APPENDIX F

Cultural Resources Documentation

F-1 Historic Resources Technical Report



Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

732387292.2

TABLE OF CONTENTS

5 0.0 Executive Summary

7 1.0 Overview

8 2.0 Methodology

11 3.0 Project Information

19 4.0 Regulatory Review

28 5.0 Historic Context

57 6.0 Identification of Historical Resources within the Project Site

63 7.0 Identification of Historical Resources Outside the Project Site

104 8.0 Potential Impacts

141 9.0 Recommended Mitigation Measures

146 Bibliography

xx Appendix A: CHRIS Records Review

xx Appendix B: Area of Investigation Summary

xx Appendix C: Project Plans and Drawings

xx Appendix D: Sanborn Maps

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

732387292.2

- Appendix E: Current Property Evaluations
- Appendix F: Viewshed Studies
- Appendix G: Hollywood Walk of Fame Specifications and Details
- Appendix H: Area of Investigation Photos
- Appendix I: Previous Historic Resources Documentation
- Appendix J: Resumes

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2

PREPARED FOR

MCAF Vine, LLC
1680 N. Vine Street, Suite 1000
Los Angeles, CA 90028

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2

Purpose

This report identifies historical resources and analyzes potential impacts in conjunction with the "Hollywood Center" project (Project) proposed by MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC for a mixed-use development on an approximately 4.46-acre (194,495 square feet) site (Project Site) in the Hollywood Community Plan Area of the City of Los Angeles.

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

Historical Resource Identification

Preparation for this study included a records search at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at the California State University, Fullerton. The records search included a review of all previous cultural resources studies and previously documented historic architectural resources within a one-quarter-mile (1/4-mile) radius of the roject Site. Other sources included the California State Historical Resources Inventory (HRI) for Los Angeles County, and the Community Redevelopment Agency (CRA) Historic Resources Survey: Hollywood Redevelopment Project Area, published in 2010.

Field examinations were conducted to review and confirm previous findings and to identify previously unevaluated properties that may be potentially eligible within the area where potential direct or indirect impacts could occur. All properties were examined from the public right-of-way. In general, previous findings of historic significance were carried forward for the purposes of this report and those properties are treated as historical resources for the purposes of CEQA.

Two historical resources were identified on the Project Site:

- The Capitol Records Building at 1750 N. Vine Street HCM#857, listed in the California Register

[1] California PRC, Section 21084.1.

- The H.L. Gogerty Building at 6272-6284 Yucca Street
  Identified as eligible for historic listing through survey evaluation

Twenty-two additional individual historical resources, including segments of the Hollywood Walk of Fame, (HCM #194, listed in the California Register) were identified in the vicinity of the Project Site along with three historic districts.

Impacts Analysis

Analysis of potential impacts to historical resources concluded the following:

1. Without mitigation, the Project has the potential to, alter or damage those portions of the Hollywood Walk of Fame that could be threatened by new construction activities.

2. Without mitigation, Project construction activities have the potential to damage historical buildings on and immediately adjacent to the Project Site, resulting in significant impacts.

Mitigation

The following mitigation measures, presented in further detail in Chapter 9, Recommended Mitigation Measures, are proposed to reduce potential impacts to a less than significant level to the extent feasible:

- Procedures for the protection, and where necessary the recordation, removal, storage, reinstallation and restoration of the Hollywood Walk of Fame.

- Vibration monitoring and monitoring of excavation, grading and shoring activities for Historical Resources

Level of Significance After Mitigation

Impacts on historical resources would be reduced to a less than significant level with the exception of potential vibration and settlement effects on off-site historical resources. While the mitigation provided would avoid significant impacts on the Capitol Records Building, Gogerty Building and would provide similar protections to the other buildings subject to potential structural damage from vibration and settlement, the vibration and settlement related mitigation measures require the consent of other property owners, who may not agree to participate in their implementation, therefore, it is conservatively concluded that structural vibration and settlement impacts on proximate historical resources would remain significant and unavoidable after implementation of mitigation measures.

1.1 Purpose and Contents

The purpose of this technical report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)[2] are present within the Hollywood Center Project Site and vicinity, and if so, to identify the potential for impacts to resources caused by the Hollywood Center Project. This report is intended to inform environmental review of the Project.

Under CEQA the potential impacts of a project on historical resources must be considered. The purpose of CEQA is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided.

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

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.[3]

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether the Project Site contains or is adjacent to a historically significant resource or resources, and if so, (2) a determination of whether the proposed project will result in a "substantial adverse change" in the significance of the resource or resources.

1.2 Project Team

Research, field inspection, and analysis were performed by Paul Travis, AICP, Principal, Heather Goers, Architectural Historian, Molly Iker-Johnson, Associate Architectural Historian, and Robby Aranguren, Planning Associate/GIS Specialist. All are qualified professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards.

