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May 25, 2017

Mr. George Mgdesyian  
15260 Ventura Boulevard, Suite 2200  
Sherman Oaks, CA 91403

**Subject:** Historical Resources CEQA Impacts Report for 4529 Sherman Oaks Avenue, Los Angeles, California

Dear Mr. Mgdesyian:

Environmental Science Associates (ESA) appreciates the opportunity to submit this letter report to Mr. George Mgdesyian (Client) which summarizes and documents the results of a Historical Resources CEQA Impacts Analysis (Report). The report is required by the City of Los Angeles (City) to review a proposed project (Project) which will enlarge and alter an existing medical office building constructed in 1950 (Subject Property or Office Building) for use as a law office. The Subject Property, located at 4529 Sherman Oaks Avenue, Los Angeles, California (Project Site), was identified by SurveyLA in February 2013 as a contributor to a potential district. The Project Site is situated in Tract 10,000 on Lot 99, at the northeast corner of Sherman Oaks Avenue and Dickens Street. It is identified by assessor parcel number (APN) 2283-017-006.

The Project design, as currently proposed, is a two-story structure set close to the sidewalk with a corner entry. It removes and replaces the existing building envelope, expands the floor plates, and retains only a few of the interior walls. A new two-story volume would be constructed in front of the existing primary (east) façade, to be achieved by adding one floor above the existing projecting one-story wing. Project plans developed by GM Modern Design, Greg Misakyan Architect, were reviewed by ESA and are included in Attachment B.

On March 23, 2017, ESA conducted an intensive pedestrian survey to document the existing conditions of the Office Building and vicinity, conducted an in-house archival records search to identify known historical resources in the vicinity that may be indirectly impacted visually by the Project, and reviewed Project plans provided by the Client.

On March 28, 2017, as part of preparing this report, ESA conducted a preliminary Design Consultation with architect Greg Misakyan. This meeting discussed design options that would take into consideration SurveyLA's finding that the Subject Property has been identified as a contributor to the potential Sherman Oaks Circle Historic District, a finding that our assessment of the subject property also supports.

On April 7, 2017, Dr. Margarita Jerabek of ESA and Greg Misakyan attended a meeting at the Los Angeles Department of City Planning, Office of Historic Resources with Ken Bernstein, Manager and Principal City Planner. That meeting discussed strategies for achieving the Client's desired square footage while retaining the potential eligibility of the subject property as a potential district contributor. Options considered and discussed in our meeting included expanding at the rear (west) end of the parcel, and adding a third floor. Greg Misakyan's research into the City zoning code indicated that neither of these options are feasible within current regulations. His notes, included in Attachment E, summarize the site limitations and code requirements that make it infeasible to build at the rear or to add a third floor:



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- The Subject Property must retain a 10-foot rear setback.
  - This setback is unable to accommodate the 25-foot setback requirement for ADA parking (with loading and unloading).
- ADA parking must be located on the shortest accessible route from parking to an entrance.
  - This suggests that ADA parking for the Office Building can only be located in the alley.
- Car and van parking spaces must be 18-feet long; car parking spaces must be 9-feet wide and van spaces must be 12-feet wide. Additionally, a 10-foot landscape buffer must be provided.

Further:

- Height limitations for the area allow a maximum height of 30 feet.
  - The two-story section of the existing building is already over 20 feet in height and the proposed design is 25 feet 10 inches in height.

Therefore, the Subject Property is unable to accommodate a third floor without exceeding the height restriction.

An option for adding space at the subterranean level has also been discussed but has not been investigated further by the architect. There are high costs associated with this option and the spatial requirements of the owner's law practice are best met on two full above-ground floors. The owner intends to be the sole tenant of the Office Building and will not be subletting space, further eliminating the utility and value of an underground floor.

As stated above, this assessment report and CEQA impacts analysis has been prepared at the request of the City. It provides the results of ESA's investigations with regard to the potential eligibility and character-defining features of the subject property as a potential contributor to the potential Sherman Oaks Circle Historic District. The CEQA impacts analysis presents ESA's findings with regard to potential Project impacts to identified historical resources that may be affected by the Project, namely the potential Sherman Oaks Circle Historic District.

A historical resource pursuant to CEQA is a resource that has been listed in, or determined to be eligible by the State Historical Resources Commission; a resource included in a local register of historical resources; a resource identified as a significant in an historical resource survey (such as SurveyLA); or a resource that a lead agency determines to be significant in the annals of California.<sup>1</sup> Thus, a historical resource includes not just designated resources but also potentially eligible resources. The Subject Property was identified by SurveyLA in February 2013 as a contributor to the potential Sherman Oaks Circle Historic District. ESA's site survey, research, and intensive-level evaluation of the subject property have confirmed SurveyLA's finding. Therefore, this Report

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<sup>1</sup> Association of Environmental Professionals. "15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources." In *2015 CEQA California Environmental Quality Act Statute and Guidelines*, 139-43. Palm Desert, CA: AEP, 2015.



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assumes that the Subject Property is a contributor to the potential district and the potential district is a historical resource, pursuant to CEQA.

This Report was conducted by ESA's architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources, Stephanie C. Hodal, Candidate M.H.C., Associate Architectural Historian, and Max Loder, M.A., 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 Attachment A.

## **Previous Evaluations of the Subject Property and Potential Sherman Oaks Circle Historic District**

An in-house archival records search was conducted to identify all known resources within a one-quarter (0.25) mile radius of the Project vicinity which may have views of the Project Site for the purpose of analyzing potential indirect impacts. The archival records search involved review of ESA PCR's in-house files and review of the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), California Historic Resources Inventory (HRI), SurveyLA, and City of Los Angeles Historic-Cultural Monument (HCM) databases to identify previously identified historical resources within the Project vicinity.

The in-house archival records search indicated the Subject Property is a contributor to and located within the potential Sherman Oaks Circle Historic District identified by SurveyLA in February 2013. As such, the Subject Property appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation (3D), appears eligible for the California Register as a contributor to a California Register eligible district through a survey evaluation (3CD), and appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation (5D3) as representative of a Mid-Century Modern low-rise commercial office building.<sup>2</sup>

The potential Sherman Oaks Circle Historic District is located in an eastern part of Encino near Sherman Oaks. It encompasses the five blocks south of Ventura Boulevard to Valley Vista Boulevard with the Interstate 405 (San Diego) Freeway as a boundary to the east and Firmament Avenue as a boundary to the west. The streets follow an orthogonal grid with a distinctive roundabout on Sherman Oaks Avenue in the center. The topography of the area is generally flat.

Although predominantly composed of single-family residences, there is a small two-block cluster of commercial development on Sherman Oaks Avenue at the southern part of the district near where it intersects Ventura Boulevard. The area's rectangular lots are moderately and evenly sized despite the varying sizes of the resources. The houses in the northern portion of the district are generally smaller and one story with modest setbacks and detached garages while those toward the southern end of the district toward Valley Vista Boulevard are larger,

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<sup>2</sup> SurveyLA, Historic Resources Survey Report, Encino - Tarzana Community Plan Area, "Individual Resources," Architectural Resources Group (ARG), February 26, 2013.



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often two-story with grander setbacks and attached garages. The houses range in style from Minimal Traditional to Ranch and Period Revival styles. Several small early Spanish Revival and Craftsman Bungalow houses are interspersed. The commercial buildings are one-and two-story in scale and the commercial development ends in the half block to the south of Dickens Street. Overall, the potential district has paved concrete sidewalks, curbs, decorative street lamps, and grass parkways. The commercial properties, in keeping with the larger residential context, are also set back behind wide sidewalks and landscaped parkways.

The area was subdivided in 1927 and, while some parcels were developed early, the majority were developed in the late 1940s and early 1950s. The 405 Freeway bisected the district in 1968.

The potential district contains 130 properties: 113 are single-family residences with a small cluster of 11 commercial properties on the two blocks of Sherman Oaks Avenue near Ventura Boulevard. Eighty-nine (68%) of the 130 properties have been identified as contributors including 79 of the residential properties and six of the commercial properties.

According to SurveyLA, 73 of the 89 contributing properties within the potential Sherman Oaks Circle Historic District are located within the quarter (0.25) mile radius of the subject property. Eleven (11) of those contributing resources would have direct views of the Project Site and may be indirectly impacted by the proposed Project and are analyzed in the CEQA impacts analysis below. Each of these eleven (11) resources appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation (3D), appears eligible for the California Register as a contributor to a California Register eligible district through a survey evaluation (3CD), and appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation (5D3)<sup>3</sup> and are described further in the following bullet points.

- 15419 Dickens Street, Minimal Traditional single-family house constructed in 1950. Approximately 0.03 miles (150 feet) northwest of the Project Site. Direct view of the Project Site.
- 4553 N. Sherman Oaks Avenue, Minimal Traditional single-family house now used as low-rise commercial office constructed in 1946. Approximately 0.02 miles (100 feet) north of the Project Site. Direct view of the Project Site.
- 15418 Dickens Street, Minimal Traditional single-family house constructed in 1941. Approximately 0.01 miles (75 feet) west of the Project Site. Direct view of the Project Site.
- 4525 N. Sherman Oaks Avenue, Mid-Century Modern low-rise commercial office constructed in 1960. Approximately 0.01 miles (40 feet) south of the Project Site. Direct view of the Project Site.
- 15419 W. Greenleaf Street. Minimal Traditional single-family house constructed in 1933. Approximately 0.04 miles (230 feet) southwest of the Project Site. Direct view of the Project Site.
- 4475 N. Sherman Oaks Circle, American Colonial Revival single-family house constructed in 1953. Approximately 0.11 miles (600 feet) south of the Project Site. Direct view of the Project Site.

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<sup>3</sup> SurveyLA, Historic Resources Survey Report, Encino - Tarzana Community Plan Area, "Individual Resources," Architectural Resources Group (ARG), February 26, 2013.



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- 4480 N. Sherman Oaks Avenue, Minimal Ranch single-family house constructed in 1951. Approximately 0.07 miles (400 feet) southeast of the Project Site. Direct view of the Project Site.
- 4504 N. Sherman Oaks Avenue, Traditional Ranch single-family house constructed in 1952. Approximately 0.06 miles (320 feet) southeast of the Project Site. Direct View of the Project Site.
- 4508 N. Sherman Oaks Avenue, Traditional Ranch single-family house constructed in 1951. Approximately 0.05 miles (275 feet) southeast of the Project Site. Direct view of the Project Site.
- 4526-32 N. Sherman Oaks Avenue, Mid-Century Modern low-rise commercial office building constructed in 1950. Approximately 0.03 miles (150 feet) east of the Project Site. Direct view of the Project Site.
- 4560 N. Sherman Oaks Avenue, Mid-Century Modern and American Colonial Revival low-rise commercial office building constructed in 1953. Approximately 0.05 miles (275 feet) northeast of the Project Site. Direct view of the Project Site.

## Environmental Setting

ESA PCR conducted a pedestrian survey of the project site and the surrounding neighborhood on March 23, 2017, and has evaluated the Subject Property under two SurveyLA themes: Post-War Suburbanization 1938-1975 and Mid-Century Modernism 1945-1970. SurveyLA does have a theme related to Medical Buildings 1850-1980 however this context requires that the structure be associated with a medical institution which the subject property is not; therefore, we have not evaluated the Office Building under this context. The integrity of the building has not changed since it was surveyed in 2013.

### A. Historic Context

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the Office Building located at 4529 Sherman Oaks Avenue under the SurveyLA themes: Post-War Suburbanization 1938-1975 and Mid-Century Modernism 1945-1970. We have included a brief construction and occupancy history as well as information on the architect, Lester George Scherer. The period of significance associated with 4529 Sherman Oaks Avenue is 1950, the original date of construction.

#### 1. Post-War Suburbanization 1938-1975

The Office Building is located in the Encino-Tarzana Community Plan Area in the south San Fernando Valley, north of the Santa Monica Mountains, surveyed by SurveyLA in 2013. The Area is bounded by Oxnard Street and Victory Boulevard to the north, the 405/San Diego Freeway to the east, along the ridge of the Santa Monica Mountains and Mullholland Drive to the south and Mulholland Drive and Corbin Canyon Trail/Avenue to the west.

The Survey Area (Area) was part of the original San Fernando Mission lands. Ventura Boulevard, established as the Spanish El Camino Real, was and continues to serve as the dominant commercial artery of the southern San Fernando Valley. By the mid-19th century, the Area was part of the Rancho El Encino located between the Los Angeles River and the Santa Monica Mountains. The Area continued to be sparsely populated and agricultural

until, between 1910 and 1915, the delivery of water from the Owens Valley and annexation with the City of Los Angeles initiated a real estate boom. Landowners began to plat sites for residential and commercial settlement.

The south San Fernando Valley expanded further with the economic boom of the 1920s and in response to major road improvements, especially to the Cahuenga Pass and to the Sepulveda Tunnel, which eased vehicular access between the Valley and West Los Angeles. In the same time period, Ventura Boulevard was paved and, in the early 1940s, the Sepulveda Basin and Sepulveda Dam stabilized one of the Valley's natural impediments to growth, laying out the infrastructure that would support a doubling of the Valley's population between 1940 and 1950. Until then, the San Fernando Valley remained somewhat rural, home to large properties for hobby ranching and "gentleman" farms, estates for movie stars, and back lots for the film studios.

The postwar demand for housing stimulated rapid residential subdivision in the San Fernando Valley. Completed tracts emerged on either side of Ventura Boulevard and agricultural land was quickly lost. Commercial, institutional, and recreational buildings followed the initial burst of housing and, by the early 1960s, the 101 and 405 Freeways tied the southern San Fernando Valley to the larger metropolis.

