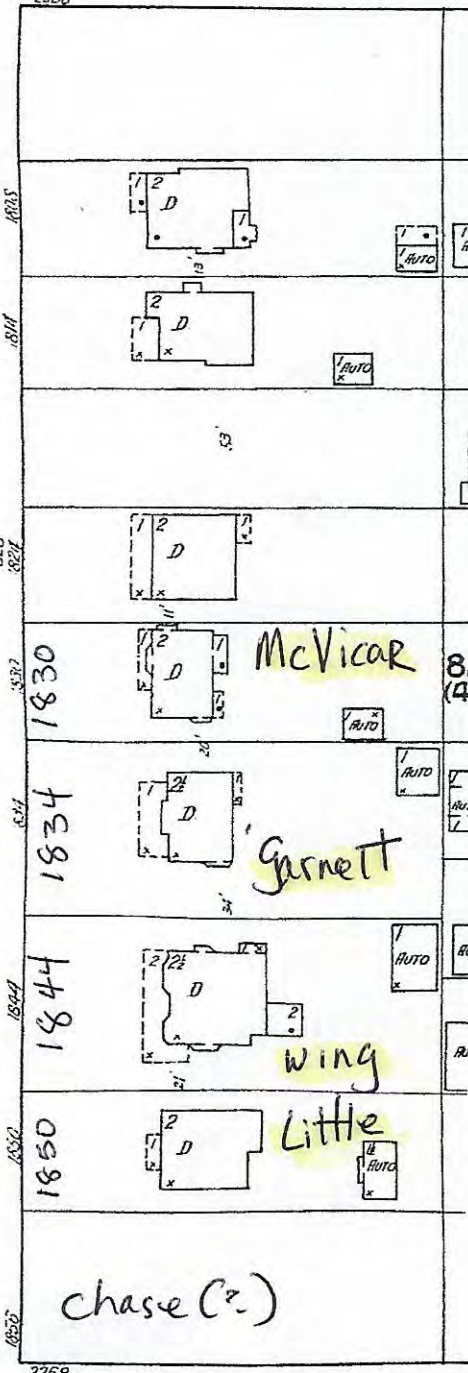
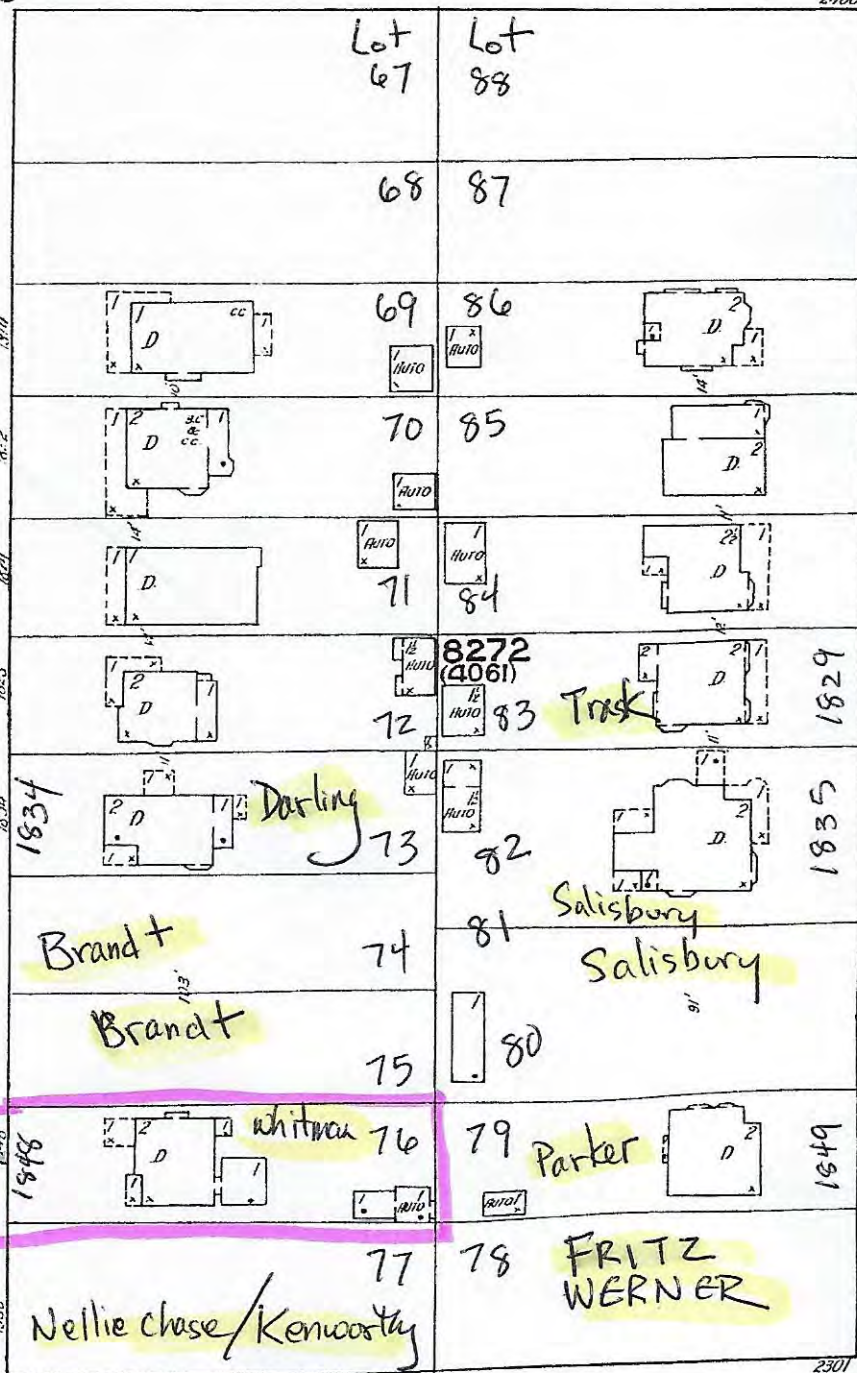
S. GRAMERCY PL.

ST.

PL.

S. ST. ANDREWS

W. 18TH



Copyright 1921 by the Sanborn Map Co

887

W. WASHINGTON

887

LAURA MEYERS

1818 South Gramercy Place • Los Angeles, CA 90019
Tel: 323-737-6146 • Fax: 323-730-0432 • E-mail: lauramink@aol.com

June 27, 2018

Cultural Heritage Commission
200 N. Spring Street, Room 532
Los Angeles, CA 90012

RE: CHC-2018-3217-HCM, 1848 S. Gramercy Place, Los Angeles CA 90019

Dear Commissioners:

I am the Preparer of the HCM nomination materials for the Stokes' Angelus Vista Tract Residence. After reviewing the Staff Recommendation Report, I feel I must provide some clarification and further explanation regarding the precedent-setting *Werner v. Graham* case dating from 1914-1919.