[2] California PRC, Section 21084.1.
[3] Ibid.

2.1 Research

Sources consulted as part of this investigation included the following:

- Historic permits for properties within the Area of Investigation
- Digital and archival Sanborn Map Company fire insurance maps
- Los Angeles County Tax Assessor Records
- Historic photographs and aerial photos
- Previous environmental evaluations within the Project Site
- California State Historical Resources Inventory (HRI) for Los Angeles County
- Department of Parks and Recreation Historical Resources Inventory Forms
- Community Redevelopment Agency (CRA) Historic Resources Survey: Hollywood Redevelopment Project Area conducted by Chattel Architecture, Planning & Preservation, Inc., published in 2010. (Hollywood CRA Survey)
- SurveyLA Historic Context and Survey Findings
- California Historic Resources Information System (CHRIS) Records Review

2.2 Identification of Historical Resources

Central Hollywood contains a large number of historical resources that are listed in the National Register, California Register, and/or designated by the City of Los Angeles as Historic-Cultural Monuments. To set a baseline for investigation of historical resources for this study, a records search was conducted on November 15, 2018, at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at the California State University, Fullerton. The records search included a review of all previous cultural resources studies and previously documented historic architectural resources within a one-quarter-mile (1/4-mile) radius of the Project Site. The records search results indicate that a total of 7 historical resources including 2 historic districts have been previously recorded within a ¼-mile radius of the Project Site. A summary table of all previously recorded properties are included in Appendix A.

The area of central Hollywood that includes the Project Site has been subject to several local historical resources surveys over the past thirty years. Most recently, Chattel Architecture, Planning & Preservation, Inc. completed an intensive historical resources

survey of the Hollywood Community Redevelopment Area in 2010.[4] The 2010 survey report notes that three previous historical resource surveys had been conducted in the Hollywood area: one in 1986, one in 1997, and one in 2003.[5] A property index prepared in conjunction with the 2010 survey report includes California Historical Resources Status Codes ("status codes") assigned in these previous surveys, when available, as well as those assigned in 2008 through field survey undertaken by Chattel in preparation for the 2010 survey report.

For the purposes of this analysis, an Area of Potential Impacts was defined to focus analysis on those areas reasonably foreseen to be potentially vulnerable to significant impacts caused by the proposed Project. A more detailed discussion of potential impacts is included in Section 8 of this report. A map of the Area of Potential Impact is included in Figure C.

2.3 Field Examinations

Field examinations were conducted to review and confirm previous findings and to identify previously unevaluated properties that may be potentially eligible within the Area of Investigation where potential direct or indirect impacts could occur.

Informed by knowledge of Hollywood's historic periods of development and the associated themes and property types as outlined in the historic context for SurveyLA, field examination of the Project Site and surrounding area was conducted in June of 2018. Follow-up site visits were conducted in October and November of 2018. All properties were examined from the public right-of-way. Properties previously identified as eligible for historic listing were assessed for their physical integrity to determine if alterations conducted since the previous evaluation had adversely affected their ability to convey historic significance. In general, previous findings of historic significance were carried forward for the purposes of this report and those properties are treated as historical resources for the purposes of CEQA.

Properties previously found ineligible for historic listing were also examined in the field. These properties generally fell into two categories:

1. Properties constructed before World War II that have since been substantially altered and no longer retain the physical characteristics of their original construction or the characteristics of past alterations that may have gained significance over time.

[4] "Historic Resources Survey, Hollywood Redevelopment Project Area."
[5] "Historic Resources Survey, Hollywood Redevelopment Project Area."

2. Properties constructed in the mid- to late-20th century that have been substantially altered since their original construction; are not distinctive examples of building type, architectural style or method of construction; or for which no important historic associations have been discovered.

Properties were examined to confirm previous findings of ineligibility. In general, previous findings of properties not eligible for historic listing were also carried forward for the purposes of this report.

Finally, the Area of Investigation contained a handful of recently constructed properties that were not previously evaluated. These properties, constructed between 2003 and 2017, are not old enough to provide sufficient perspective that would allow an evaluation of its significance within a historic context. Therefore, they are not considered historical resources herein for the purposes of CEQA

No additional resources were identified as historically significant through this investigation.

3.1 Project Description

MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC (collectively, the Applicant) proposes a new mixed-use development (Project) on an approximately 4.46-acre (194,495 square feet) site (Project Site) in the Hollywood Community Plan Area of the City of Los Angeles (City). The Project Site is bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and Hollywood Boulevard on the south, and is bifurcated by Vine Street. The portion of the Project located between Ivar Avenue and Vine Street is identified as the "West Site," and the portion located between Vine Street and Argyle Avenue is identified as the "East Site." The Project Site includes 10 individual parcels and is currently occupied by a building leased by American Musical and Dramatic Academy (AMDA) and surface parking lot on the West Site, and the Capitol Records Building and Gogerty Building occupied by Capitol Records (the Capitol Records Complex) and a surface parking lot that serves the Capitol Records Complex and general public parking on the East Site.