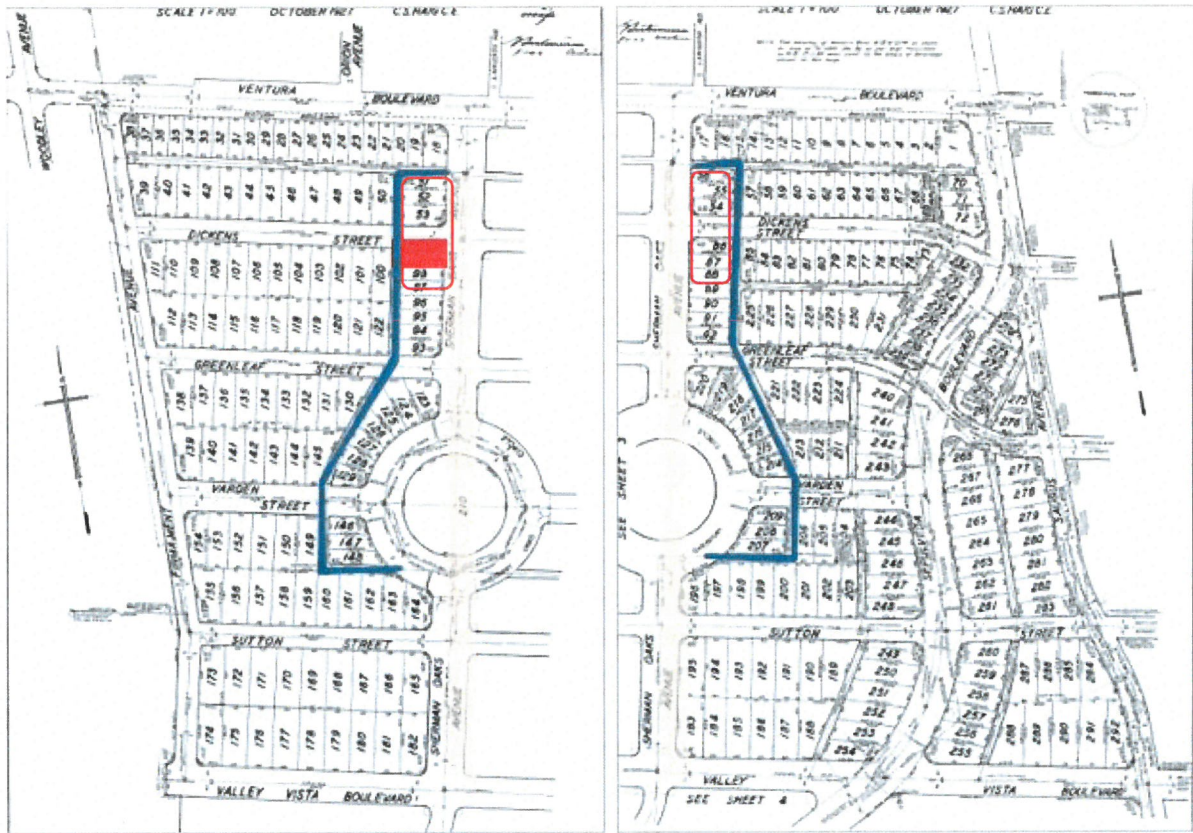
#### **a. Tract 10,000**

Sherman Oaks Circle, located at the far eastern edge of the Encino-Tarzana Community Plan Area, was subdivided and platted in 1927 in anticipation of immediate growth. (Figure 14) While at least ten houses were built in the tract in 1928, it would not fill in until the late 1940s and early 1950s as part of the overall population and housing boom in the San Fernando Valley. Sanborn Maps did not include this area. Instead, an analysis of assessor dates for the potential contributors to the proposed district identified by SurveyLA revealed that 10 buildings were constructed from 1920-1930; two buildings from 1930 to 1940; 59 buildings from 1940-1950; 46 buildings from 1950-1960; five buildings from 1960 – 1970; and nine buildings after 1970. The potential commercial contributors include two built in 1946, two built in 1950, one built in 1953, and one built in 1960. Thus the tract was largely completed in the 1940s and 1950s and the commercial strip between 1945 and 1955. The completion of the 405 Freeway in the early 1960s bisected Sherman Oaks Circle to the east.

An early tract called Sherman Woods was proposed for the area in September 1940 and a model house was built at 15474 Dickens Street, advertised as a "picturesque Dutch Farmhouse". This project, by Byrd Construction Company, would have constructed 300 small houses of various designs however the project was brought to a halt as World War II began with only a fraction of the houses completed. It is unclear whether the post-War buildout of the tract was completed by Byrd or by other developers

As noted earlier in this report, the streets follow an orthogonal grid with Sherman Oaks Avenue as a wide organizing boulevard and commercial spine. Designed with a roundabout in the center, Sherman Oaks Avenue was configured to be both urban in use but suburban in scale. It appears that commercial properties were to be situated along two half- and two full-blocks set back from Ventura Boulevard, separated from residential use by a wide service alley and served by mid-block access alleys. Based on this pattern, it appears that 36 parcels may have originally been intended for commercial use however only 11 of these were ultimately developed at the north end of the street. Of those, six are considered contributors by SurveyLA. Sherman Oaks Avenue was planned to be spacious in order to accommodate the parking and turning associated with commercial use while

reducing any sense of visual density. Landscaped parkways and setbacks behind the sidewalk further assured suburban character in harmony with the surrounding residential use. This commercial corridor was never fully built out. However, because of its setbacks and spaciousness, it has been able to absorb the residences that fill in the southern section of the unrealized plan without a sense of contradiction.



SOURCE: ESA 2017

**Figure 14**  
Map, Tract No. 10,000 in the City of Los Angeles, October 1927, showing the original street layout with the service alleys indicated in blue and the subject property shaded in red. Parcels along the service alleys were likely intended for commercial use. The parcels actually developed for commercial use are outlined in red.

## 2. Mid-Century Modern Style 1945-1970

Mid-Century Modern style architecture in Southern California is a regional derivative of the International Style and was widely utilized in post-World War II Los Angeles County and its environs for both residential and commercial buildings. High or International Style modernism conforms to specific character-defining features as discussed by Henry-Russell Hitchcock and Phillip Johnson in their seminal 1932 publication, *The International Style*, that stated buildings must have a rectilinear form, open floor plan articulated through materials, and lack of



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ornamentation. The International Style tenets diffused in local culture; in 1945 John Entenza initiated the Case Study program in Los Angeles through his magazine, *Arts & Architecture*, in an effort to bring High Style modernist design to the masses through affordable and functional housing. In addition, modernist architectural design was suitable to the Southern California climate through its use of glass to emulate an ideal of indoor/outdoor living. Local and vernacular interpretations of the International Style allowed for less formality through the use of materials, forms, and spatial arrangements. Mid-Century Modern architecture is more modest than the International Style and emphasis is often placed on stylized architectural focal points and features.

Mid-Century Modern design used sleek, simplified geometry and asymmetrical, intersecting angular planes of masonry volumes and glass curtain walls, locked together by a flat planar roof. Designers embraced the optimistic spirit of the time, experimenting with the newest technologies and materials in building, such as concrete and aluminum, and incorporating futuristic elements. The features of the Mid-Century Modern style are simple geometric forms, post-and-beam construction, flat or low-pitched gabled roofs often with overhanging eaves, flush mounted steel framed windows or large single-paned wood-framed windows, and brick or stone often used as primary accent material.

According to SurveyLA, Mid-Century Modernism is prevalent in suburban communities developed as a result of post-war population growth with known concentrations in specific neighborhoods including the San Fernando Valley.

The subject property is designed in the Mid-Century Modern Style and utilizes horizontal massing, geometric elements, large glazing, and a flat roof with wide boxed overhangs. In addition, it has unornamented wall surfaces; expression of a regular structural system indicated by the symmetrical placement of bays and windows; the use of industrial materials such as metal casement windows and metal doors set flush with the outer wall; and a lack of decorative detailing at the doors or windows. It also incorporates an expressionistic floating staircase and biomorphic planter within the double-height mezzanine lobby. A detailed architectural description and character-defining features analysis is included below.

### **3. Construction and Occupancy History**

Building permits on file with the LADBS were reviewed to determine the history of construction and alterations for 4529 Sherman Oaks Avenue. Over the life of the building, only two permits were issued. The initial permit, from 1950, was issued to owners Mr. and Mrs. Sidney L. Scheldrup for a Professional Building with 44 rooms to be designed by an architect (crossed out and illegible but probably Hamilton-Daugherty, Inc.- specialty designers for medical suites) and Lester G. Scherer as consulting architect. The contractor was Barry J. Richards Co. The frame and stucco building with a composition roof was to be 20 feet high and 40 x 68 feet on a lot measuring 45 x 120. A sketch plan on the permit shows that the first floor pavilion was part of the original design. A Certificate of Occupancy was issued in December 1950 for the completed building. In 2006, a plumbing permit was issued to owner Robert M. Hartman, Trustee of the Hartman Trust, to replace four toilets.



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The original owners of the building were Sidney L. and Ruby Scheldrup. According to the 1940 U. S. Census, he was a pharmacist and the proprietor of a drug store who resided in Venice, California. No additional information was available for the original owners.

A directory search produced a tenant listing for only one year, 1961. In that year two dentists were occupants – Dr. William McCandless and Dr. Randall G. Thoburn – along with Dr. S. A. Hartman, a physician.

None of the owners or tenants associated with the Office Building appear to be persons of significance.

#### **4. Architect**

Lester George Scherer was born in Minnesota in 1898 and died in Los Angeles in 1973. He attended St. John's University in Collegeville, Minnesota and, according to the 1930 U. S. Census, appears to have completed college plus a fifth year. Our research did not indicate whether he had formal architectural training however numerous articles in the *Los Angeles Times*, the *Van Nuys News*, and the *Valley News* chronicled a productive career beginning in a studio art department and subsequently designing private residential and small office projects from the early 1920s until his death. Throughout his life he appears to have been an active leader in architectural clubs (President of the Architects League, Hollywood, 1930; Secretary for the State Association of Architects, 1931) and a participant in design exhibitions, state licensing efforts, urban transportation and housing initiatives, as well as community organizations such as Rotary. He seems to have maintained his own office as L. G. Scherer Company in Hollywood as early as 1927 and, at several points, had professional partnerships – one with K. D. Denny as Scherer and Denny and, between 1945-46, with Donald Port Ayres as Scherer and Ayres. While evidently shaping a successful and prolific career, he was never listed as a member of the American Institute of Architects, suggesting he may not have been licensed.

Scherer's first documented appearance in Los Angeles was in a May 28, 1923, *Los Angeles Times* article listing him as architect for the Little Church Around the Corner under construction at Exposition Park. This appears to have been part of a Monroe Doctrine Centennial Grounds installation described, in a July 2, 1923, *Los Angeles Times* article that mentioned Scherer as an art director for the movie industry; he was acting as one of the directors for the themed Centennial installation utilizing temporary buildings in Pueblo and Cubist styles. After 1926, the *Los Angeles Times* regularly announced his large private houses and estates for wealthy clients, often built in the Spanish, Mediterranean or Tudor styles. These included the H. F. Conrad House (Beverly Hills, 1926, also published in *Architectural Digest* (2): 92); Meade House La Casa de las Campanas (Hancock Park, 1927, also mentioned in David Gebhard and Robert Winter's *Architectural Guidebook to Los Angeles*); B. W. Cadwallader House (Los Angeles, 1927); Albright House (Hancock Park, 1927); 20 French Norman, English, and Spanish houses for Home Development Company (Studio City, 1928); Whiting House (Los Feliz, 1930); Church of our Lady of Lourdes (Boyle Heights, 1930); William Warren Smith House (Caracas, Venezuela, 1930); Todd Johnston House (Holmby Hills, 1931); Ryles House (Bel Air, 1937); and the R. W. Allen House (Brentwood Riviera, 1937)

After World War II, Scherer seems to have moved his practice to Studio City and more of his work and activities were covered in the two San Fernando Valley newspapers after this date. His portfolio continued to include

residential work, primarily tied to the development of the Valley. In this period, he also completed at least three medical office buildings. The *Los Angeles Times* published an article on August 28, 1948 featuring photos of the Thatcher Medical Center in Pasadena in the French Colonial style. This was designed by Scherer with medical office design consultant Hamilton-Daugherty, Inc. as designers for the medical suites, probably the same consultant used at 4529 Sherman Oaks Avenue. The Thatcher Center was to feature a totally flexible interior with no bearing walls, chilled drinking water throughout the buildings, individual room temperature control, air cleaned by ultra-violet rays to remove all air-borne bacteria, and air forced through a “precipitron” to remove dust and pollen. In 1950, Scherer was cited as the architect, with associates Zemke and Stockemer, for the Hygeia Sanatorium hospital building on Beverly Boulevard. It, too, was customized, utilizing wide corridors, soundproofing, a centralized office, and treatment rooms open to a patio. Collaboration with design consultants specializing in medical offices appears to have been an important part of the design process for this building type.

A July 16, 2000, *Los Angeles Times* article on Hancock Park put Scherer on a level with Paul Revere Williams and Roland E. Coate as “among the notable architects who created the beautiful estates that attracted luminaries such as the Banning and Van Nuys families to the area in the ‘20s ...”. While Scherer’s early accomplishments were well received, his work after World War II was less publicized. Images for several of his later residential projects are in the popular Ranch and Minimal Traditional styles proliferating in the region. An image for his Thatcher Medical Center in Pasadena, shows a professional office building in the French Colonial style and an image for the Hygeia Sanatorium shows a low-rise Minimal Traditional facility of simple design.

## Evaluation of the Historic Office Building

### 1. SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical themes developed in the historic context above and in the Sherman Oaks Circle Historic District report developed by the OHR as a part of SurveyLA, there are two SurveyLA themes associated with the subject property: Suburban Planning and Development 1938-1975 and Mid-Century Modernism 1945 – 1970.<sup>4</sup> The following are the Context Summary Tables developed by the OHR that define the eligibility standards, character-defining features, and integrity aspects a historical resource needs to have in order to be considered eligible in association with those themes.