The Staff Report did not reference the case in the "Summary" portion of the document before you. In the "Discussion" section it briefly mentioned "a California Supreme Court case involving restrictive use covenants, *Werner v. Graham*," and then stated:

"Further, the court case cited by the preparer may have had some impact on the development of Washington Boulevard as a commercial corridor; however, while the owner of the house was one of the named defendants, the case does not appear to have any direct association with the subject property."

I believe this statement is factually incorrect, and therefore may have some bearing on your Determination. In case this was my fault in, perhaps, not providing enough clarity in my narrative, I would like to add this now.

So to try to better explain:

Imagine that you or I, a century ago, wanted to develop a tract or subdivision of, say, 100 lots. We want it to start out as an elegant subdivision, and we want our potential buyers to believe that it will stay that way for some years to come after they invest their hard-earned monies. Whether they are purchasing an already-erected home, or purchasing a lot so they can hire a designer and builder to erect a home for them to live in, or if the buyer is simply speculating, buying a lot for resale OR to build upon for resale, our buyers want to know if their respective investments are safe.

We therefore do two things, back in 1903 and in 1913, and all the way through to early 1919.

One, we put on each of our deeds to each of our buyers as sales move forward through the years the same consistent set of restrictions (in the case of Angelus Vista, none of the restrictions were racial, but rather related to building standards and uses: each newly-erected home must cost at least \$3,000, and only single residences could be built on each lot – no apartments, commercial stores, saloons, liveries/stables, or oil derricks were to be allowed.)

And two, we advertise the restrictions so potential buyers know what they are getting – a community that will be built up with these standards and no others.

Until the California Supreme Court ruled in *Werner v. Graham*, this is what developers of tracts routinely did to ensure the stability of the residential neighborhoods they were creating.

Fred Marshall, the developer of the Angelus Vista Tract, did exactly this. On each original deed to each original purchaser of each of his 132 lots, he described the restrictions. And then, one by one, he sold ("quit claimed") all the lots so that he no longer held an interest in them. Noting, too, that he intended the Washington Street (now Boulevard) frontage to be residential – and, in fact the purchaser of Lots 32 and 33 on Washington and Wilton Place (not involved in this lawsuit) erected a very grand mansion.

Later re-sellers of these same lots (or their title companies) may or may not have included the exact same language in their conveyances and, of some concern to the court, may or may not have referred to the original deed.

This was standard business practice at the time. What Mr. Marshall did not do was record a document stating his full intention and future vision for the Angelus Vista neighborhood; he did not have each purchaser sign that separate (non-existent) document; and he did not ensure that every subsequent purchaser would even know there were these restrictions in place. The present property owners therefore, according to the *Werner v. Graham* decision, did not have the reciprocal right to enforce these conditions.

Getting a little ahead... In 1905, a gentleman named Hanford Lenox Gordon purchased ten Angelus Vista lots, basically the lots, two deep, which ran along Washington. Before he resold all of them, he went bankrupt. Minnie and Naldo Stokes purchased one of those lots, No. 76, built a house and sold it to Eleanor Goodwin Whitman. Horace and Nellie Chase purchased several of the lots, and sold one of them, Lot No. 78, to Fritz Werner. John Parker purchased Lot 79. Mrs. Chase sold a portion of Lot 77 to John Kenworthy.

These are the most important parcels relative to the case. Parker (whose home today is dramatically altered – all windows changed, porch enclosed a part of house, stuccoed, etc.) and Whitman owned homes that were adjacent to Kenworthy's and Werner's Washington Street vacant lots.

In the underlying 1914 case, Werner sued a small group of Angelus Vista property owners. Other than Graham herself, their names appear in somewhat address order: Anne Darling (1834 Gramercy), A.C. Brandt (next two then-vacant lots south), Whitman (1848 Gramercy), Kenworthy, Parker (1849 St. Andrews), Ellen Salisbury (1835 St. Andrews), Mary Trask (1829 St. Andrews), thence across the street to Lillie McVicar (1830 St. Andrews), William Garnett (1834 St. Andrews), Ethelwyn Wing (1844 St. Andrews), Samuel Little (1850 St. Andrews), and Nellie Chase.

Staff was concerned, apparently, that 1848 S. Gramercy Place was "just one" of the named defendants, but from the perspective of 2018 – 99 years later – **it is this house, and only this house**, that still stands in relatively original form and condition (despite some other commentary in the Staff Report, the front, primary, west-facing exterior of the home is NOT ALTERED in any sort of major no-reversible way, and the key possible "alteration" of enclosing the side porch as a sunroom occurred by 1921, within the period of significance; the interior is intact). The Parker Residence has not been nominated and it is questionable in that instance whether it would meet integrity standards (none of us have been inside).

So, was and is the *Werner v. Graham* case significant "enough"?

I would argue "yes." *Werner v. Graham* was cited in, and "governed the instant matter" in at least 116 subsequent California cases. It basically made statewide "Case Law," which is different than "Statutory Law" made when legislators adopt ordinances and statutes to govern a jurisdiction.

So that you do not need to take my word on this, here a few examples of cases which hinged on *Werner v. Graham*.

In *Terry v. James*, the court wrote: "*The parties agree that the case of Werner v. Graham, 181 Cal. 174 [183 P. 945] governs the instant matter. According to Werner, a general plan of real estate development can give rise to mutual equitable servitudes only when both the grantor and grantee intend that the land conveyed is to be restricted pursuant to a general plan, that intent appears in the deed, the parties' agreement shows that the parcel conveyed is subject to restrictions in accordance with the plan for the benefit of all the other parcels in the subdivision and such other parcels are subject to like restriction for its benefit, and the dominant and servient tenements are adequately shown.*"

And in *Wing v. Forest Lawn*, the court wrote: "*Werner v. Graham, 181 Cal. 174 [183 P. 945], has oft been cited as the leading case in this state defining the manner in which an equitable servitude may be established. That case makes it requisite not only that the deed contain (1) a proper expression of intent to create an equitable easement; that is, reference to a common plan of restriction or indication of an agreement between the grantor and grantee that the conveyed lot be taken subject to some such plan, but also (2) 'some designation or description of what is an essential factor, namely, the dominant tenement.'*"

There are more than 100 other cases like these. I believe staff did not understand how important this case was. It meant, for those of us who live in West Adams, that not only would the future of Washington Boulevard be commercial (on one side of the Stokes/WHITMAN house), but also changed how Angelus Vista itself would change – and almost immediately did change – from a tract of single family homes to a neighborhood of single family homes mixed in with small apartment buildings, a church, and later (though certainly because of later zoning changes) large apartment buildings. Soon after the ruling, two four-plex "tenements" were erected just to the north of the Stokes/WHITMAN house.