The Capitol Records Complex would be preserved, although portions of its supporting parking area, along with some existing parking not adjacent to the Capitol Records Complex, would be reconfigured and relocated to the East Site five-floor subterranean and grade-level parking garage. The remaining surface parking uses on the Project Site would be removed to develop a mix of land uses, including residential uses (market-rate and senior affordable housing units), commercial uses, parking, and associated landscape and open space amenities. Four new buildings are proposed, including a 35-story building on the West Site (West Building), a 46-story building on the East Site (East Building), and two 11-story senior housing buildings (West Senior Building and East Senior Building) set aside for extremely-low and very-low income households (one senior housing building on each site). The Project would develop approximately 1,287,150 square feet of developed floor area, including 1,005 residential housing units (872 market-rate units and 133 senior affordable housing units) totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area (retail and restaurant uses), approximately 160,707 square feet of open space and amenities, approximately 1,521 vehicle parking spaces, and approximately 551 bicycle parking spaces. The Project would have a floor-area ratio (FAR) of 6.975:1 (up to 7:1), which includes the existing 114,303 square-foot Capitol Records Complex (consisting of the 92,664 square-foot Capitol Records Building and

[6] Description of existing conditions and the proposed project as provided by the Applicant.

21,639 square-foot Gogerty Building). The total buildable area for the Project Site would be 1,401,453 square feet.

Under a proposed Hotel Option associated with the East Site, the Project would replace 104 residential units within East Building levels 3 through 12 with a 220-room hotel, with no change to building heights and massing. The number of affordable residential units within the East Senior Building would be reduced by 17 units and the height of the building would be reduced from 11 stories to 9 stories. Overall, under the Hotel Option there would be approximately 1,272,741 square feet of developed floor area, including 884 residential housing units (768 market-rate units and 116 senior affordable housing units) totaling approximately 1,112,287 square feet of residential floor area, a 220-room hotel with approximately 130,278 square feet of floor area, approximately 30,176 square feet of other commercial floor area, approximately 147,366 square feet of open space and amenities, 1,521 vehicle parking spaces, and 554 bicycle parking spaces. The Hotel Option would have a FAR of 6.903:1 (up to 7:1), which includes the existing Capitol Records Complex, for a total buildable area for the Project Site would be 1,387,044 square feet.

The Project includes architecturally distinct buildings that pay homage to and are compatible with the Capitol Records Complex through a design that responds to the Capital Records Building's modernist architectural character and unique form, with prominent curved façades facing the Capitol Records Building and the Hollywood Hills that maximize the width of view corridors through the Project Site. The East and West Buildings draw inspiration for their articulation from the Capitol Records Building and also include serrated balconies intended to evoke the signature sunshades of the Capitol Records Building. The West and East Buildings, together with the Capitol Records Building, are asymmetrically centered on Vine Street, highlighting the Capitol Records Building's prominence. The prominence of the Capital Records Building and important views to the building are also promoted through setbacks, visual buffers and open space between proposed new buildings and the Capitol Records Complex. These setbacks and open space areas include a the provision of a paseo and plaza near the northern terminus of the Hollywood Walk of Fame that function as an amenity for the public with safe public viewing areas to the Capital Records Complex, as well as areas for shopping, open-air dining, public performances, art installations, and other community-focused events.

The Project design has also taken into account its interface with nearby off-site historical resources, including the Pantages Theatre and the Avalon Hollywood (formerly Hollywood Playhouse), through generous setbacks and other treatments.

With its location adjacent to the Hollywood Walk of Fame, a City of Los Angeles designated Historic-Cultural Landmark, the Project has been specifically designed to avoid disruption to the Hollywood Walk of Fame by eliminating driveway and vehicular access from Vine Street, including the removal of five existing curb cuts. These changes would help restore continuity to the Hollywood Walk of Fame while reducing vehicle/pedestrian conflicts. The Hollywood Walk of Fame would be protected and treated in accordance with Bureau of Engineering specifications and Hollywood Chamber of Commerce/Hollywood Historic Trust procedures throughout Project construction.

Assuming the two sites are built one after another, construction of the Project would be completed over an approximately 4.5-year period. Activities would be phased, beginning on the West Site as early as 2021 and on the East Site in approximately 2025. Construction timing could vary for both sites and could potentially overlap on the West and East Sites, and the EIR will analyze the most conservative construction schedule. Project construction would require grading and excavation activities down to a maximum depth of 76 feet below existing grade for building foundations and five levels of subterranean parking. The Project would export approximately 321,675 cubic yards of soil and generate approximately 1,616 cubic yards of demolition debris (asphalt, interior and exterior building demolition, and general demolition debris). No import of soil is proposed.