#### a. Suburban Planning and Development (1938-1975)

##### **Criteria**

- A/1/1

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<sup>4</sup> SurveyLA, Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization, 1850-1980, Suburban Planning and Development, 1938-1975.  
SurveyLA, Los Angeles Citywide Historic Context Statement, Architecture and Engineering, 1850-1980, Mid-Century Modernism, 1945-1970.



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### ***Eligibility Standards***

- A single subdivision or group of subdivisions developed by builders for mass produced houses
- As a whole, is an early and/or important example of Post WWII suburban design
- More research needed
- No Eligibility Standards checked
- Retains the original design concept
- Was developed during the period of significance

### ***Character-Defining Features/Associative Features***

- Contributors may represent on or more styles of the Ranch House type
- Conveys a strong visual sense of the overall historic environment from its period of significance
- Demonstrates design reflecting FHA approved subdivision concepts including street layout (often curvilinear), uniform street width, sidewalks, light standards, lot sizes and setbacks
- Landscape of individual properties may be a significant aspect of the overall design concept
- May also be significant under a theme within the Architecture context
- May also be associated with important developers, architects, and/or landscape designers
- May be strategically located for easy freeway access
- May have been developed over a period of 2-3 years
- May include multi-family residential buildings, particularly at the outer edges to provide a buffer zone along arterial and secondary streets
- More research needed
- No CDFs/Associative Features checked
- Planned and located within a larger suburban area that provides community amenities such as shopping centers
- Resource does not retain sufficient CDFs/Associative features
- Varied house plans and elevations

### ***Integrity Considerations***

- District as a whole should retain integrity of Design, Feeling, Setting, and Association
- Overall subdivision layout remains intact including street patterns, setbacks, massing, scale and streetscape
- Repaving of streets and sidewalks and some loss of street trees acceptable

**b. Mid-Century Modernism (1945-1970)**

***Criteria***

- C/3/3

***Eligibility Standards***

- Exhibits quality of design through distinctive features
- More research needed
- No eligibility standards checked
- Resource does not meet eligibility standards
- Retains the essential character defining features of Mid-Century Modernism from the period of significance
- Was constructed during the period of significance

***Character-Defining Features/Associative Features***

- Direct expression of the structural system, often wood or steel post and beam
- Flat roof, at times with wide overhanging eaves
- Floor to ceiling windows, often flush mounted and metal framed
- Horizontal massing
- If Expressionistic: sculptural forms intersecting with geometric volumes
- If Expressionistic: curved sweeping wall surfaces
- If Expressionistic: dramatic roof forms such as butterfly, A-frame, hyperbolic paraboloid, folded plate or barrel vault
- More research needed
- No CDFs/Associative Features checked
- Resource does not retain sufficient CDFs/Associative features
- Simple geometric volumes

***Integrity Considerations***

- Original garage doors may have been replaced
- Original setting (surrounding buildings, landscape) may not be intact (this applies to individual resources only; buildings associated with corporate or institutional campuses must maintain integrity of setting)
- Original use may have changed

- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- The addition of decorative elements to the originally sparse facades
- The addition of security features such as screen doors and bars at windows
- The painting of surfaces (wood) that might have originally been unpainted

## 2. Architectural Description of the Office Building on the Project Site

The Subject Property is located at the northeast corner of the intersection of Sherman Oaks Avenue with Dickens Street. Its primary (east) elevation faces Sherman Oaks Avenue with one secondary elevation (north) along Dickens Street and the other secondary elevation (south) facing an adjacent two-story office building. The rear elevation faces west onto a single row of surface parking for five automobiles, one car deep, a service alley, and a single-story residential neighborhood. The Office Building is set back from Sherman Oaks Avenue behind a landscaped parkway and front lawn. A walkway to the main pedestrian entry is located at the northeast corner of the site, offset from Dickens Avenue. A service path runs along the south side of the Office Building from the sidewalk to the alley at the rear. The Subject Property is approximately 4,198 square feet and occupies one parcel of approximately 5,304 square feet.

The 1950 Office Building has an “L”-shaped footprint and massing. It exhibits characteristics of the Mid-Century Modern style with several added decorative elements that call attention to its status as a commercial structure at a corner location. Its Mid-Century Modern characteristics include a flat roof with wide boxed overhangs at the front elevation; unornamented wall surfaces; expression of a regular structural system indicated by the symmetrical placement of bays and windows; the use of industrial materials such as metal casement windows and metal doors set flush with the outer wall; and a lack of decorative detailing at the doors or windows. The Subject Property deviates from pure Mid-Century minimalism to advertise its commercial use and corner location with the addition of an eye-catching angled south end wall and decorative fins on the stair tower and entry vestibule. In addition, the repetition and exaggeration of other building elements such as the straight vertical fins between windows on the east elevation and the vertical stacking of paired square black louvered vents on the east and north elevation of the stair tower turn functional building elements into decorative accents.

The Office Building also shows characteristics of the European “hygienic architecture” movement that came to be associated with hospitals and medical office buildings of the Modern period worldwide. This Modern architectural movement embraced stripped-down contemporary forms made of easily maintained and cleaned materials, infusing the resulting buildings with healing light and air. The healthful aesthetic projected scientific currency and up-to-date professionalism. The Subject Property reflects this modern aesthetic with its clean lines, streamlined materials, and bright airy interior made possible with operable windows and an open double-height lobby ventilated to the outdoors.

Finally, the Subject Property appears to make a direct design reference to the 1930 German Hygiene Museum by Wilhelm Kreis (**Figure 1**), an early icon of both Modernism and hygienic architecture. Like the stripped

classicism of the Museum, the Office Building combines one-and two-story wings, smooth wall surfaces, projecting fins, and a window wall defined by vertical bays framed within the larger structure.



SOURCE: [www.wikimedia.org/wiki/pedia/commons/deutcheshygienemuseum](http://www.wikimedia.org/wiki/pedia/commons/deutcheshygienemuseum)

**Figure 1**  
Deutsches Hygiene Museum, Dresden, Wilhelm Kreis, 1930

The subject Office Building employs a three-part massing, comprising (**Figure 2**) a projecting single story office pavilion at the front of the site, a two-story office building at the rear of the site, and a two-story stair-tower with an attached one-story glass vestibule. Each of these one- and two-story components has a flat roof. The exterior envelope is faced with popcorn stucco (alteration to texture) painted white; the narrow profile edge of the angled south end wall and decorative fins on the east elevation are painted black; the square louvered vents on the east and north elevations are painted black; red Roman-brick planters are integrated along the base of the east and north elevations including along the entry path.



SOURCE: ESA 2017

**Figure 2**  
Primary (east) and secondary (north) elevations, view southwest

The primary (east) facade (**Figures 3, 4, and 5**) is notable for its orthogonal character, especially the use of vertical fins, deep overhangs, and painted vents as decorative and organizing elements. The south end wall of the building, at both the one- and two-story sections, is angled forward to project beyond the plane of the front wall and above the level of the roof. This end wall intersects with overhangs that frame bays of office windows on the south side of the façade at the first and second floor levels. Within this frame, five straight vertical fins define orthogonal bays at the first and at the set-back second floors. Each bay is proportioned to hold a single three-part metal casement window with a fixed center pane and two operable side panes. There is a stucco panel above each window with decorative tile wainscot below. On the first floor, the center of the five bays is blank stucco – it appears that a window may have been removed (alteration) – which now contains a wood plaque with the building address. The first floor bays are seated above a low Roman-brick planter that runs the full width of the wing. On the second floor, the two-bays adjacent to the stair tower have had their metal casement windows replaced with fixed wood-frame single-pane units (alteration).



SOURCE: ESA 2017

**Figure 3**  
Primary (east) elevation and main pedestrian entry, view southwest



SOURCE: ESA 2017

**Figure 4**  
East elevation of one-story wing, view northwest (left) and view west (right)



SOURCE: ESA 2017

**Figure 5**  
Detail, east elevation, showing tile wainscoting and replacement wood-frame windows at second story above one-story wing

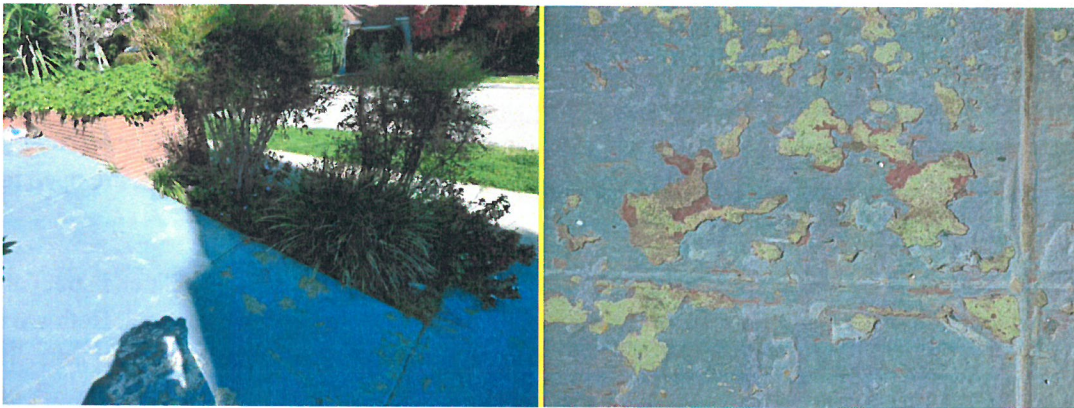
The north side of the elevation (**Figure 6**) includes the stair tower and glass vestibule; each features angled projecting fins that echo the fins of the angled south wall. At the first floor, a pair of shop-front entry doors is centered within the vestibule with a glass pane on either side of the fin to both right and left as well as a perpendicular pane that wraps around to the north side. On the stair tower above the entry doors, four pairs of square, louvered vents are arrayed in a grid and framed by the upper story fins. These vents are open to the inside to provide fresh air to the entry lobby and stair.

The building is accessed by two paved walkways – a primary approach from the sidewalk and street at the northeast corner and a service approach from the sidewalk along the south side of the parcel. Both are constructed of incised concrete that has been painted in layers of green, red, and then grey (alteration) over time. The primary walkway is flanked by low Roman-brick planters. The planter to the north along the public sidewalk continues along the base of the north elevation. That planter terminates, at its east end, into a shallow planting bed (**Figure 7**).



SOURCE: ESA 2017

**Figure 6**  
Detail, east elevation, showing entry pavilion, stair tower, and walkway, view west



SOURCE: ESA 2017

**Figure 7**  
Detail, colored incised paving at walkway entries to building, east side

The side (north) elevation includes – from east to west - the projecting single-story office pavilion, the two-story stair tower with its vestibule, and the two-story office. The single-story office pavilion at the east end of the elevation contains six window bays, each holding a two-part metal-frame casement window; the third opening from the east has been covered with a wood building directory sign (alteration). The band of windows is held between the stucco wall above and a low Roman-brick planter below. The one story glass-entry vestibule attaches to the base of the two-story stair tower; the tower is decorated with six-pairs of square louvered vents centered symmetrically, both horizontally and vertically, within the wall plane at the first and second story.

The two-story office behind the stair tower on the west side of the elevation (**Figure 8**) has horizontal bands of metal-framed windows on the first and second floors and a Roman-brick planter along the base interrupted by a center metal entry door and shallow five-step concrete entry stair on the first floor. This west end of the north elevation continues to use the metal frame casement windows but in a different combination with single, three-part, and a three-part with a double-width center pane units balanced on either side of the center door. A stucco molding appears to have been added as framing above and below the bands of windows at the first and second floors on both the one- and two- story office sections of this elevation. This alteration may have occurred when the building was re-stuccoed (alteration).

The rear (west) elevation (**Figure 9**) consists of four bays, each with a three-part metal-frame casement window at the first and second floor. Inset louvered vents are arrayed across the top of the elevation just below the cornice line and at the bottom just above the pavement; a stand-pipe is attached to the center of the elevation and runs vertically from the ground to the roof. A single security light is mounted between the first and second floors in the second bay from the north and a small utility cupboard is attached in the first bay below the first story window at the north edge of the wall. From north to south, three wall-mounted air conditioner units punch into the wall at the first, second, and between the third and fourth bays.



SOURCE: ESA 2017

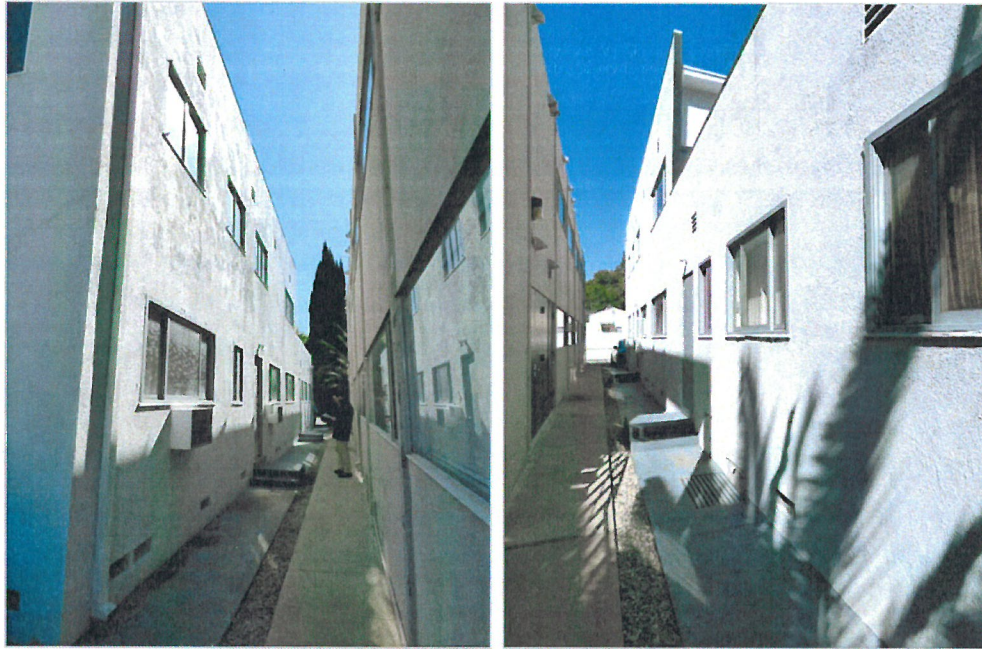
**Figure 8**  
North elevation, view south (top) and detail of side entry door, metal-frame window, integrated Roman-brick planters (bottom)



SOURCE: ESA 2017

**Figure 9**  
Rear (west) elevation, view east

The side (south) elevation (**Figure 10**) comprises a single long wall that steps down, from west to east, from two stories to one. It is unadorned but for the projecting angled profile at the end of the second and first story walls. The elevation is populated with one-, two- and three-part windows – metal-frame casements at the second floor and wood frame sliding windows along the first floor with proportions similar to the metal-frame casements (replacement). As on the rear elevation, inset louvered vents are arrayed below the cornice at the second floor and screened vents are arrayed at the base just above a paved service walkway. Two metal service doors are accessed via simple two-stair concrete platforms at the center of the two story section of the elevation and at the transition between two- and one-story sections of the building. The service walkways between the subject property and the neighboring building to the south are separated by a gravel-filled channel.