So *Werner v. Graham* changed Angelus Vista; it changed Washington Street/Boulevard; it changed the West Adams District; and it changed everything for California developers of subdivisions and tracts.

Lastly, please note that I had discussed with OHR staff several possibilities for the name of the HCM, including Stokes/Whitman. They suggested instead "Angelus Vista Tract" residence, but did not tell me why they did not prefer (again, among several choices) a name that included Eleanor Goodwin Whitman. I sincerely believe that this particular house and its then-owner/defendant is directly linked to the *Werner v. Graham* case (by its location and the effects/impacts on it) and should, if only for this reason and none of the others cited in my HCM nomination materials, be designated as a Historic Cultural Monument.

Thank you for your consideration.

Laura Meyers

Cell 323-868-0854

MITZI MARCH MOGUL
HISTORIC PRESERVATION CONSULTANT

1725 Wellington Road Los Angeles, CA 90019 323/734-9980 Mogulink@gmail.com

As a historian and Historic Preservation Consultant with more than thirty years' experience, I am writing in response to the reports submitted by Environmental Science Associates (ESA) and the Staff Recommendation Report regarding the proposed designation of the property located at 1848 S. Gramercy Place, and to dispute the findings contained therein.

I was tangentially involved with the preparation of the nomination, performing a fair amount of research and analysis. The conclusions reached in the ESA submittal and the Staff Recommendation Report are erroneous and based on a misreading or misunderstanding of the data. Both reports grasp at straws in an attempt to dismiss the significance of this property.

There are three main “themes” in both reports with which I take issue:

One: Understanding the Werner v. Graham lawsuit is essential to understanding the significance of 1848 S. Gramercy. They have a symbiotic relationship—both historic and physical. Of all of the named defendants, 1848 Gramercy was the one literally at the center of the argument and the one most affected by the decision. The property at 1848 S. Gramercy and Fritz Werner's property touch, corner to corner. Werner v. Graham provides the context for understanding why 1848 S. Gramercy is so important.

Second: It is wildly inappropriate to make comparisons with other properties in order to discredit the one under review. This approach has been attempted before and it is never successful, in no small part because Craftsman houses are like snowflakes: no two are alike, and because nominated properties are evaluated individually and can only be measured against their own attributes. In addition, the examples used in the comparisons in both the ESA and Staff Reports are such strange selections—so wildly different from the subject property as to make no sense at all.

Third: The discussion of integrity is all over the map. Statements are contradictory and inaccurate to the point that in some cases I question whether we are all looking at the same property and features. The issue of integrity is not one of condition. Integrity refers to the ability to convey a story and does not require perfection. Condition is a transitory situation, related more to maintenance or order of an existing setting.

In the following pages I will go into further detail and respond to the inaccuracies in both reports, in an attempt to correct the record.

Beginning with the second sentence of the ESA Executive Summary, which states that the report was prepared to comply with the California Environmental Quality Act (CEQA), it is clear that the preparers have taken the wrong approach, as nominating a property as a Historic Cultural Monument has nothing whatever to do with CEQA and in fact is exempt from CEQA regulations.

Paragraph 2 attempts to discredit the subject property by stating that adjacent to it are “unattractive” properties, to wit: a vacant lot and a small apartment building. Neither of those properties are pertinent, as they are not being evaluated. If we were to evaluate HCM nominations based upon what is nearby, there would be many which would never have passed muster, starting with the Watts Towers. At issue is not whether a property is surrounded by or adjacent to other historic or even appealing structures, but whether it meets the criteria set forth in the guidelines. The information is analyzed in relation to the property itself and not measured against other properties—even those of the same genre. Designation is not a contest of better or worse, but an individual assessment of the facts related only to the subject property.

The ESA report tries to use the “contest” argument as a means of discrediting 1848 Gramercy. A careful reading of that portion of the document reveals a disturbing level of disingenuousness. The examples used for comparison are not a one-to-one measure; one is clearly a 3-story mansion across two and a half lots; another is a single-story bungalow; another, having had its wood siding removed some years ago is now a stucco box. Interestingly, the wood siding that was removed was acquired by the next door owners and used to restore that house at 1651 S. Gramercy. A photograph of that house appears in the ESA report; it is obvious that ESA did not know of the earlier restoration. Therefore, any argument of alterations diminishing integrity are moot; 1651 was restored and alterations to 1848 can be similarly restored; indeed, the alterations are minor. Further, the existence of other similarly styled homes is not a restriction to others being designated. The listing process is not a Noah’s Ark; each is evaluated separately and there is nothing in the guidelines or criteria which says that if one of anything is already listed that it precludes others from listing.

The ESA report wastes time discussing National Register and State eligibility when neither of them are on the table for consideration. Therefore, discussing whether it meets the bar set for either of those categories is pointless. Also of no relevance is the protracted explanation of Arts & Crafts history and development.

The duplexes and 4-plexes referenced in the “Environmental Setting” section are also used to somehow discredit 1848 Gramercy, as though their very existence somehow compromises 1848 and by extension, all the other single-family homes. In point of fact, it was the appellate case of *Werner v Graham* which allowed for construction of those multi-family homes. Without the court’s decision, Angelus Vista and Washington Blvd would have developed very differently. While it is possible that zoning regulations would have eventually changed, those changes would have occurred at a considerably later date, and we can only speculate what residential structures would have been built and what would remain now.

The ESA report seemingly does not understand that the 1921 Sanborn Map does not support their theories of development in the area. By 1921 the *Werner v. Graham* case had been decided and development was being redirected. It is impossible to overstate the impacts of the decision. Additionally, World War I had changed how people lived and opened up new avenues of building.

The ESA report makes a statement on pages 24 which is impossible to state with certainty: that Stokes' design in the Adams-Normandie neighborhood "mimicked many popular designs by other architects" and repeats the assertion on page 25 that his work "mimicked other early houses in the neighborhood." Given that Stokes was responsible for at least a dozen homes in that area, without a thorough chronological survey of Stokes' work relative to everything around it, it cannot be stated that he was "mimicking" anyone—perhaps others were copying him. Further, there was a design vocabulary used to express the Craftsman ideal—a pool of character-defining features used by every architect and designer when building in that style. Indeed, on page 16 ESA lists many of those features as being "typical" and used "to create complex and highly detailed residential architecture." So on one hand they acknowledge that these features were used repeatedly by almost everyone at the time, yet condemn Stokes for using them and imply that his use was that of a copycat rather than his own interpretation of the same elements.