Portions of the Hollywood Walk of Fame, a City of Los Angeles Historic-Cultural Landmark, that run along Vine Street (both the east and west sides of the street) from Yucca Street fronting the Project Site could be affected during construction due to the presence of heavy construction equipment and general high levels of activity. In accordance with required procedures for alterations to the Hollywood Walk of Fame, and in coordination with the Hollywood Chamber of Commerce/Hollywood Historic Trust, where stars or parts of the sidewalk cannot be protected in place, the locations would be recorded, and the stars crated and stored in an approved secured location. Once necessary construction work is completed, the stars would be replaced and restored in an appropriate manner in their original location with matching terrazzo.

Project plans, drawings and renderings are included in Appendix B of this report.

3.2 Project Location and Surrounding Uses

As shown in Figure A, *Regional and Site Location Map*, the Project Site is located within the Hollywood Community Plan (Community Plan) Area of the City approximately five miles west of Downtown Los Angeles. As shown in Figure B, *Aerial Photograph of Project Site and Vicinity*, the Project Site spans two city blocks and is

comprised of 10 individual parcels located in the area of the City of Los Angeles known today as central Hollywood, and it is generally bounded by Yucca Street to the north, Argyle Avenue to the east, adjacent development and Hollywood Boulevard to the south, and Ivar Avenue to the west. The Project Site is bifurcated by Vine Street, which runs north/south. The portion of the Project Site located between Ivar Avenue and Vine Street is identified as the "West Site", and the portion located between Vine Street and Argyle Avenue is identified as the "East Site." The majority of the Project Site is a surface parking lot, and there are several existing improvements on the Project Site, and a segment of the Hollywood Walk of Fame is adjacent to the Project Site. The West Site contains a surface parking lot and an existing building currently occupied (leased) by the American Musical and Dramatic Academy (AMDA), located at 6334 W. Yucca Street. Built in 1978, it is a one-story building that was originally constructed for use as a vehicle sales office; two years later became a rental office for a car rental agency. It is currently used by the AMDA for the storage of sets and props.

The East Site is currently occupied by the Capitol Records Complex comprised of the Capitol Records Building and the H.L. Gogerty Building (Gogerty Building) and a surface parking lot that serves the Capitol Records Complex and provides public parking. The Capitol Records Building is located at 1750 N. Vine, and it was built in 1956. It is 13 stories in height, reaching an above-grade height of 165 feet. It is located in the western portion of the East Site, fronting Vine Street. The Gogerty Building is located at 6272-6284 Yucca Street, and it was constructed in 1930. The two-story commercial building is commonly referred to as the "H.L. Gogerty Building" in honor of the architect responsible for its original design, and it is located just north of the Capitol Records Building at the southeast corner of Vine and Yucca streets on the East Site. The Hollywood Walk of Fame was designed by Southern Californian artist Oliver Weismuller in 1958, and is composed of sidewalks, with bronze stars set into it, that runs west along Hollywood Boulevard from Gower Avenue to La Brea Avenue and along Vine Street between Yucca Street and Sunset Boulevard. The Vine Street segment between Yucca Street and Hollywood Boulevard is located on both sides of Vine Street and is, therefore, within both the East Site and the West Site.

The Project Site and vicinity are located within a part of the regional center of Hollywood, an area that is urbanized and generally built out. As depicted on Figure B land uses in the vicinity of the Project Site are comprised primarily of neighborhood-serving commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments.

Adjacent development to the north of the Project Site, starting from the northwest corner of the West Site, is a two-story residential building. Immediately north of the West Site and fronting onto both Yucca Street and Vine Avenue is a 5-story mixed use building currently occupied by AMDA. On the north side of Yucca Street is the 8-story Yucca Tower (also known as the Marsha Toy building) that also is occupied currently by AMDA. On the northwest corner of Yucca Street and Argyle Avenue is a Los Angeles Department of Water and Power (LADWP) Distribution Station No 52. Immediately north of the East Site and south of Yucca Street is a recently constructed 18-story, 114-unit mixed-use residential building at 6226 Yucca Street. At the northeast corner of Yucca Street and Argyle Avenue is the 15-story, 216-room Kimpton Everly Hotel at 1800 Argyle Avenue.

To the east of the Project Site, there are three two-story multi-family homes, a single-family home, and a duplex. A 20-story mixed-use development, known as the 6220 Yucca Project, is currently proposed for this property, which would provide a mix of residential, hotel, and commercial/restaurant uses. Further south, a 7-story, 507-unit Eastown mixed-use residential building has been developed at 6201 Hollywood Boulevard.