SOURCE: ESA 2017

**Figure 10**  
Secondary (south) elevation, view east from back to front (left) and  
view west from front to back (right)

The interior public entry lobby (**Figure 11**) is an additional character defining feature of the Subject Property. It comprises the low glass entry vestibule which opens up into a spacious double height volume focused on a floating staircase with a large sculptural planting bed at its base. The staircase is lined with curved flat metal railings that double back at the second floor mezzanine. Several large windows on the east wall of the second floor bring light into this upper level. The wall below these windows is covered with the same tile wainscoting used on the exterior of the building.

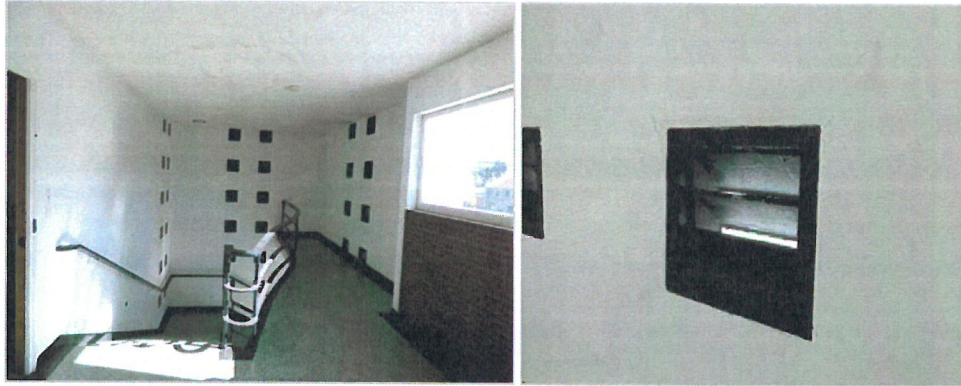
The walls of the stairwell (**Figure 12**) on the east and north sides are accented with black squares; these are the inside faces of the paired vertical louvered vents that decorate the stair tower on the exterior and provide airflow between inside and out. Black squares of the same size have been painted onto the west wall to reinforce the decorative symmetry of this element.

The first and second levels and stair of the lobby space (**Figure 13**) are paved with green terrazzo floors flecked with white and black chips. The edges of the floor are painted black (alteration) and intersect with black coving where the floor meets each wall. Each floor has two individual doors that open to private practice suites. These slab doors feature oversized round hardware.



SOURCE: ESA 2017

**Figure 11**  
Entry lobby first floor (top); entry lobby second floor (bottom)



SOURCE: ESA 2017

**Figure 12**  
Detail, entry lobby second floor, showing the square louvers and the painted square accents in the stair tower (left); typical louver open to the outside (right)



SOURCE: ESA 2017

**Figure 13**  
Detail, entry lobby first floor, showing terrazzo flooring and curved handrail (left); typical slab door entry to office suites with oversize round hardware (right)



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### 3. Significance Evaluation

4529 Sherman Oaks Avenue was identified as an “excellent example of Mid-Century Modern commercial architecture” by SurveyLA in February 2013.<sup>5</sup> The subject property is not listed in the National Register, California Register, or HRI for Los Angeles County and has not been locally designated. The subject property was evaluated under the SurveyLA themes: Post-War Suburbanization 1938-1975 and Mid-Century Modernism 1945-1970.

As explained below, ESA found 4529 Sherman Oaks Avenue ineligible for individual listing under all of the applicable state and local criteria, as it does not appear to be associated with significant events or the productive lives of historic personages and lacks individual architectural distinction.

#### **Broad Patterns of History**

With regard to broad patterns of history, the following are the relevant criteria:

**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:** The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community).

4529 Sherman Oaks Avenue was historically associated with the residential development of Tract No. 10,000, subdivided in 1927. Although a few residential buildings were erected in the tract shortly after its subdivision, it was not until the regional housing boom following World War II that development took off in the area; the construction of the Office Building at 4529 Sherman Oaks Avenue in 1950 followed the pattern of commercial buildings being constructed in the wake of earlier housing to serve a newly located population. The tract was largely built out by 1960, having developed over a 30-plus year period, and thus reflects both pre- and post-World War II development patterns.

The post-World War II development of Tract 10,000 filled in the distinctive and predetermined street plan of pre-War 1927. It appears to have been developed, largely between 1945 and 1960, in the hands of several different rather than one developer, introducing a variety of styles and scales of residence to different blocks. Originally, the tract was planned to be both commercial and residential, with two full- and two half-blocks of commercial use laid out along Sherman Oaks Avenue as a commercial spine set back from Ventura Boulevard. As discussed earlier, the plan separated residential from commercial use with a wide service alley and softened commercial impact with a wide street characterized by its landscaped parkways and deep landscaped setbacks. This separation insured suburban spaciousness within an urban use. It seems that the surrounding residential density was not enough to support the intended commercial corridor which was never fully built out; only one of the half-blocks and only half of one of the full blocks was developed with commercial properties. The remaining parcels to the

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<sup>5</sup> SurveyLA, Historic Resources Survey Report, Encino - Tarzana Historic Districts, Planning Districts and Multi-Property Resources, “Sherman Oaks Circle Historic District,” 71. Architectural Resources Group (ARG), February 26, 2013



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south were developed as residential while the commercial concept on Sherman Oaks Avenue faltered. It appears that the competition of commercial energy and traffic on nearby Ventura Boulevard may have drawn development away.

The Office Building occupies a corner site and is more boldly designed as a Mid-Century Modern statement than its cohorts. It is one among the streetscape of 11 commercial buildings toward the north end of Sherman Oaks Avenue, each rendered in an individual style with different one- and two- story heights. Their disparate characters fail to project a cohesive imagery or feeling though their presence is somewhat unified by their larger FAR on each parcel and by their shared suburban setback. Six of these commercial buildings are identified as potential contributors by SurveyLA: five of the six are gathered near the intersection with Dickens Street – two on either side of Dickens Street on the north side of Sherman Oaks Avenue and one on the southwest corner – with the sixth separated to the northeast several parcels away.

While the Office Building represents a moment in the chronology of Tract 10,000 it exists on a commercial corridor outlined in a 1927 tract plan that was only partially realized. The envisioned commercial spine was diluted by single-family construction on the majority of commercial parcels. Of 36 potential commercial properties in the original plan, only 11 were developed and of those, only six have been identified as contributors. Those 11 commercial properties are disparate in style and scale as are the six contributors, further diluting a sense of unity among the grouping. The existing Office Building does not represent the whole and it does nothing to define or strengthen the commercial corridor that is, already, attenuated within a residential district.

It does not appear that the subject property is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Furthermore, the subject property does not or exemplify the broad cultural, political, economic, or social history of the nation, state, or City (community). The subject property was part of a community development pattern that was not fully realized with regard to commercial improvement of Tract 10,000. As originally conceived, commercial development was planned to occur along Sherman Oaks Avenue and of the 36 potential commercial parcels only 11 were actually developed. The subject property was improved in 1950 at roughly the mid-point in time between 1945 and 1960 when the majority of Tract 10,000 was improved. Commercial development associated with the Tract 10,000 area occurred primarily along Ventura Boulevard where the majority of automobile traffic was located, and did not follow the original design concept for Tract 10,000 which was not fully realized and was adversely influenced by the commercial development of the Ventura Boulevard corridor. The subject property is not associated with significant events nor does it exemplify broad patterns of development in the history of the San Fernando Valley, the Area or Tract 10,000. Furthermore, the disparate architectural character of the 11 commercial properties that were improved within Tract 10,000 also detracts from the original design concept for a commercial corridor along Sherman Oaks Avenue, and among those commercial improvements that were realized, the subject property's Modern style is the least associated with the residential character of the surrounding community.

**Therefore, 4529 Sherman Oaks Avenue is found ineligible for listing under California Register Criterion 1, and the HCM criterion for history.**



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### **Significant Persons**

With regard to associations with important persons, the following are the relevant criteria:

**California Register Criterion 2:** Is associated with the lives of persons important in our past.

**Los Angeles Historic Cultural Monument Criterion:** 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.

There does not appear to be any evidence to suggest that 4529 Sherman Oaks Avenue is associated with the productive lives of historic personages or identified with events in the main currents of state, or local history. Individuals associated with the Office Building, including their known dates of association, are as follows: Sidney L. and Ruby Scheldrup, a pharmacist, proprietor of a pharmacy, and owner of the subject property at the time of construction (1950); Dr. William McCandless and Dr. Randall G. Thoburn, both dentists and Dr. S. A. Hartman, a physician, were tenants (1961). No additional information was found on any of these individuals and directory research did not produce names of any more tenants.

There does not appear to be any evidence to suggest that the known occupants mentioned above were significant in state or local history. **Therefore, 4529 Sherman Oaks Avenue is found ineligible for listing under California Register Criterion 2, and the HCM criterion for historic personages or events.**

### **Architecture**

With regard to architecture, design or construction, the following are the relevant criteria:

**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:** 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.

4529 Sherman Oaks Avenue is presently improved with a Mid-Century Modern Office Building that exhibits the character defining features of the style as well as characteristics associated with hygienic architecture found on Modern-style medical office buildings during the second and third quarters of the twentieth century. The subject property is architecturally unconventional, merging a modernist austerity and symmetry with deliberately stylized elements that draw attention to its commercial use and corner location. Its flamboyant appearance is more appropriate to a busy and varied location like Ventura Boulevard than to its quiet side street.

Modernist buildings are generally well integrated with disparate parts unified within a coherent interlocking composition. The subject Office Building is additive, each element in its three-part massing possessing a slightly different character: the projecting one story pavilion in the front interrupts the verticality of the two-story elevation; the rigid symmetry of the stair tower acts as the transition between the exuberance of the fin-filled front

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façade and the utilitarian rear office building. Roman-brick planters filled with mature greenery introduce a discordant material to negotiate a transition between the ascetic white volume and the residential setting. While visually interesting because of its flamboyant, attention-attracting features, the design of the Office Building does not rise to the level of exemplary architecture nor can it be considered a distinguished example of a Modern-style Office Building. It is an awkward, unsuccessful work of Modern commercial architecture situated on a partially developed commercial corridor within a largely residential setting. Its jarring design largely conflicts with the residential character of the surrounding setting.

The consulting architect, Lester G. Scherer, was an accomplished designer with a reputation built on his exceptional early residential work in period styles. After World War II, his work became less prominent and less publicized as he increased his involvement in civic activities. He is known to have completed at least two other medical buildings – a professional building in 1948 in a French Colonial style and a modest Sanitarium in 1950 in a generic Minimal Traditional style. The subject Mid-Century Modern Office Building appears to be a rare attempt at Modernism. It lacks the sophistication of his early work and is not representative of the portfolio that established his reputation.

**Therefore, 4529 Sherman Oaks Avenue is found ineligible for listing under California Register Criterion 3, and the HCM criterion for architecture.**

#### **Archaeology**

**California Register Criterion 4.** Has yielded, or may be likely to yield, information important in prehistory or history.

The potential to encounter archaeological or Native American resources on the subject property is considered remote. Moreover, research indicates that there were no improvements on the parcel prior to the construction of the Office Building at 4529 Sherman Oaks Avenue in 1950. **Therefore, 4529 Sherman Oaks Avenue is found ineligible or listing under National Register Criterion D and California Register Criterion 4.**

## 4. Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance. In accordance with the guidelines of the National Register, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, “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 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.” The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.



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As mentioned above, the OHR has developed eligibility standards that define what integrity aspects a historical resource should retain in order to be considered eligible in association with historical themes. A property significant under the theme of Early Single-Family Residential Development (1880-1930) should retain integrity of location, feeling, association, and materials from the period of significance. Also, properties significant under the Spanish Colonial Revival Style Single-Family Residence (1915-1942) theme should retain integrity of design, workmanship, feeling, setting, and materials from the period of significance.

### **Location**

The subject Office Building has not been moved. Therefore, 4529 Sherman Oaks Avenue is found to retain integrity of location.

### **Setting**

The Mid-Century setting in the immediate vicinity of the Project Site is largely intact. While several of the buildings along the commercial spine have been updated, they generally retain their scale, setback, and varied appearances. The buildings immediately adjacent to subject property are intact and the larger residential setting remains unchanged. Therefore, 4529 Sherman Oaks Avenue is found to retain integrity of setting.

### **Design**

The original design of 4529 Sherman Oaks Avenue is intact with the original massing, details, and landscape unchanged. The building has been re-stuccod and new windows have been added to the south elevation on the first floor; these are similar in proportion to the original but are made of wood rather than metal. These changes do not affect integrity of design. Therefore, 4529 Sherman Oaks Avenue, is found to retain integrity of design.