In the same paragraph on page 25, ESA further condemns Stokes for evolving in his style. The report complains that his work first employed Classical detailing and later, the Spanish Colonial Revival. Either he was a static copycat or a creative designer—ESA seemingly makes the case for both.

What appears to have been lost in the discussion is the relevance and significance of the case of *Werner v. Graham* and whether its effects meet the criteria for listing. The ESA report never mentions the case and therefore cannot be recognized as a complete and thorough evaluation of the property and how it relates as a tangible representative of the case decision. The house sits literally at the intersection of the changes that were made by the case. It is a visual reference. Had the decision been different, it would have been flanked on either side by other single family homes of similar vintage and style. It relies on SurveyLA criteria which is different from HCM criteria. Further, the property was never evaluated for SurveyLA as a potential contributor to the Angelus Vista District.

There are numerous inconsistencies and misleading statements throughout the document submitted by ESA. I have documented some of the more egregious ones here, but there are others. Now I direct your attention to the Staff Report, which may be even more disturbing.

The Staff Report states that 1848 Gramercy was found eligible as a Contributor to a district but declared ineligible for listing on the National Register under a Section 106 Review. There are several levels of problems with that statement: 1) the property is not being nominated for the National Register, therefore any reference to its eligibility for such listing is completely irrelevant and has no place in the discussion;

2) Nomination of the property for HCM status does not include Section 106 Review and so, again, such a finding is immaterial to the current application. Number 3): Staff apparently relied on the word of the owner's representative that a 1987 Section 106 Review with a negative outcome was conducted on this one house. However, it seems that staff does not have an actual copy of the evaluation (or what was being evaluated) because when asked for it, Staff told the preparer to contact the State and separately request it. OHR staff should not be relying on a report it does not have and a conclusion based on something "the other side" stated without providing the report. Looking at the inventory list (if this is about 1848 S. Gramercy Place—there is no compass direction on the listing), the property was found to not be eligible as an Individual NATIONAL REGISTER designated landmark (eg. "6Y"). First, it is a completely different set of criteria --especially in 1987 when the 106 Review was done. Further (and here I am repeating myself) Council President Herb Wesson did not nominate it as a federal National Register Individual landmark. The only thing a 6Y denoted in 1987 was that a property was determined by "consensus" to not be eligible to be listed individually on the National Register.

This is all very troubling. The nomination was made by Council President Herb Wesson. Theoretically, Staff should be writing the nomination, however it is understood that staff and time constraints make that almost impossible. Therefore the nomination is being prepared by community members. Tasking them with searching for a 1987 document which clearly holds no relevance, in order to prove a negative, is not in the spirit of cooperation. If Staff has the document they should be providing it (essentially to the Councilman's representative); if they do not have it they should not be using it to justify their findings.

The Staff Report also makes a blatantly false statement by saying that 1848 S. Gramercy was determined not to be a Contributor to the SurveyLA-identified Angelus Vista District. The facts are thus: in 2012, SurveyLA—for the South LA CPA (and also for the West Adams-Baldwin Hills-Leimert CPA) only included in the scope of the survey those properties that were zoned residential or commercial. The scope of work specifically excluded properties zoned Industrial. 1848 S. Gramercy Place is zoned Q-CM and was specifically excluded from the 2012 SurveyLA. This property may (or may not) have been surveyed/evaluated when SurveyLA undertook the citywide Industrial Context survey, but that was long after the South L.A. results were published, and the Angelus Vista District with its boundaries was also published. It is completely disingenuous and inappropriate for Staff to have stated that, essentially, this specific house was rejected as a part of the Angelus Vista District. It was never evaluated as a part of the district, for good or bad.

As with the ESA report, the Staff Report completely ignores the meaning and impact of *Werner v. Graham*. It dismisses the case, stating that "the case does not appear to have any direct association with the subject property." What this indicates is the lack of understanding as to how zoning and planning laws actually impact communities. Although there were other named defendants, this particular house is literally the nexus—the bricks-and-mortar example of the effects of the decision. To one side of it is a four-plex residence and on the other side is a commercial business. But for the results of *Werner v. Graham*, the house would likely have been flanked by other single-family residences and the area would

have developed quite differently. The “associations” are strongly visual; of all of the named defendants, this property was the one most affected.

Also following the lead of the ESA report, Staff uses inappropriate comparisons to other houses already listed as HCM's. The Kissim House is a grand residence of 6554 sq. ft; the Perrine House is located one parcel from the 10 Freeway and across from a school; the Hackett house is a completely different style—Transitional Victorian-Craftsman of 4344 sq. ft. It also has modern apartment buildings adjacent to it and itself is divided into two units. By contrast, 1848 Gramercy is still a single-family house, despite its current use and many tenants. It has 3658 sq. ft, considerably less than the aforementioned homes in the Staff Report. It is unclear what Staff is trying to prove by noting these three other properties, none of which bear any resemblance to 1848 Gramercy. There are other Craftsman homes listed as HCM's; are we to perform a side-by-side comparison with each one to see how alike or not they may be? Again, it is not supposed to be a competition; if that were the case, then we would have one of each style and each architect and no more, because the style would be represented. The “beauty” of these homes lies in their variety of interpretations, making each unique.

It is interesting that both the ESA and Staff reports list numerous original, character-defining features of the house, they both conclude that those are outweighed by some alterations, some of which are 1) not alterations, 2) minor additions; 3) additions which were early in the history of the house and thus may have taken on their own level of significance; 4) kitchen and bathroom remodels, which should not be considered as alterations affecting the integrity of the house. Most (if not all, by now) houses from that era have remodeled kitchens and bathrooms since most people want modern conveniences in both of those areas.

The 1982 rear staircase referred to is an easily reversible element.

Similarly, room partitions are temporary and not load bearing.

Re-stuccoing is no different from a structure that requires re-painting. The poor stucco can be scraped off and new, appropriate stucco applied.

The fenestrations are all original; new window frames can be installed.

The Staff Report refers to the porte-cochere as not original; I beg to differ. If one examines all of the details, it is obvious that it matches the wood designs at the front of the house. Also, the existence of the carriage step indicates that some type of vehicle stopped there for passengers to alight. It is unlikely that such an area would have been uncovered.

The enclosure of the porch is the only truly obvious change, but it is typical of how living habits have changed over the past 100 years and many HCM's and HPOZ Contributors retain such an alteration. It does not radically alter one's understanding of the architectural intent and therefore does not affect the property's integrity. More importantly, the 1921 Sanborn Map shows the porch as being enclosed; the only thing we don't know for sure is how much before that it might have been done—it is possible that it was done immediately after construction. Unfortunately the previous Sanborn Map dates from 1907 before the house was completed. Anything else is pure speculation on the part of ESA and Staff.