To the south of the East Site is a single-story restaurant (location of the proposed 216-room, 14-story, citizenM Hotel), surface parking, and the 2-story Hollywood Pantages Theatre. Further to the south at the northeast corner of Hollywood Boulevard and Vine Street is the 12-story Equitable Building, which has a ground floor restaurant/bar.

The structures directly west of the Project Site on the west side of Ivar Avenue include two three-story multifamily buildings and various retail, restaurant, and service uses. On the west side of Vine Street and south of the West Site is the Avalon Hollywood and south of the theater on Vine Street is the five-story h-Club LA. At the northeast corner of Ivar Avenue and Hollywood Boulevard is the 14-story L. Ron Hubbard Scientology Building (Scientology Building). Immediately north of the Scientology Building on Ivar Avenue is an 11-story U-shaped residential building (commonly referred to as the former Knickerbocker Hotel Building). In general, the land uses within the vicinity of the Project Site are characterized by a mix of low- to medium-intensity industrial, residential, commercial, and mixed-use buildings, which vary in building style and period of construction.

As shown in Figure A, at its closest point, the Hollywood Freeway (US-101) is approximately 415 feet north of the northernmost part of the Project Site (on the East Site); the Santa Monica Freeway (I-10) is approximately five miles to the south; the Harbor Freeway (I-110) is approximately five miles to the southeast; and the Golden State/Santa Ana Freeway (I-5) is approximately five miles to the east; the Ventura Freeway (SR-134) is approximately four miles to the north; and the San Diego Freeway (I-405) is approximately eight miles to the southwest.