### **Materials**

All original materials on the subject residence remain except for modest alterations. The Office Building has been re-stuccod, probably making a slight change to the texture of the envelope. Replacement windows have been added to the south side elevation although the replacements maintain the proportion of the originals using wood instead of metal. Several wood windows have also been added to the second floor front façade. These changes are easily reversed. Therefore, 4529 Sherman Oaks Avenue is found to retain integrity of materials.

### **Workmanship**

Original materials, along with the evidence of their workmanship, are intact, as explained above. Therefore, 1228 North Sycamore Avenue is found to retain integrity of workmanship.

### **Feeling**

The subject Office Building retains integrity of location, setting, design, materials, and workmanship. The immediate residential setting is intact and the overall commercial setting is intact despite cotemporary updates to several of the surrounding buildings. 4529 Sherman Oaks Avenue continues to convey the feeling of a Mid-Century neighborhood. Therefore, 4529 Sherman Oaks Avenue is found to retain integrity of feeling.



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### **Association**

4529 Sherman Oaks Avenue retains its location, setting, design, materials, workmanship, and association. It retains its association with its tract and with its surrounding context as developed although not as originally planned, and with the Mid-Century Modern style. Therefore, 4529 Sherman Oaks Avenue is found to retain integrity of association.

### **Summary**

As discussed above and summarized in Table 5 below, 4529 Sherman Oaks Avenue retains all seven aspects of integrity required by the California Register to convey historical or architectural associations, and furthermore, the property meets the applicable SurveyLA integrity thresholds for Suburban Planning and Development 1938-1975 and Mid-Century Modernism 1945-1970.

## **5. Conclusion**

4529 Sherman Oaks Avenue was identified by SurveyLA in February 2013 as a contributor to a potential district. As a result of its investigations, ESA found the subject property ineligible individually under all of the applicable state and local criteria it lacks significance. 4529 Sherman Oaks Avenue does not convey a significant association with Suburban Planning and Development 1938-1975 or with Mid-Century Modernism 1945-1970. There is no evidence to suggest that Office Building is associated with productive lives of historic personages. Further, it presents a poorly integrated version of Modernism that lacks architectural merit as a distinctive example of the style. The subject property is not representative of its architect whose reputation was established on residential commissions in period styles. Therefore, ESA recommends that 4529 Sherman Oaks Avenue not be considered an individual historical resource pursuant to CEQA and that the subject property be assigned CHR Status Codes of 5D3, “appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.”

## **Character-Defining Features of the Office Building**

The subject property appears ineligible as an individual resource but is potentially eligible as a contributor to the potential historic district. The following list of character defining features is a summary of the visual character of the exterior and public lobby of the subject property, including the site plan and landscape features. According to the National Park Service:

*character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. The purpose [is to] identify those features or elements that*



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*give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible.<sup>6</sup>*

A Character-Defining Features analysis should be an inventory of character-defining features, classified as significant, contributing, and non-contributing. These terms are generally interchangeable with primary, secondary and tertiary character-defining features, which are also commonly, used descriptors.

Included in Attachment C is a detailed analysis of the primary and contributing character-defining features from the Office Building's period of significance, the date of construction in 1950. Primary character-defining features are by definition the most important and should be considered for retention in order to preserve and protect the eligibility of the Office Building as contributor to a potential historic district. Alteration or removal of these features should be avoided. Contributing character-defining features add to the character of a historic property and should be retained to the greatest extent feasible and rehabilitated as appropriate; however, more flexibility is given to these features as alterations to some contributing features may not adversely impact the Office Building's potential eligibility as a historical resource. The greatest flexibility is afforded to non-contributing features; their complete removal does not usually adversely impact the significance of the Office Building. Non-contributing features were not identified; if a feature is not listed as significant or contributing, it can be assumed that the elevation or feature is non-contributing.

The overall primary features of the Subject Property include its "L"-shaped footprint; three-part massing with one-story at the front, two-stories at the rear, two-story stair tower with one-story vestibule; flat roof; and unornamented stucco surface. The Office Building's Mid-Century Modern features would be considered primary including the deep boxed overhangs at the front elevation, symmetrical placements of bays and windows on the elevations, and the use of three-part metal casement windows. Additional primary elements include the angled end wall at the south and decorative fins on the stair tower and vestibule, the repeating straight fins between windows on the first and second floor of the east elevation, as well as the vertical stacking of square black louver pairs on the stair tower, decorative tile wainscot below windows, and integrated Roman-brick planters at the base of the building and along the main entry walkway. The majority of these features, other than the massing, are concentrated on the primary (east) façade and on the secondary (north) elevation. On the interior, the open volume of the double height entry lobby and the generous use of windows and glass to bring light and air into the space are primary as are the Mid-Century Modern floating stair with its curved flat-metal railings, the integrated planter, and the colored terrazzo floor. The site also has primary features such as a deep landscaped setback and an offset primary entry path.

Contributing features include the side entry doors on the north and south elevations along with their respective stair platforms, and the rear (west) elevation. On the interior of the lobby, the slab doors with oversize round hardware are contributing features and, at the site, the integrated color pathways are a contributing element.

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<sup>6</sup> Lee H. Nelson, Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character, National Park Service, September 1988, <http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>, accessed June 4, 2015.



## CEQA Analysis

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a City Monument would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.<sup>7</sup>

### A. Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a HCM would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.<sup>8</sup>

#### 1. CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a “substantial adverse change” in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
  - A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
  - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

<sup>7</sup> L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)

<sup>8</sup> L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)



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- C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State *CEQA Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and 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 (Standards); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.<sup>9</sup>

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations [CFR] Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Historic-Cultural Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1).

## B. Analysis of Project Impacts

### 1. Project Description

As stated previously in this Report, the proposed Project would enlarge and alter the existing Office Building constructed in 1950, changing it into a law office. The design, as currently proposed, is a two story structure set close to the sidewalk with a corner entry. It removes and replaces the existing building envelope, appears to retain but expand the original floor plates, and retains only a few of the interior walls. A new two-story volume would be placed in front of the existing primary (east) facade and add one floor added above the existing one-story wing. This would push the building footprint out toward Sherman Oaks Avenue and Dickens Street. The design would wrap the exterior with a new elevation wall characterized by numerous setbacks and angles at the east and north elevations, the use of large square and rectangular single-pane windows set asymmetrically on all elevations, a wide heavy cornice, recessed balconies at the front and rear, and several masonry panel accents.

On the interior, the Project expands the existing floorplates, removes walls and all interior finishes, and inserts a smaller double height lobby with a single run stair. The new design creates twelve offices, one conference room,

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<sup>9</sup> L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)



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one break room, one copy room, and male and female restrooms. Project plans were developed by GM Modern Design, Greg Misakyan Architect located at 6277 Van Nuys Boulevard, Suite 118, Van Nuys, CA. A Project elevation and plans are included in Attachment B.

## *2. Direct Impacts*

The Project seeks to enlarge and alter the existing Office Building, changing it into a law office. As currently proposed, the Project demolishes all the Office Building's character-defining features with the exception of its two-story scale at the rear. The proposed changes affect massing, the appearance of each elevation, and the site. These alterations would result in direct material impacts that would substantially detract from the integrity of the existing Office Building such that it would no longer convey its eligibility as a contributor in the potential district.

The proposed Project will also reconfigure the Office Building's interior lobby and floor plan. The lobby was historically accessible to the public and is a character defining feature. Its removal is also a direct adverse impact. However, the interior spaces behind the lobby were historically inaccessible to the public; thus, while their alteration would result in a direct adverse impact, this impact would not affect the eligibility of the Office Building as a district contributor because the space is not and never has been publicly accessible.

Because the interior and exterior alterations would remove most of the character-defining features, the Project would not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards).

Further, the new construction undermines the integrity and eligibility of the potential district contributor by substantially remodeling the existing building of around the remaining floor plates and structural system which would substantially change its exterior appearance.

As a result, the proposed Project would have a direct adverse impact on the Subject Property rendering it ineligible as a contributor to the potential historic district. However, the potential district would remain eligible, as discussed below; although the Project would adversely impact a potential district contributor, the Project would result in a less than significant impact to historical resources because the potential district would remain eligible as a historical resource after project completion.

## *3. Indirect Impacts*

In the Project vicinity (quarter-mile radius of the Project) there is one historical resource that may be impacted by the proposed Project, the potential Sherman Oaks Circle Historic District identified by SurveyLA. Therefore, indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of the resource(s) and their immediate surroundings such that the potential eligibility of the resources would be substantially changed.

In the Project vicinity (within a quarter-mile radius of the Project site) there are 73 contributing buildings within the potential Sherman Oaks Circle Historic District that have been identified by SurveyLA.



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Of the 73 potential district contributors identified in the Project vicinity, eleven (11) have a direct view of the Project Site; six (6) have a view of the primary east elevation; two (2) have a view of the rear (west) elevation; two (2) have a view of the north elevation; one (1) has a view of the south elevation.

The Project would erode the subject property's integrity as a potential contributor to the potential district because of the proposed changes, discussed above. These changes taken together would result in indirect impacts to the setting and feeling of the potential district in the immediate vicinity of the subject property because the overall massing and appearance of the subject property would be substantially changed and the Project would not conform to the Standards, discussed in the section below. However, the potential Sherman Oaks Circle Historic District is unique in including a mix of residential and commercial contributors. Of its 130 total properties, 68% - 79 residential properties and six commercial properties - are contributors. The six commercial projects are clustered on two blocks of Sherman Oaks Avenue near Ventura Boulevard. As a whole, the commercial contributors are not a coherent historic grouping and the streetscape has been eroded with later construction and redevelopment. The Subject Property, however, is one of four adjacent contributors, is a corner anchor in the group, and stands across the street from a fifth contributor that together retain a small sense of the street's original setting and feeling. Changes to the Subject Property would reduce the number of commercial contributors to five and adversely disrupt the unity of this smaller grouping, further compromising the integrity of the commercial aspect of the potential district.

Regardless, the district as a whole would still remain potentially eligible after Project completion despite the loss of one contributor. Therefore, while the Project to enlarge and alter the Subject Property would have an adverse impact on one potential district contributor as discussed above, the Project would result in a less than significant impact on the potential district as a whole and its potential eligibility as a district would be retained. Of its 130 total parcels the district would still retain 67% potential contributors including 79 residential contributors and five commercial contributors.

### *3. Secretary of the Interior's Standards Reviews*

As mentioned above, under CEQA, 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.<sup>10</sup> The Standards are provided in Attachment D.

The project fails to conform with any of the Standards. The Project would change the use of the Subject Property from a medical office building to law offices and remove its character defining features. This would eradicate the historic character of the Office Building by eliminating all its distinctive materials and altering its characteristic features, spaces, and spatial relationships. Further, these alterations would remove its connection to time, place, and use as well as evidence of construction techniques and craftsmanship typical of its period. The removal of all

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<sup>10</sup> California Environmental Quality Act, 15064.5 (3).



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historic features eliminates any opportunity to repair, replace or treat historic materials. The new construction would introduce a design with no reference to or physical evidence of the original Office Building.

## Conclusion

The Project seeks to enlarge and alter an existing Office Building, changing it into a law office. The Project demolishes all the Office Building's interior and exterior character defining features with the exception of its two-story scale at the rear. These changes would result in a direct adverse impact to the Office Building's eligibility as a potential district contributor, altering it so that it no longer would retain any integrity to convey its potential architectural significance as a contributing resource in the potential historic district. Because the interior and exterior alterations remove nearly all the character defining features of the subject property, the Project would not conform to the Standards. Further, the proposed alterations would undermine the integrity and significance of the contributing resource by creating a substantially remodeled building around the remaining floor plates and structural system that would be different in massing and appearance. As a result, the proposed Project would have an adverse impact on the Subject Property rendering it ineligible as a potential contributor to a potential historic district.

However, while the Project would result in potential indirect impacts to the potential historic district, these indirect impacts would be less than significant. In this regard, the Project would directly impact the subject property on the project site and its immediate surroundings and would adversely impact the spatial relationships between the surrounding contributing buildings particularly their integrity of setting and feeling. This is because the overall massing and appearance of each elevation of the subject property is being substantially changed and would not conform to the Standards. Further, loss of the Subject Property as a contributor to the potential district would reduce the number of commercial contributors to nine and adversely disrupt the unity of this smaller grouping which has already been somewhat eroded by infill construction, compromising the integrity of the commercial contributors to the potential district to an extent. Regardless, the district as a whole would still remain eligible despite the loss of one contributor, the subject property, because 67% of the potential district would remain intact and the majority of the contributing buildings in the district are residential in character and would be preserved. Therefore, in the final analyses, the Project to enlarge and alter the Subject Property would have a less than significant impact on historical resources because the eligibility of the potential district as a historical resource would be maintained. Of its 130 total parcels the district would still retain 67% of its current 68% potential contributors including 79 of its current 79 residential contributors and it would still retain five of its current six commercial contributors. Therefore, the Project would not result in a substantial change in the integrity or eligibility of the potential historic district, potential impacts to historical resources would be less than significant and no further evaluation of historical resources under CEQA is required.

Sincerely,  
ESA

A handwritten signature in black ink, appearing to read "Margaret J. Javalera". The signature is written in a cursive, flowing style.



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Dr. Margarita C. Jerabek  
Director of Historic Resources

**LIST OF ATTACHMENTS**

Attachment A: Professional Qualifications

Attachment B: Project Plans

Attachment C: Character-Defining Features Table

Attachment D: Secretary of the Interior's Standards

Attachment E: Restrictions for Addition to Existing Office Building (Misakyan)

Attachment A  
**Professional Qualifications**



# Margarita Jerabek, PhD

## Historic Resources Director

### EDUCATION

Ph.D., Art History,  
University of California,  
Los Angeles

M.A., Architectural  
History, School of  
Architecture, University  
of Virginia

Certificate of Historic  
Preservation, School of  
Architecture, University  
of Virginia

B.A., Art History, Oberlin  
College

### 30 YEARS EXPERIENCE

### AWARDS

2014 Preservation  
Award, The Dunbar  
Hotel, L.A. Conservancy

2014 Westside Prize, The  
Dunbar Hotel, Westside  
Urban Forum

2014 Design Award:  
Tongva Park & Ken  
Genser Square, Westside  
Urban Forum

2012 California  
Preservation Foundation  
Award, RMS Queen Mary  
Conservation Management  
Plan, California  
Preservation Foundation

### PROFESSIONAL AFFILIATIONS

California Preservation  
Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural  
Historians

National Trust for  
Historic Preservation  
Leadership Forum

American Institute of  
Architects (AIA), National  
Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

### Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.