Referring back to the ESA report (See page 21 of the ESA report), items such as security grilles and planter boxes are not alterations which affect the integrity of a house. Also: the original porch posts were not wood; they were stucco and can clearly be seen in the vintage photograph. Citing a replaced roof is the height of arrogance as no roof lasts for 100 years. The fact that it was originally a shake shingle roof is a specious argument and at any rate, shake roofs are no longer allowed in Los Angeles.

Staff's conclusions that the house is not associated with historical events or exemplifies contributions to history demonstrates a lack of understanding of how legal decisions have dramatically affected how the city looks and functions, and how it impacts people.

It seems clear that Staff simply did not “like” this house and thus was willing to accept the ESA assertions that it does not meet the criteria. The arguments presented in both reports are flimsy, disingenuous, misleading and contradictory. Properties have attained HCM status meeting fewer attributes than those possessed by 1848 S. Gramercy. Our ability to research deeper into history and discover underlying reasons for how and why Los Angeles developed as it has, necessarily makes us re-examine what makes a property significant. The case of *Werner v. Graham* is critical to understanding that development and the physical siting of 1848 S. Gramercy brings it to life. It is no longer confined to the pages of law books, understandable only in the rarified atmosphere of the legal training. Now everyone can see and understand why and how an apartment building can be situated next to a single-family home or why that home came to be neighbor to a liquor store. The case does not have the “sexy” historic qualities associated with the striking down of restrictive racial covenants but it is no less significant.

For all of the foregoing reasons, I hope that the Commission will agree with the accuracy of my findings and vote in favor of HCM status for 1848 S. Gramercy.

Respectfully submitted,
Mitzi March Mogul
June 24, 2018



Planning CHC <chc@lacity.org>

Deny the 1828 S. Gramercy Place motion

Peggy and Kevin Sears <pegkevsears@gmail.com>
To: chc@lacity.org

Thu, Jun 21, 2018 at 12:00 AM

Greetings Los Angeles Staff and Commissioners,

This nomination for historic preservation is a joke and nothing more than a neighborhood trying to block someone from developing housing. I have attached a screenshot below of the page in the SurveyLA Historic Districts report, which includes [1828 S. Gramercy Place](#). You can see that the report does NOT find this to be a historic property; under type it says "not sure".

You'll notice there are two Craftsman properties listed above this property. 1830 S. Cimarron is a contributing property to the neighborhood and is .25 miles away. The other property listed is also on Cimarron Street, is a contributor, and is the same distance away. I don't understand why Herb Wesson nominated a dilapidated old property for historic nomination when there are dozens of examples of this particular home, in much better shape, within several blocks.

This tactic of blocking development through historic nominations is dangerous and disingenuous. Please deny this motion.

South Los Angeles

Historic Districts, Planning Districts and Multi-Property Resources - March 2012



Address: 1830 S CIMARRON ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1841 S CIMARRON ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 1828 S GRAMERCY PL
Type: Not sure
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Peggy Sears
[900 N Orange Grove Ave](#)
[Los Angeles, CA 90046](#)
(607) 684-8348



Planning CHC <chc@lacity.org>

Please deny the historical nomination of 1848 Gramercy Place

Peggy & Kevin Sears <pegkevsears@gmail.com>

Sun, Jun 24, 2018 at 9:14 PM

To: CHC@lacity.org

Dear Cultural Heritage Commissioners,

The intent of this email is to oppose the historic nomination of [1848 Gramercy Place](#) - Council File: 18-0330.

I understand the purpose of this commission is not to weigh in on the future plans of a site, but to consider the item at hand and judge its historic merits. The nomination of this property, however, was not done with the history in mind, but rather the opportunity it presented by nominating it. That opportunity was to block development and future housing.

There were years of opportunities to preserve this site, but until the plans came for the new development, the neighborhood had no interest in this property. If a one-story organic grocer or trendy restaurant was proposed, would the nomination have occurred? The history of tomorrow will be decided by the decisions we make today, and the needs of our city are far greater than the discomfort brought by change for a handful of residents.

If this building is truly historic, I hope something exceptional will be done with the structure. The current narrative of weaponizing HCM nominations will be an unfortunate chapter in the future history books of Los Angeles.

Thank You,

Peggy Sears
900 N Orange Grove Ave
[Los Angeles, CA 90046](#)
(607)684-8348



Planning CHC <chc@lacity.org>

Regarding Preservation of 1828 South Gramercy

Ruthie Myers <myer0159@gmail.com>
To: CHC@lacity.org

Tue, Jun 19, 2018 at 2:45 PM

Dear CHC -

Please no.

[1828 S Gramercy](#) is not worthy of historic preservation. I love the fact that we're referring to the property as the Cordary Family Residences. I cannot figure out for the life of me who the Cordary Family is, or what they contributed to Los Angeles to make me care enough to preserve something for them, or how long they even lived here as they are not included in the SurveyLA report. And again according to the report, nothing of actual historic significance took place on the property. It just seems to be an old house the neighbors don't want to see torn down because comfortable neighbors want to keep their area frozen in time.

One thing that confuses me is that while the shell of the main residence remains the same, it has been extensively remodeled and preservation has never been a theme for these renovations. The main house was divided into 3 sections during the 1930's as the city was trying to combat a historic housing crisis and never converted back to a single family. This fact should not be lost on the CHC. In the 90ish years since the property was converted to a multi-family, it was never changed back because Los Angeles has always been in need of more housing. If the integrity of the original main house is important to this process, then it needs to be noted that it hasn't been an original structure in 90 years.

Please don't approve this motion.

Thank You,
Ruth Myers
(952) 200-0944



Planning CHC <chc@lacity.org>

Please deny the nomination for designation of 1848 S Gramercy Place

Ruthie Myers <myer0159@gmail.com>

Sat, Jun 23, 2018 at 4:40 PM

To: CHC@lacity.org

To the Cultural Heritage Commission:

I am writing in opposition to the HCM for 1848 Gramercy Place. I considered the report, reviewed the site, and looked up the property.

The nomination appears to be made at the request of neighborhood residents. These residents did not appreciate the aesthetic of the building until progress was initiated. At that point, the building was being considered despite SurveyLA already rejecting this building.

The building itself is insignificant, run down, and nothing more than an opportunity to do something relevant. Whatever the plan for the site is, I will be excited to see LA embrace progress and move forward as this building has been deteriorating it seems for decades. I don't like this word, but it's ugly.

When I looked it up, on Yelp it appeared as a sober living facility. I called the number and hung up after it asked me for insurance information. There was nothing else I saw online except for the price of the house on various real estate sites.

I did not come across anything historically significant for this project and encourage you to reject this nomination.