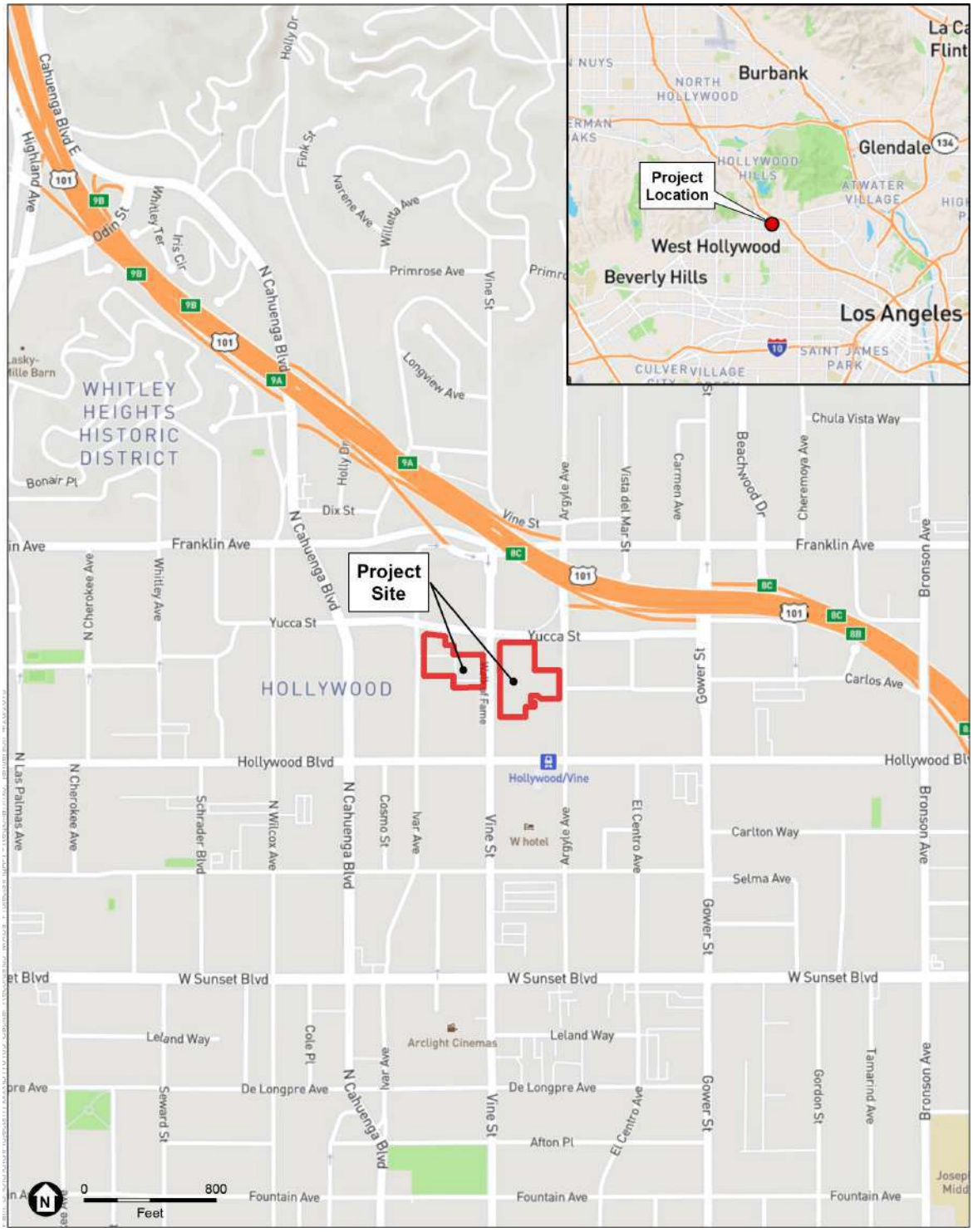
3.3 Existing Conditions on Project Site

The Project Site is entirely developed and generally underutilized, with the exception of the historic Capitol Records Complex, within the larger urban context.

The northern part of the West Site contains an approximately 1,237 square-foot single-story building constructed in 1978, that is currently leased by AMDA and used daily for sets and props. The remaining part of the West Site (approximately 78,512 square feet) contains a surface parking lot with a parking attendant kiosk. Existing access to the West Site is provided from a driveway off Vine Street and two driveways along Ivar Street. The entire site is enclosed by an iron and steel gate.

The East Site contains the Capitol Records Complex, which includes the 13-story Capitol Records Building and ancillary studio recording uses containing 94,882 square feet of floor area, as well as the two-story Gogerty Building containing 22,157 square feet of floor area, all of which total approximately 114,303 square feet of floor area. The Capitol Records Building, which reaches an above grade height of 165 feet, was built in 1956 and is the visual focal point of the Project Site. The adjacent Gogerty Building, constructed in 1930, was renovated in 2003 and reaches a height of 33 feet above grade. Both buildings within the Capitol Records Complex are considered historical resources under CEQA and are described in greater detail in Section 6 of this report. The remaining part of the East Site (approximately 38,931 square feet) contains surface parking lots with controlled gated access.

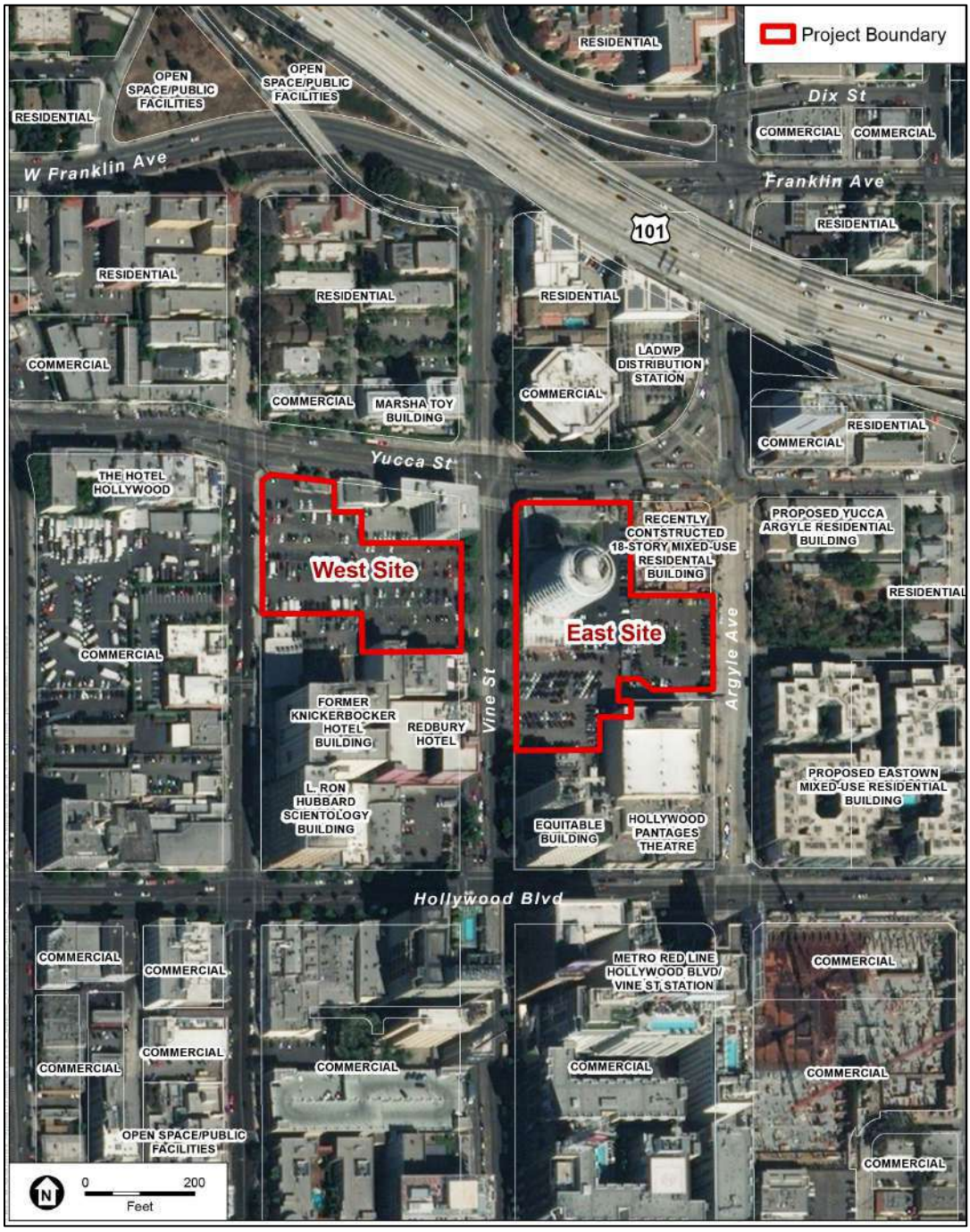
Figure A: Regional Site and Location Map



Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2

Figure B: Aerial Photograph of Project Site and Vicinity



Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2

4.1 Historical Resources under CEQA

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

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

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

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

- *Mandatory historical resources* are resources "listed in, or determined to be eligible for listing in, the California Register of Historical Resources."
- *Presumptive historical resources* are resources "included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1" of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.[7]

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

To simplify the first three definitions provided in the CEQA statute, an historical resource is a resource that is:

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

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

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

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

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

4.2 Historic Designations

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

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.[8] The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

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

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

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

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.[9]

[8] 36CFR60, Section 60.2.

[9] 36CFR60, Section 60.3.

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

California Register of Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.[10]

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

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

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

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

[10] California PRC, Section 5023.1(a).

- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission. [11]

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

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance. [12]

City of Los Angeles Historic-Cultural Monuments

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

Section 22.171.7 of Article 1, Chapter 9, Division 22 of the City of Los Angeles Administrative Code defines a Historic-Cultural Monument as "any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles." A proposed Monument may be designated by the City Council upon the recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

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

[11] California PRC, Section 5023.1(d).
[12] California PRC, Section 5023.1(e).

2. Is associated with the lives of historic personages important to national, state, city, or local history; or

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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

4.3 Hollywood Community Plan

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

The 1988 Hollywood Community Plan does not specifically address historical resources; however, a stated objective of the 1988 Plan is to "encourage the protection and enhancement of the varied and distinctive residential character of the Community…" In addition, Housing Policy in the 1988 Plan version "encourages the protection and enhancement of well-defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zones where appropriate, and/or (2) preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character."[13]

The Plan also reiterates that it is "the City's policy that the Hollywood Community Plan incorporate the sites designated on the Cultural and Historical Monuments Element of the General Plan."[14]

4.4 Hollywood Redevelopment Plan

The Project Site is contained within the Hollywood Redevelopment Project area generally bounded by Franklin Avenue on the north, Serrano Avenue on the east, Santa

[13] "New Community Plan Program: Hollywood Community Plan Update," http://cityplanning.lacity.org/cpu/hollywood/HwdPlanUpdates.htm (accessed March 2017).
[14] "New Community Plan Program: Hollywood Community Plan Update," http://cityplanning.lacity.org/cpu/hollywood/HwdPlanUpdates.htm (accessed March 2017).

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

The Hollywood Redevelopment Project's goals include "the retention, restoration and appropriate reuse of existing buildings, groupings of buildings, and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria."[15] Policies and guidelines for the preservation, rehabilitation, and retention of historic properties are discussed in Section 5.11 of the Redevelopment Plan.[16]

As part of its responsibilities in implementing the Hollywood Redevelopment Plan, the CRA compiled historic survey data on properties within the Hollywood Redevelopment Project Area. Property evaluations from historical resources surveys in 1986, 1997, and 2003 were compiled in a data table that was made available on the CRA website. A more recent intensive-level survey of the Hollywood Redevelopment Project Area was conducted in 2010.[17] It provides relevant information regarding the status of properties within the redevelopment area and is used by agencies and the community to identify potential historical resources.[18]

4.5 Historic Significance and Integrity

Significance

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

[15] Section 3 [300.11], "New Community Plan Program: Hollywood Community Plan Update," http://cityplanning.lacity.org/cpu/hollywood/HwdPlanUpdates.htm (accessed March 2017).
[16] The CRA released draft Urban Design Guidelines for the Hollywood Boulevard District and Franklin Avenue Design District areas in the autumn of 2011 to guide development within the Hollywood Redevelopment Plan area. These guidelines "encourage preservation, restoration, and appropriate reuse of historically or architecturally significant structures."
[17] "Historic Resources Survey, Hollywood Redevelopment Project Area," prepared for the Community Redevelopment Agency of the City of Los Angeles by Chattel Architecture, Planning & Preservation, Inc., February 2010, http://preservation.lacity.org/surveyla-findings-and-reports#Hollwood%20Redevelopment%20Project%20Area (accessed June 2015).
[18] The 2010 Hollywood Redevelopment Project Area Survey results can be viewed on the SurveyLA Findings and Reports website at http://preservation.lacity.org/surveyla-findings-and-reports#Hollywood (accessed March 2017).