# Stephanie Hodal

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## Associate Architectural Historian

### EDUCATION

Candidate, Master of Heritage Conservation, University of Southern California School of Architecture

Certificate of Historic Preservation, Boston Architectural College

A.B., American Studies, Smith College

### PROFESSIONAL AFFILIATIONS

Affiliate, AIA Los Angeles

Association for Preservation Technology

National Trust for Historic Preservation

Society of Architectural Historians

USGBC

### AWARDS

USC Sol Price School of Public Policy Academic Exhibition Award

Stephanie Hodal is an architectural historian with experience carrying out research, recordation, and analysis of historic resources in California, the Atlantic seaboard, and post-Katrina New Orleans. She is familiar with a wide range of building types and sensitive to the design, planning and policy issues that drive preservation and reuse in both urban and historic settings. At ESA, Stephanie has authored historic resource assessments, successful landmark nominations, plan reviews, CEQA documentation, and has performed ongoing construction review and monitoring. Prior to her work with heritage resources, Stephanie was a senior management leader in architectural firms and design non-profits with national practices.

### Relevant Experience

#### **LAUSD Venice High School, Los Angeles, CA.**

Weekly construction monitoring of historic finishes and building stability.

#### **7985 Santa Monica Boulevard, French Marketplace, West Hollywood, CA.**

Historic Resources Assessment for 1936 Art Deco market.

#### **9534 Reseda Boulevard, Northridge, CA.**

Historic Resources Assessment for 1961 Mid-Century Modern Post Office.

#### **1210 Coldwater Canyon Drive, Beverly Hills, CA.**

Landmark Assessment Report for 1951 Victor Gruen residence.

#### **1002 North Rexford Drive, Beverly Hills, CA.**

Historic Resource Assessment for 1924 Gable and Wyant residence.

#### **420 Trousdale Place, Beverly Hills, CA.**

Historic Resource Assessment for 1964 William R. Stephenson residence.

#### **6111 Monterey Road, Los Angeles, CA.**

Landmark Resource Assessment 1938 East Asian Eclectic residence.

#### **385 Trousdale Place, Beverly Hills, CA.**

Preliminary Historic Resource Evaluation 1960 Daniel L. Dworsky residence.

#### **3240 Wilshire Boulevard, I. Magnin Department Store, Los Angeles, CA.**

Research and recordation 1939 Hunt and Chambers department store.

#### **808 South Western Avenue, Los Angeles, CA.**

Historic Resource Assessment and Impacts Analysis 1927 Morgan, Walls, and Clements parking garage.



# Max Loder

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## Associate Architectural Historian

### EDUCATION

M.A., Public History with a concentration in Historic Preservation, University of California, Riverside

B.A, History, University of California, Los Angeles

### 4 YEARS EXPERIENCE

Max Loder is an architectural historian with more than four years of professional experience performing field surveys and preparing DPR forms; preparing statements of significance; conducting historical analysis, composing architectural descriptions; and conducting necessary project research. He also has a year of public sector planning experience in design review. He has worked closely with private individuals, public officials, and large and small organizations to help work toward solutions to their historic and planning needs.

### Relevant Experience

**Department of City Planning, City of Los Angeles.** *Historic Preservation Overlay Zones (HPOZ) Unit in the Office of Historic Resources.* Assisted HPOZ staff with client walk-ins, conducting design review, drafting casework letters/certificates, and public outreach/presentations regarding adoption of HPOZs. Conducted field surveys of several HPOZs, using photography and making note of historical elements. Corrected technical elements on databases of HPOZ properties and research historical patterns of neighborhood growth. Communicated with project applicants to improve their projects' conformance with preservation guidelines.

**SR 710 North Project, South Pasadena, CA.** *Architectural Historian.* Worked on a project-hire basis for a consulting firm on findings of no adverse effect related to the SR 710 North project. Specifically worked on the descriptions of historic properties and resources sections of the findings.

**University of California, Riverside.** *History Graduate Teaching Assistant.* Engagingly led three sections of approximately 25 undergraduates each. Prepared detailed lessons to review course material and primary sources in depth. Fielded student questions/concerns and evaluated students' examinations, papers and course performance.

**The Young Oak Kim Center for Korean American Studies, UC Riverside.** *Research Intern.* Researched primary sources to build list of Koreans present in Riverside around 1900. Assisted with oral histories of prominent Korean American individuals. Augmented and edited statement of historical significance for NRHP application for the Willows Airfield in Glenn County, California, a place of significance to the history of Korean American aviation.

**VinCate & Associates Preservation Consultants, Riverside, CA.** *Architectural Historian.* Completed successful application for City Landmark status for property in Riverside. Researched and composed statement of significance and architectural description. Completed necessary DPR forms. Liaised with City of Riverside planning staff to guide application to completion.

**Dominguez Rancho Adobe Museum, Rancho Dominguez, CA.** *Intern.* Worked with the rare books collection, assessing storage needs and recommending solutions. Inventoried materials, using Past Perfect, and cared for three-dimensional objects in the collection. Catalogued and digitized aviation collection (print materials), using Past Perfect.

**Santa Monica College, CA.** *History Tutor.* Initiated tutoring service. Assisted students preparing for exams and quizzes. Proofread and advised students on paper drafts.

**Santa Monica History Museum, Santa Monica, CA.** *Research Volunteer.* Researched and composed articles on local history. Conducted historical research relevant to museum collections. Inventoried collections toward establishing museum relocation plan. Arranged for professional evaluation of an early eighteenth century French book I discovered in the archives.

## **Publications and Presentations**

“Citrus, Modernism, & STEAM: The Three Lives of the Downtown Riverside Library,” UC Riverside (2016).

“Paradoxical Continuity: Antimasonry as a Progression of Masonic Values.”  
REHMLAC at Universidad de Costa Rica 5 (2013): 80-96.

Contributions to the “Justice for Janitors Online Archive,” UCLA, Public History Seminar (Dr. Tobias Higbie) (2011).

**Attachment B**  
**Project Plans**



THE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



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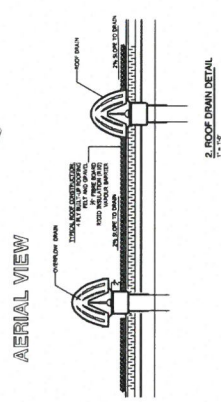
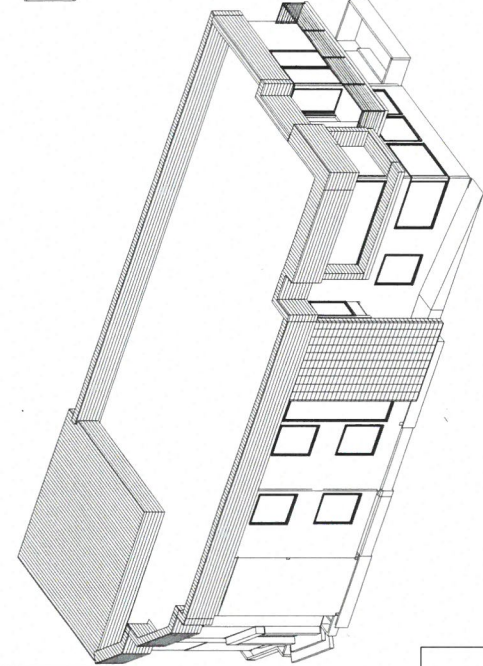
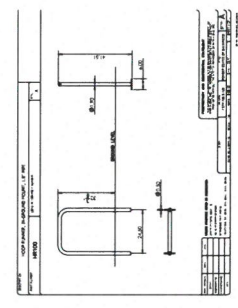
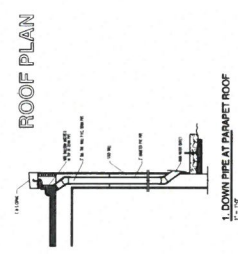
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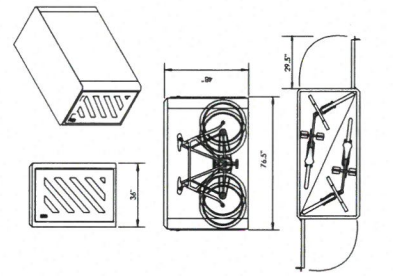
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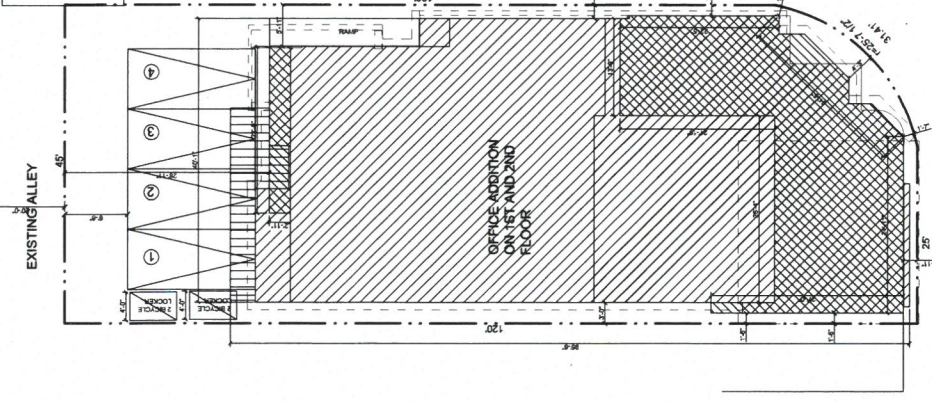
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OBTAIN SEPERATE PERMIT FOR THE FOLLOWING ITEMS  
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 B. BLOCK WALLS  
 C. SIGNS  
 D. FIRE SPRINKLER SYSTEMS  
 E. ELECTRICAL, MECHANICAL, PLUMBING WORK

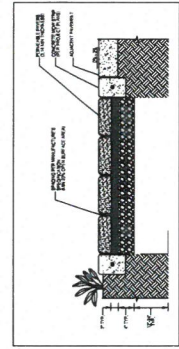
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	2283017006	TK 10000	03	01	C-1	NO	V-B	COMMERCIAL		5,304.5 SQ. FT.	2,431.50 FT.	4,199.50 FT.	4,199.50 FT.	1,145.50 FT.	2,000.50 FT.	2,000.50 FT.	2,912.50 FT.	6,196.50 FT.	25'-0"	

NO GRADING WORK PROPOSED



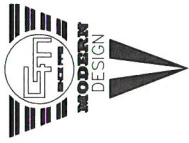
SHERMAN OAKS AVE

SITE PLAN  
SCALE: 1/8" = 1'-0"



\*A separate electrical plan check is required to verify the necessary methods, wiring schematics and electrical equipment for the proposed system. The electrical plan shall be submitted to CALIFORNIA to immediately receive all work orders at the time of the plan check. A separate electrical plan check is required to verify the necessary methods, wiring schematics and electrical equipment for the proposed system. The electrical plan shall be submitted to CALIFORNIA to immediately receive all work orders at the time of the plan check.

THIS PLAN IS AN INSTRUMENT OF SERVICE. ANY REVISIONS SHALL BE INDICATED BY A REVISION CIRCLE AND NUMBER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



OREG. MCKAYAN  
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Owner:

4529 Sherman Oaks Ave  
Van Nuys, CA 91403

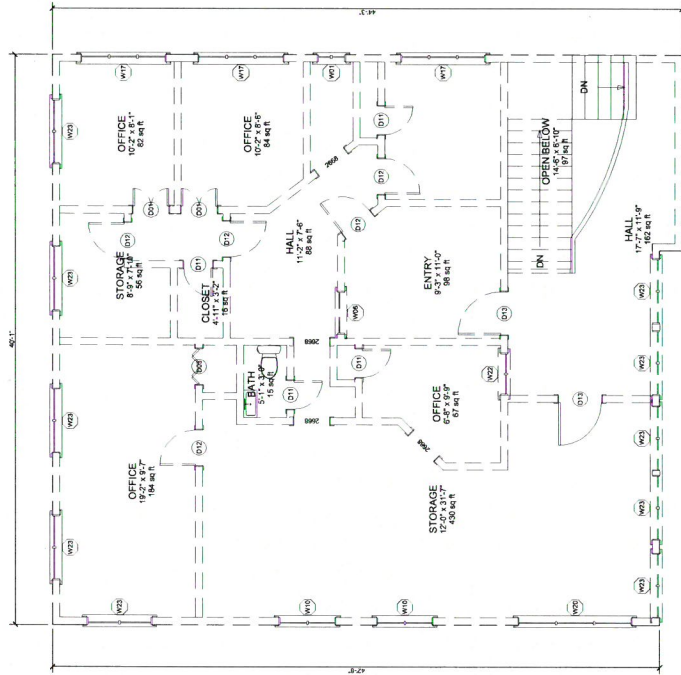
Project Name:  
OFFICE ADDITION  
1ST AND 2ND FLOOR