Respectfully,

Ruth Myers
(952) 200-0944



2263 SOUTH HARVARD BOULEVARD • HISTORIC WEST ADAMS • LOS ANGELES, CA 90018 • 323-735-WAHA (323-735-9242)

June 26, 2018

Cultural Heritage Commission
200 N. Spring Street, Room 532
Los Angeles, CA 90012

RE: CHC-2018-3217-HCM, 1848 S. Gramercy Place, Los Angeles CA 90019

Dear Commissioners:

The West Adams Heritage Association (WAHA) is comprised of over 350 households in the West Adams area. We routinely comment on land use applications and environmental documents on behalf of the Association members. WAHA is dedicated to the preservation of the community's architectural and cultural heritage.

In this particular instance, CHC-2018-3217-HCM, we have read the HCM nomination, reviewed the related materials, and strongly disagree with the Staff Recommendation Report regarding 1848 S. Gramercy Place. WAHA believes that the Stokes' Angelus Vista Tract Residence meets or exceeds the bar for designation under Criteria No. 1, as it is associated with an important historic event that shaped the growth, development, or evolution of Los Angeles or its communities and reflects patterns of development in Los Angeles; and Criteria No. 3, as it embodies the distinctive characteristics of a style, type, period, or method of construction.

WAHA has a number of important concerns regarding the Staff Recommendation Report. We are concerned that there are some important misinterpretations of the facts that had been presented in the Preparer's nomination. We are troubled to learn that OHR staff chose to make comparisons between the nominated property and other historic properties, and then chose to make those comparisons to residences that have nothing in common with 1848 S. Gramercy Place. We are concerned that Staff dismissed the builder's role in Los Angeles's development patterns for the stated reason that the dozens (more than 50 now identified) homes and buildings this builder erected were "speculative ventures" – which leads us to wonder: Are we to condemn the City's development entrepreneurs and not designate as a landmark any structure erected with the thought of making a profit?

WAHA also emphatically disputes the entire discussion(s) of INTEGRITY found in the Staff Recommendation Report as well as a historic assessment prepared by the Owner. More on this below.

The OHR staff ignored or dismissed key historical elements, evidently did not understand nor recognize the context of the Stokes' Angelus Vista Tract Residence, and, per above, staff was also dismissive of Minnie and Naldo Stokes' roles in Los Angeles' pattern of development. Additionally OHR staff claims that the residence at 1848 was somehow not linked, or not linked in a significant way, to the Werner v. Graham lawsuit case -- without offering up any specific, factual evidence to support that claim.

The Werner v. Graham Lawsuit

It is WAHA's understanding that the residence at 1848 S. Gramercy Place was owned by Eleanor Goodwin Whitman at the time the underlying Werner v. Graham lawsuit was filed (1914) and continued to own it through the appeal process culminating in a precedent-setting California Supreme Court decision (1919).

Whitman was a named defendant; her property was adjacent to the plaintiff Fritz Werner's property; Werner wanted to undo the deed restrictions in Whitman's deed and her neighbors' deeds to allow construction of something other than a single family home; Werner won; a gas station was built on his lot within a couple of years; the decision changed the Angelus Vista Tract forever; and the house at 1848 S. Gramercy now has commercial buildings on one side and apartment buildings on the other. It seems abundantly obvious that this one house is not only associated with that significant case but also, from its setting, visually tells that story.

WAHA did read the entire HCM submission and it is clear to us that the case changed the course of real estate development and in particular set new standards for what we in 2018 call "Planned Communities" which have requirements that are needed to be met in order for a group of homeowners (today we would call this an HOA) to enforce restrictions and covenants.

Distinctiveness and the Craftsman Style

The Staff Recommendation Report also states: "*staff does not find it to be a distinctive or outstanding example of Craftsman-style architecture.*" But the Cultural Heritage Ordinance does not require that an HCM be a "*distinctive or outstanding example*" – rather, an HCM should meet the criteria that it "*embodies the distinctive characteristics of a style*" to be eligible for designation. Words and phrases, particularly when utilized in the Municipal Code, are specific, and at the

risk of being too pedantic the phrase “distinctive characteristics” means (from numerous dictionaries): “marking as separate or different; serving to distinguish” (Webster’s); “marking something as clearly different than others” (Cambridge); “characteristic of one person or thing, and so serving to distinguish it from others” (Oxford). Not “outstanding” nor “exemplary” but rather a demonstration of characteristics, in this case elements of the Arts & Crafts/Craftsman style.

In WAHA’s view, there is no doubt that this house, particularly its interior, embodies the distinctive characteristics of the Craftsman style.

Patterns of Development

WAHA would simply argue that of course this house tells the story of L.A.’s patterns of development because of: 1). Due to its strong association with the Werner v. Graham case, where the owner Eleanor Goodwin Whitman was a not just “a” defendant but one of two defendant/owners of single family homes located adjacent to Mr. Werner’s vacant lot on Washington Street; and 2). The association with and identification of Minnie and Naldo Stokes’ own pattern of development in Los Angeles between late 1903 and the mid-to-late 1920s, wherein the Stokes speculatively purchased multiple lots in newly-announced tracts and subdivisions (first in West Adams, then in the Wilshire District, and subsequently in the Hollywood foothills and Hancock Park areas), and erected at least 50 and likely more homes for resale to middle class, and upper middle class buyers. This latter association in fact tells the story of how Los Angeles’s “suburbs” (now neighborhoods in the urban core but not at the time) developed.

Prior Historic Assessments

The Recommendation Report references a 1987 Section 106 Review that is not attached to the report, that no one has seen (including, apparently, staff, who were unable to provide it to the Preparer), which may or may not be this property (the State SHPO’s inventory list does not indicate whether it is “North” or “South” Gramercy – both addresses exist), the proposed 1987 project is unknown, and in any case was denoted by “consensus” to be a “6Y” – which means it was not eligible in 1987, utilizing 1987 standards and guidelines which may have changed, to be listed individually on the National Register. Staff should not, and should never, make recommendations on material not in their possession.

If OHR staff does have the document, it should be attached to their report and should have been provided to the preparer when requested.

Regarding OHR staff's reference to SurveyLA and the identified Angelus Vista District, WAHA itself has participated in multiple discussions over the past several years with Planning Staff regarding this very Survey. It omitted the vast majority of the actual Angelus Vista Tract; it somehow "missed" the entire block of Van Ness between Washington and Venice Boulevards; it excluded the one designated HCM on Gramercy Place in this vicinity; and after doing all of this to create a boundary that would have enough Contributors to comply with National Register standards (hence the odd shape of the boundary), according to multiple communications with OHR deputy manager Janet Hansen, then the SurveyLA team decided it would be a local and not a National Register qualified district after all. But the team never went back out to re-survey based on those different standards, in order to create a more-encompassing boundary.