Project Address:  
4529 Sherman Oaks Ave  
Van Nuys, CA 91403

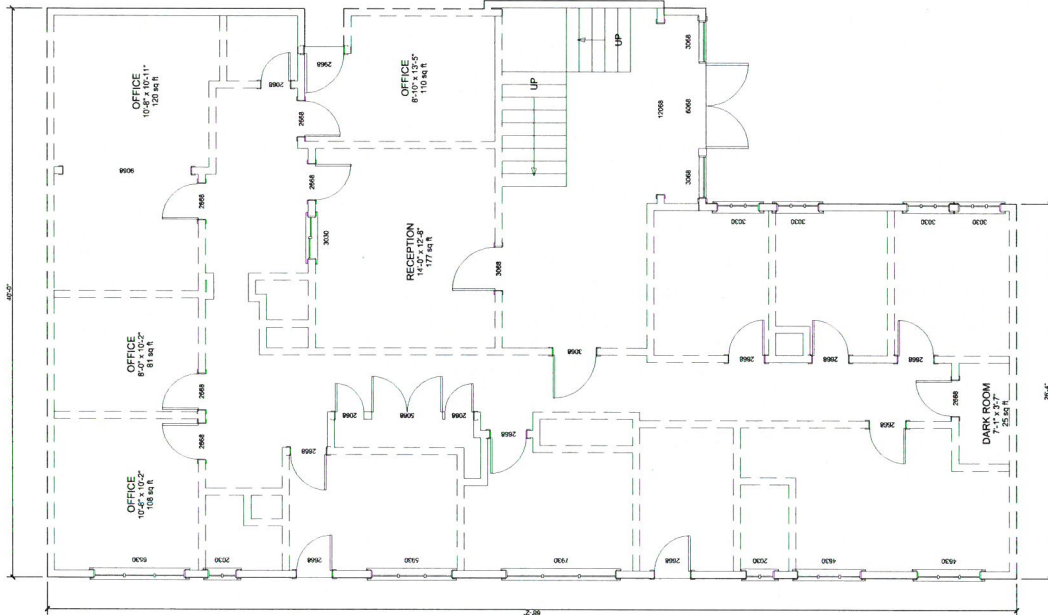
Scale: 1/4" = 1'-0"

DRAWN BY: GREG MISAYKA  
DRAWN BY: GREG MISAYKA  
JOB NUMBER: 503.AMERTZ  
PRINT DATE: 000-201  
SHEET NO.: 11.6.201

**A-2**  
2 OF 10



EXISTING 2ND FLOOR AND DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



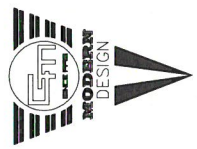
EXISTING 1ST FLOOR AND DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"







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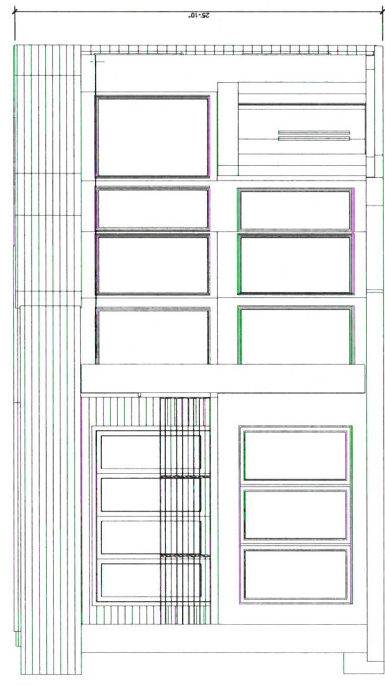
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 Van Nuys, CA 91423

Project Name:  
 NEW ADDITION

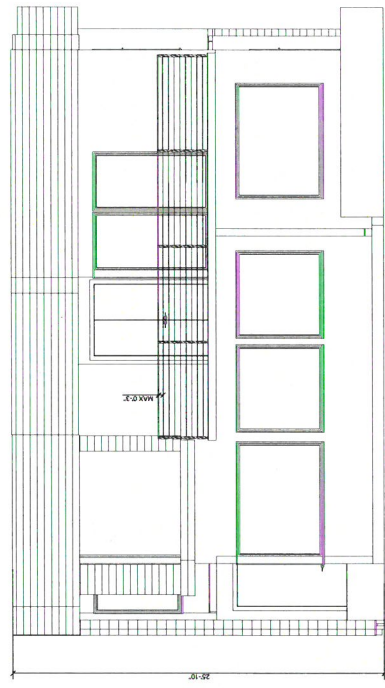
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 Van Nuys, CA 91423

Scale: 1/4" = 1'-0"

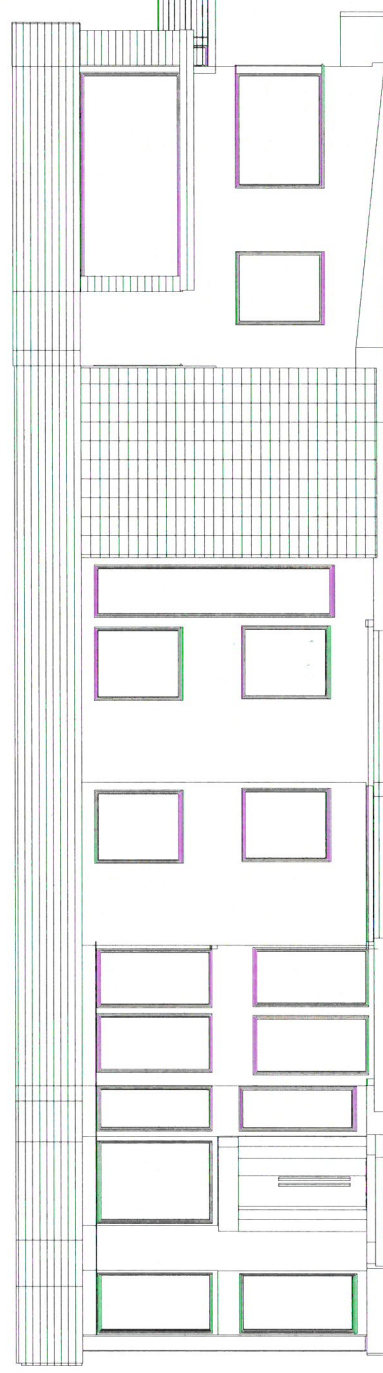
DRAWN BY: GREG MISAKYAN  
 DRAWN BY: GREG MISAKYAN  
 JOB NUMBER: 000-2016  
 PRINT DATE: 11/11/2016  
 SHEET NO: A-5



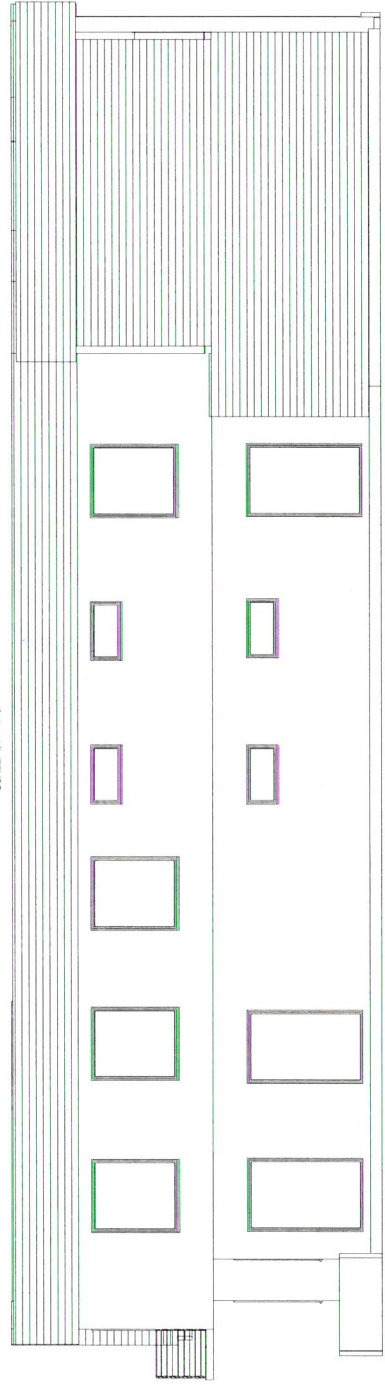
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

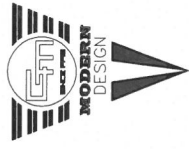


RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"

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4529 Stearns Oaks Ave  
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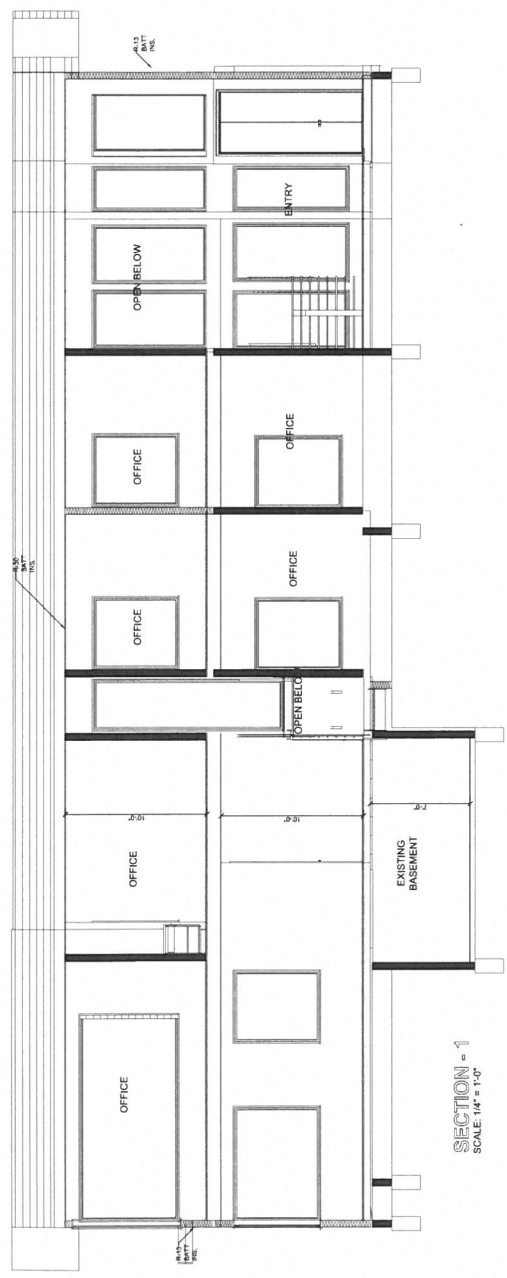
Project Name:  
NEW ADDITION

Project Address:  
4529 Stearns Oaks Ave  
Van Nuys, CA 91423

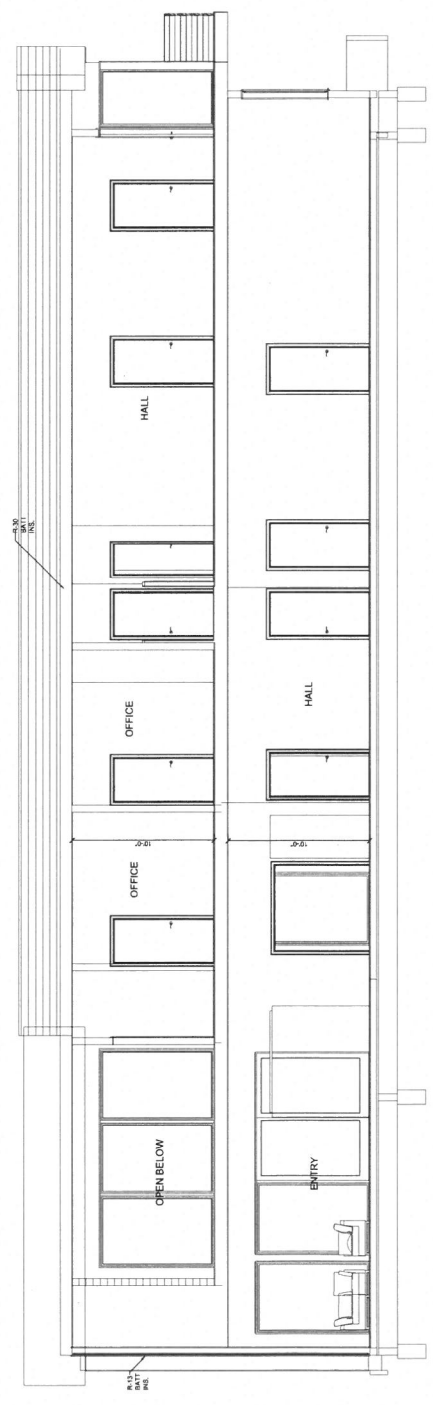
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DRAWN BY: GREG MRSKAYAN  
JOB NUMBER: 503 JMBENZAN  
PRINT DATE: 06-2016  
SHEET NO: 11.6.2016

**A-6**  
6 OF 10

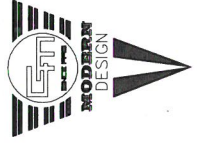


SECTION - 1  
SCALE: 1/4" = 1'-0"



SECTION - 2  
SCALE: 1/4" = 1'-0"

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Owner:  
 4529 Sherman Oaks Ave  
 Van Nuys, CA 91423