This is not new information. This is information that was widely shared at the time, was published by WAHA and remains on our website, and was also shared as a part of the South Los Angeles Community Plan Update process. This set of facts is exactly the reason why the Planning Commission initiated and City Council adopted the phrase "SurveyLA or other historic survey" for the new Angelus Vista Character Residential Overlay CPIO, whose boundaries extend east to Manhattan Place and west to Arlington, encompassing the missed historical properties in between.

That said: the residence at 1848 S. Gramercy Place was not surveyed in 2012 when SurveyLA reviewed the neighborhood as a potential district. It was not rejected; it was not surveyed. Its zoning is "industrial" (Q-CM) and therefore its evaluation – which we have never seen – was deferred to the later citywide Industrial Context survey, published in February 2018.

WAHA believes it is terribly wrong for OHR staff to imply otherwise in its Staff Recommendation Report. While we all know the truth of the matter ("we" including the team that updated the Community Plan, the Planning Commission, the Council Office staff who worked on the Community Plan Update; the many community members who participated in public meetings about the CPIOs, and of course OHR staff), the Cultural Heritage Commission had not been involved in this ongoing, 5-plus-years discussion.

Comparisons

The Staff Determination Report identifies three homes, all HCMs, which it compared the Stokes' Angelus Vista Tract Residence to. Two things are curious. One: if OHR staff wanted to make a comparison, why did it choose to ignore the (also middle-class type) designated HCM, the Julius Bierlich Residence, located just 250 feet from 1848 S. Gramercy Place? Like the

Stokes' Angelus Vista Tract Residence, it is a two-story Craftsman in Angelus Vista. WAHA doesn't know what conclusion(s) might have been made, but the omission of it raises questions.

Second and more important: The comparisons are to residences which have nothing in common with 1848 S. Gramercy Place. One of them, the Hackett House, 1317 Westlake, is a Victorian Transitional style home, located in the Westlake District (Pico Union) and currently subdivided into a duplex, according to City records, and which seems to have extensive rear alterations and additions, evidenced in the photo from Google (*house on top left, below, with additions*):



The Kissam House at 2160 West 20th Street is a three-story mansion of 8,000+ square feet straddling several parcels in Western Heights. It was designed by noted architects Hudson & Munsell, is described as "Craftsman" but in fact is a Shingle Style exterior with a Beaux Arts interior (according to its HCM nomination.) It is important to note, again per its nomination, that the house was not in good condition at time of designation and it had had many significant alterations over the years, including the addition of both a first floor and a second floor sunporch, the complete relocation of the dining room, and the removal of the original staircase.

These are dramatic changes that seem not to have detracted from the "integrity" of this HCM, even though its significance related to its Master Architects.

The third house was designed by architect Sumner Hunt and, again, does not seem to relate visually to this home. A former WAHA president owned this house and we are familiar with it; its interior is NOT similar to the Stokes' Residence.

Outside Consultant's Historic Assessment

We also strongly dispute the historic assessment prepared by the property owner's own consultant (which OHR staff apparently relied upon). We find that assessment to be misleading, inaccurate, and it is a report that twists facts regarding prior historic assessments. This historic assessment did not evaluate the property in terms of historical economic development patterns or cultural heritage. The assessment dismisses the importance of the 1848 S. Gramercy Place residence not only architecturally (by comparing it to multiple other homes with which it has nothing in common, and also making claims that its builder, Naldo Stokes, was somehow "copying" other builders), but also misrepresented its integrity.

Appended to the Consultant's Assessment is a partial DPR assessment. It appears as if we are to assume this may be the referenced Section 106 document. Or is it? The front matter is not included. The footnotes indicate "1995" and "2018." It appears to be an edited version of "something" as it also references the consultant's own firm, ESR. It is grossly inappropriate to append a partial and likely edited document, and it appears designed to confuse. WAHA believes OHR staff incorrectly relied on this document.

Integrity

The issue of integrity is highly subjective, and moreover many changes are reversible. Importantly, integrity can be regained AFTER we have saved a structure and had it designated, but if it is demolished, simply put, we have lost that chance forever.

The residence at 1848 S. Gramercy Place is more intact than many designated HCMs were at the time of their designation. We are providing descriptions and photos of some important examples below.

WAHA is perplexed by OHR staff's assertion that the home's integrity compromises the ability to designate it as an HCM. First of all, it was not nominated as an example of a work by a "genius" master architect. In such cases, it may be difficult to make a case for integrity if many of the original architect's design features are altered or missing, if the "hand of the architect" is not present. And in any case, nearly all of the original interior trim work, layout, the arroyo stone fireplace, etc., appear to be intact. The "hand of the builder" Naldo Stokes is clearly present.

Moreover, the Staff Report is simply incorrect. It says: “The cumulative alterations, particularly on the *primary, east-facing elevation*, have substantially impacted the original design intent.” BUT they are describing the **WRONG SIDE OF THE HOUSE**. The rear does have cumulative alterations. The **primary, WEST-FACING FRONT SIDE** of the house does not.

That there was a 1920 REAR addition does not detract from the home’s integrity; it was built in the same style and with the same features (reverse board-and-batten wainscoting, beamed ceilings). Many current designated HCMs had early additions of bedrooms, bathrooms, sleeping porches, breakfast or “morning” rooms, and/or billiard rooms.

The exterior has had some changes. One is early and arguably historical: The front exterior porch on the southwest corner elevation may have been enclosed originally (it is not clear), and certainly was enclosed by 1921. It shows on the 1921 Sanborn Map as a one-story room, not as an outside porch. WAHA has seen (in fact has had in its collection of Washington Boulevard photos for some time) a 1928 photograph of this house which clearly shows that sunroom enclosed on three sides by divided light windows. The current photographs show clearly that the north side and south side of this room retain those windows. Only the west-facing elevation has been changed – it was somehow enclosed with what looks to be drywall with a window inserted, but within the “boundaries” of the original bank of windows. And because the house retains the other windows (and one divided light door) the missing front portion could easily be restored to match the others. This meets the definition of a reversible alteration.

WAHA would argue that the period of significance for this property stretches from its completion in 1908 through the 1920s, because of the changes created by the Werner v. Graham case and resulting patterns of development in Angelus Vista. So whether the sunroom was created in 1908, 1911, 1918 or 1920 is irrelevant – it existed in 1921.

The other changes that seem to bother OHR staff are either on the rear (yes, there is some sort of unpermitted addition plus permitted exterior rear stairs plus a few window change-outs within original fenestrations) or are minor. Perhaps WAHA’s definition of “minor” differs from others’ – we have seen many miracles in the West Adams District where homes in very poor condition have been beautifully restored to the point of winning awards.