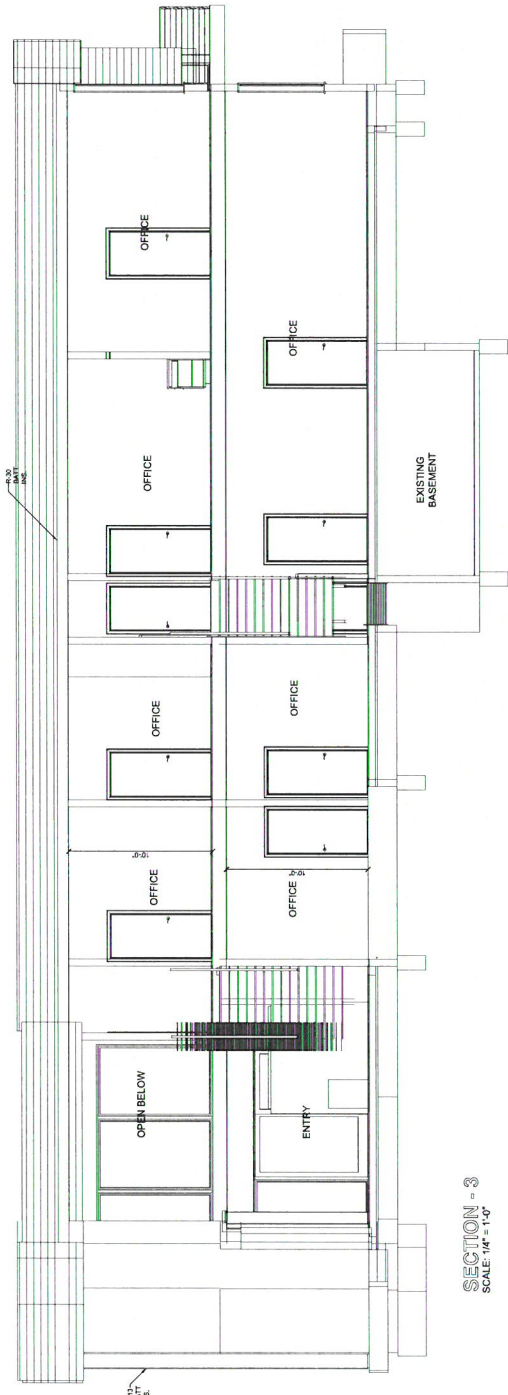
Project Name:  
 NEW ADDITION

Project Address:  
 4529 Sherman Oaks Ave  
 Van Nuys, CA 91423

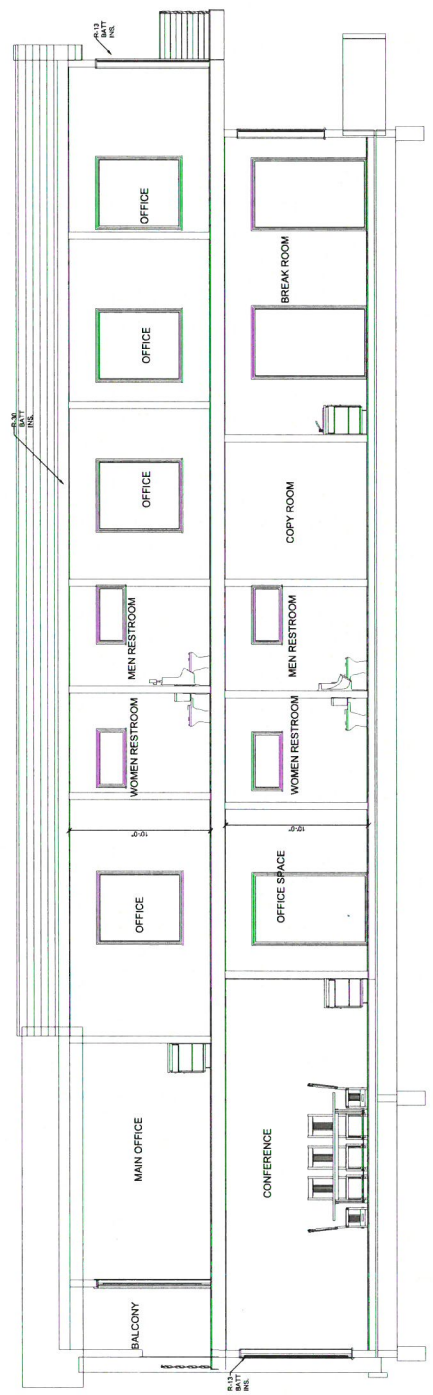
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DRAWN BY: GREG MISAKYAN  
 JOB NUMBER: 502-MISAKYAN  
 PRINT DATE: 06-2016  
 SHEET NO: 11.6.2016

**A-7**  
 7 OF 10



SECTION - 3  
 SCALE: 1/4" = 1'-0"








SECTION - 4  
 SCALE: 1/4" = 1'-0"


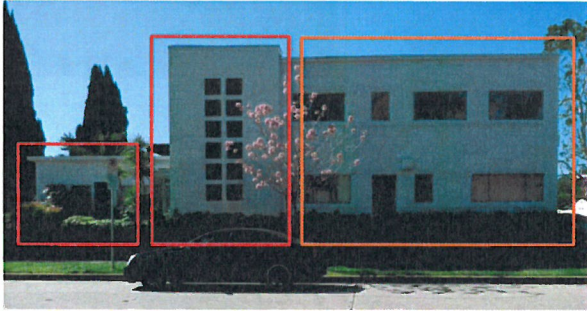
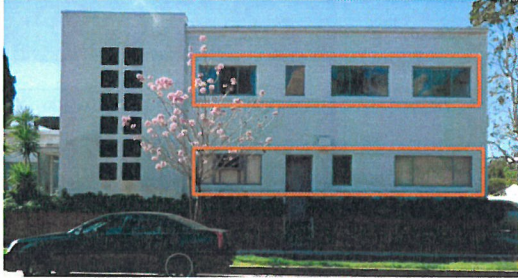





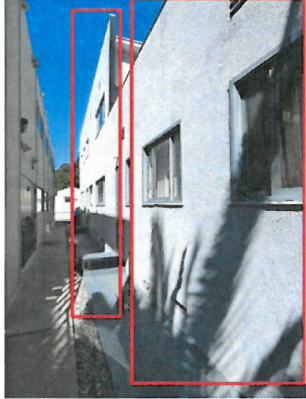



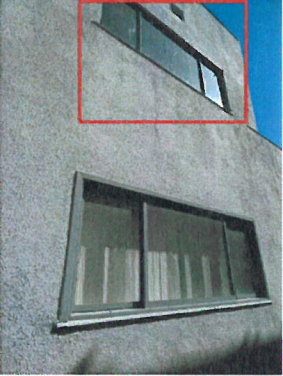
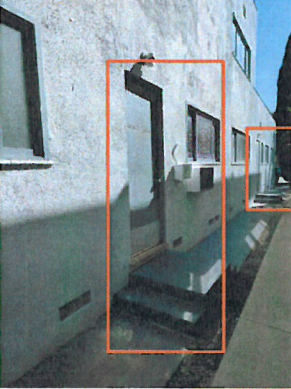

Attachment C  
**Character-Defining Features Table**




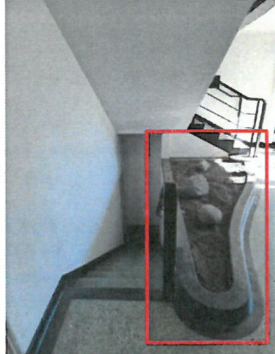
Type/Area	Feature	Photograph	Character Defining Feature (Primary or Contributing)
1. Overall Footprint	L- Shaped footprint		Primary
2. Overall Massing	<p>Three-part massing:</p> <ul style="list-style-type: none"> <li>• One-story front projecting office pavilion</li> <li>• Two-story stair tower with one-story entry vestibule</li> <li>• Two story main building (including two-story front elevation approximately one structural bay deep and two-story body of building approximately four bays deep)</li> </ul>		Primary
3. Roof	<p>Flat composition roof on one and two-story components, stair tower and entry vestibule</p> <ul style="list-style-type: none"> <li>• Deep boxed roof overhangs on front elevation of one-story office pavilion and on front elevation at second floor front of two-story office building</li> <li>• Flat roof finished with coping at all edges</li> </ul>		Primary
4. Finish	Stucco finish (current stucco finish is altered changing the original wall texture and covering wood sills. Research is needed to determine original stucco texture. Stucco on wood should be removed and returned to a painted finish.)		Primary
5. East Elevation (Sherman Oaks Avenue): Primary	<p>Angled fins:</p> <ul style="list-style-type: none"> <li>• Wood frame and stucco fins, edges painted contrasting black</li> <li>• South end wall at first-floor and at recessed second floor angled forward to create projecting fin shape</li> <li>• Two angled fins attached symmetrically to front second floor of stair tower</li> <li>• Two angled fins attached symmetrically to first floor entry vestibule</li> <li>• Tops of angled fins return and extend narrow profile above roof height</li> </ul>		Primary

Type/Area	Feature	Photograph	Character Defining Feature (Primary or Contributing)
<p><b>6. East Elevation (Sherman Oaks Avenue):</b> <b>Primary</b></p>	<p>Straight vertical fins:</p> <ul style="list-style-type: none"> <li>Built of wood frame and stucco, edges painted contrasting black</li> <li>Four symmetrically-arrayed between window bays on front first floor projecting pavilion</li> <li>Four symmetrically-arrayed between window bays on second floor front of main office building</li> </ul>		<p>Primary</p>
<p><b>7. East Elevation (Sherman Oaks Avenue):</b> <b>Primary</b></p>	<p>Deep boxed roof overhangs on front facing elevations on one- and two-story sections.</p>		<p>Primary</p>
<p><b>8. East Elevation (Sherman Oaks Avenue):</b> <b>Primary</b></p>	<p>Decorative tile wainscot below windows at first and second floors</p> <p>Roman-brick planters at base of one-story wall</p>		<p>Primary</p>
<p><b>9. East Elevation (Sherman Oaks Avenue):</b> <b>Primary</b></p>	<p>Three-part steel casement windows, center fixed</p>		<p>Primary</p>
<p><b>10. East Elevation (Sherman Oaks Avenue):</b> <b>Primary</b></p>	<p>Two story stair tower with one-story entry vestibule</p> <ul style="list-style-type: none"> <li>Double glass doors and large fixed glass floor-to-ceiling windows flanking entrance on ground floor.</li> </ul>		<p>Primary</p>





Type/Area	Feature	Photograph	Character Defining Feature (Primary or Contributing)
<p>11. East Elevation (Sherman Oaks Avenue): Primary</p>	<p>Two story stair tower with one-story entry vestibule</p> <ul style="list-style-type: none"> <li>• Eight paired (2 x 4) square louvered vents on stair tower second floor</li> </ul>		<p>Primary</p>
<p>12. North Elevation (Dickens Street)</p>	<p>Three-part massing:</p> <ul style="list-style-type: none"> <li>• One-story front projecting office pavilion</li> <li>• Two-story stair tower with one-story entry vestibule</li> <li>• Two story main building (including two-story front elevation approximately one structural bay deep and two-story body of building approximately four bays deep)</li> </ul>		<p>Primary (red):</p> <ul style="list-style-type: none"> <li>• One-story front</li> <li>• Two-story tower</li> </ul> <p>Contributing (orange):</p> <ul style="list-style-type: none"> <li>• Two story main</li> </ul>
<p>13. North Elevation (Dickens Street)</p>	<p>Three-part metal casement windows set in regular pattern</p>		<p>Contributing</p>
<p>14. North Elevation (Dickens Street): Primary</p>	<p>Paired square louvered vents on stair tower</p>		<p>Primary</p>

Type/Area	Feature	Photograph	Character Defining Feature (Primary or Contributing)
15. North Elevation (Dickens Street)	Integrated Roman-brick planters at base of wall		Primary
16. North Elevation (Dickens Street)	Centered entry opening and stair		Contributing
17. South Elevation	Two-part massing: <ul style="list-style-type: none"> <li>• One story scale front</li> <li>• Recessed two story scale rear</li> </ul>		Primary

Type/Area	Feature	Photograph	Character Defining Feature (Primary or Contributing)
18. South Elevation	Angled fin profile at end wall first and second floors		Primary
19. South Elevation	Three-part casement windows set in regular pattern (Alteration: wood windows on first floor are not original)		Primary
20. South Elevation	Symmetrically located entry openings and stair platforms		Contributing
21. West Elevation	Symmetrical arrangement upper and lower windows		Contributing

Type/Area	Feature	Photograph	Character Defining Feature (Primary or Contributing)
22. West Elevation	Three-part metal-frame casement windows		Contributing
23. Interior	Double-height entry lobby with mezzanine		Primary
24. Interior	Floating stair with flat curved handrails		Primary
25. Interior	Sculptural planter at base of stair		Primary

Type/Area	Feature	Photograph	Character Defining Feature (Primary or Contributing)
26. Interior	Glass single story entry pavilion		Primary
27. Interior	Green terrazzo flooring with white and black specks		Primary
28. Interior	Louvered vents on east and north walls of stair tower		Primary
29. Interior	Tile wainscot below east windows on second floor		Contributing

Type/Area	Feature	Photograph	Character Defining Feature (Primary or Contributing)
30. Interior	Slab doors with oversize round hardware		Contributing
31. Landscape Features and Hardscape	Deep landscaped setback from sidewalk and residential parkway		Primary
32. Landscape Features and Hardscape	Offset landscaped entry path at northwest corner		Primary
33. Landscape Features and Hardscape	Painted color on concrete primary entry path and south service path		Contributing

# Attachment D

## **Secretary of the Interior's Standards**

## Secretary of the Interior's Standards

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

10. 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.

# Attachment E

## **Restrictions for Addition to Existing Office Building (Misakyan)**

## RESTRICTIONS FOR ANY ADDITION TO EXISTING OFFICE BUILDING TOWARDS THE REAR ON 4529 SHERMAN OAKS AVENUE

1. Since the rear line of the lot 4529 Sherman Oaks Avenue is adjacent to Residential use, then the lot shall have a minimum 20-foot rear yard. However, since the alley separates a residential use from a commercial rear lot line and the alley is at least 20 feet wide, then the 20 feet rear yard setback shall be measured from the midpoint of the abutting alley, which gives the building 10 feet rear setback since the alley is 20 feet wide.
2. However, with the 10 feet rear setback, we cannot accommodate an ADA parking with loading and unloading area. The minimum setback and the depth are required for the proposed diagonal ADA parking is 25 feet. Since the Department of Transportation requires the entry for the ADA parking limited from the adjacent alley only and not Dickens Street.
3. ADA Parking Spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.
4. Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum, and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3
5. A ten foot landscaped buffer shall be provided around any surface parking lots adjacent to any street, alley, residentially zoned lot, existing residential use. The proposed design addresses this requirement, providing 11 feet and 22 feet from the proposed ADA parking stall.
6. Height limitations, in the area bounded by Dickens Street on the north, Greenleaf Street on the south, the San Diego Freeway on the west and the Specific Plan boundary on the east, the maximum height allowed is 30 feet. The proposed design is 25 feet and 10 inches. The third floor is not an option.