Staff seems concerned with the “re-stuccoing of the stucco cladding with course concrete plaster.” Removable; fixable.

Staff expressed concern about some window change-outs. They are not on the front elevation, and are readily fixed by hiring a carpenter to make “new wood windows, same size, same

material, to match original” — the standard we use for conforming work repairs in HPOZs on a daily basis.

Staff noted that rooms were “partitioned.” In looking at photos, the majority of partitions that are visible to WAHA are more like temporary office cubicle structures in living quarters, giving some measure of privacy to the gentlemen who live in the group home setting. This is more like “furniture” than “wall.”

The dining room appears to have had drywall inserted in the middle (dividing the room into two parts), but visibly retaining the wainscoting and the wood trim cove moldings. There is no photo of the eastern portion of the room, so we cannot comment on whether or not it also retains its original woodwork. The west entry to that same room (where they may have been a pocket door or it was simply open – we do not know from the photos) has also been filled in with drywall, with a contemporary door added. WAHA would like to point out that likely this change would be reversible with one hour of careful labor.

Staff also referenced “kitchen and bathroom remodels.” WAHA is not familiar with the reported bathroom(s) remodels, as the photos are imprecise. The kitchen, however, appears original in terms of its location, layout, extant wood trim and the associated – completely intact – butler’s pantry, as is seen in the available photos from both the day of the Commission tour and the real estate MLS images.

WAHA prepared a visual presentation for the Cultural Heritage Commission some years ago focusing on Integrity and Restoration. We cited (and showed photos of) a number of “wrecks” that were designated as HCMs while they were not just unrestored but in some cases literally wrecks that were later rescued and restored in part because of HCM designation.

These include:

- The Adlai Stevenson birthplace, HCM No. 35, at 2629 Monmouth, now altered into 11 apartments
- The Forthmann House, HCM No. 103, is a beautifully-restored Italianate Victorian now located at the corner of Hoover and 28th Streets. It was a literal wreck when it was originally declared a monument at its former location on 18th Street and Figueroa.
- The Cockins House, HCM No. 519, designated in 1991, had its exterior covered in non-original siding at the time of its nomination. It had been converted into a duplex in 1911, a boarding house after the war, and had fallen into major disrepair. It is now beautifully restored.
- The Polish Parish/Lycurgus Lindsay Mansion, HCM No. 496, has a complete church sanctuary building jutting out in front of the original mansion front.

- The Secundo Guasti Villa/Busby Berkeley Estate, HCM 478, is one of the most famous, and most visited West Adams landmarks. But it has two non-original wings jutting off the rear, added when the mansion became a physicians' retirement home.
- The Wells-Halliday Residence had been abandoned, partially gutted and the owner had a demolition permit – and a bulldozer was parked in front of the house – when we nominated it for HCM status. Because we were able to nominate this as a Historic-Cultural Monument, it became a hospice and medical facility, rather than fodder for a landfill.
- The Raphael Soriano/Glenn Lukens house, an important Modernist residence in Jefferson Park, is largely intact and yet also endured significant alternation of its front terrace elevation. The terrace was enclosed, and the original sandblasted glass doors were gone. It is now restored and a landmark we are all proud of.
- The Benjamin Waters Residence, 2289 West 25th, HCM No. 598, had been converted into a duplex in the 1920s. It had also decades of no maintenance. It had one electric lightswitch, plumbing on the exterior and in the two sets of pocket doors had both been filled in with plaster and reduced to swinging doors. The current owner had to figure out what plaster was original versus later based on horsehair plaster from the 1890s. Wood was milled to match the existing. The center hall was divided as well. Pocket doors had to be rehung on rebuilt tracks. Also on the rear was an exterior stairway to the second floor.
- The Gramercy Park Homestead, HCM No. 601, at 2101 West 24th Street, was a slumlord boarding house that was so dilapidated that it was not financeable. Severe structural issues led to the entire rear (three-story) exterior having to be removed and rebuilt. The house was covered in aluminum siding, and the sandstone was painted hot pink, and was cracking and failing from decades of water intrusion. The bathrooms were not just filled with trash, but many (if not most) of the original period fixtures had been removed or were unrepairable. Probably at least half of the original windows had been replaced with jalousies. And the sleeping porch upstairs had been enclosed as a bedroom.
- The South Seas House is a city-owned HCM. Had integrity been a requirement, we would not have this much-loved landmark with us today.
- The Joseph Lee Starr Dairy Farmhouse was designated as an HCM when its Victorian front exterior was mostly covered by a mid-1920s wrap-round porch and its rear elevation was mostly hidden from view by several later additions. An exterior staircase was visible on its South elevation. It had been duplexed and its original staircase either removed at that time or totally encased (we do not know because by the time it actually was restored the staircase had been removed).

Truly there are many more examples in West Adams, and, we imagine, throughout the city. The purpose of this recital is to reiterate that, as we stated at the beginning of this memo:

The issue of integrity is highly subjective, and moreover many changes are reversible. Importantly, integrity can be regained AFTER we have saved a structure and had it designated, but if it is demolished we have, simply put, lost that chance forever.

We would argue as well that a resource nominated for its cultural resonance, and/or its significant association with a historic event, personage or trend in local, state or national history, should not be required to meet the identical design thresholds as one would want to achieve for those resources nominated purely as architectural specimens.

The story of people and their roles in the City's social, economic and cultural life is what local history is about. WAHA would urge the Commissioners to recognize that this house is an important part of that story. Please do vote to designate the Stokes' Angelus Vista Tract Residence as West Adams' next Historic Cultural Monument.

Thank you for your consideration.

Roland Souza
President, West Adams Heritage Association
president@westadamsheritage.org



Planning CHC <chc@lacity.org>

Re: 1848 S Gramercy Place

V Weathersby <msladyw@gmail.com>
To: chc@lacity.org

Mon, Jun 25, 2018 at 2:36 PM

Dear Commissioners and City Staff:

Thank you for the opportunity to weigh in on the 1848 S Gramercy PI Historic Nomination. I am in strong opposition to this nomination because of my ability to see and the lack of historical content that has taken place at the site.

Please take a look at the photos below:



It is not my intent to come across as elitist, and I don't believe saying this place is lacking architectural character does that. These photos show the amount of attention this home has received prior to it being considered for a new development site. All of a sudden, we must preserve this property because of what? Age? If that is the precedent being set, our city's problems will continue to get worse.

Please let me know if there are other merits to this project I am missing. As it stands, this building is borderline embarrassing but preserving it is a mistake.

Thank you for your consideration and service to Los Angeles

V. Weathersby
[1672 North Western Ave](#)
[Los Angeles, CA 90027](#)

DAY OF HEARING SUBMISSIONS