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.[19] *It is achieved in several ways:*

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

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

Historic Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[20] The National Park Service defines seven aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. These qualities are defined as follows:

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

[19] *National Register Bulletin 16A. How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (3)
[20] Ibid, p. 3.

- *Association* is the direct link between an important historic event or person and a historic property.[21]

4.6 Age Threshold

The fifty-year age threshold has become standard in historic preservation as a way to delineate potential historical resources. The National Park Service, which provides guidance for the practice of preservation, has established that a resource fifty years of age or older may be considered for listing on the National Register of Historic Places. A property less than fifty years old also may be considered for listing, if it meets the criterion for "exceptional significance.[22]

The California Register has similar guidelines in regard to a fifty-year age threshold, as well as a provision analogous to the exceptional significance criterion for properties that don't meet this threshold, as the guidance states as follows: "a resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance."[23]

In the City of Los Angeles, "there is no requirement that a resource be a certain age before it can be designated"[24] as a Los Angeles Historic-Cultural Monument. The City's Office of Historic Resources does qualify this statement, however, in that "enough time needs to have passed since the resource's completion to provide sufficient perspective that would allow an evaluation of its significance within a historic context."

[21] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U.S. Department of Interior, 1995.
[22] Ibid. p. 2. The Park Service does make exceptions for properties that have achieved significance within the past 50 years that are of "exceptional importance".
[23] *California Office of Historic Preservation Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources*. California Office of Historic Preservation, Department of Parks and Recreation, 2001.
[24] City of Los Angeles Office of Historic Resources website, accessed February 2011. http://www.preservation.lacity.org/faq

5.1 Hollywood Development History

Late-19th and Early-20th Century Development

The area that became Hollywood was originally part of two former Spanish land grants: Rancho La Brea and Rancho Los Feliz.[25] These two ranchos were strategically oriented along the Cahuenga Pass, a major transportation corridor to the north, and the growing city of Los Angeles to the south. The Cahuenga Pass encompassed part of the Camino Real del Rey, which was the principal coastal passageway and used continuously as a trail facilitating commerce, livestock transport, and travel since the earliest Spanish exploration. Hollywood began as a small agricultural community in the nineteenth century. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. A freight rail line was first constructed in 1887-1888, linking Hollywood and the neighboring community of Colegrove to downtown Los Angeles. The fields and orchards of the nineteenth century increasingly gave way to speculative real estate development by the turn of the twentieth century.

In 1900, the Cahuenga Valley Improvement Association was established to guide real estate development in the area, just as the first electric track down the length of Prospect Avenue (present day Hollywood Boulevard) was completed.[26] Other streetcar lines soon followed, including along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive.

In 1903, the City of Hollywood officially incorporated with a population of 700. In 1904, gas lines were laid, the streets were numbered, and a single track of the Los Angeles Pacific Railroad was placed perpendicular to the electric track already on Prospect Avenue.[27] As the area became increasingly developed, churches, clubs, and schools were built in proximity to the grand single-family residences that lined Hollywood Boulevard and other nearby streets. By 1909, like many of its neighboring communities, Hollywood had experienced immense growth. While its population in

[25] Portions of the historic context have been excerpted and adapted from the "SurveyLA Los Angeles Historic Resources Survey Report: Hollywood Community Plan Area," August 2011, revised November 2015, prepared for the City of Los Angeles by Historic Resources Group, Pasadena, CA, http://preservation.lacity.org/sites/default/files/HistoricResourcesSurveyReport_Hollywood.pdf (accessed June 2017).
[26] Gregory Paul Williams, *The Story of Hollywood: An Illustrated History* (BL Press LLC, 2011), 29.
[27] Williams, 43.

1903 was a mere 700, by 1909 it had reached 4,000.[28] Though dwarfed by the neighboring city of Los Angeles with 100,000 inhabitants, the small City of Hollywood quickly began to experience water shortages, drainage issues, and sewage problems, and less than ten years later Hollywood began to reconsider its status as an independent city.[29] In February of 1910, Hollywood was consolidated to the City of Los Angeles to take advantage the City's established sewer system and the anticipated new water supply created by the Los Angeles Aqueduct, which was then under construction. The pre-consolidation area boundary is generally defined by the southernmost portion of the Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.

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

As the Hollywood district began to grow more commercial in nature beginning in the late teens, it also began to lose its status as a prestigious address. Many of the mansions that lined Hollywood Boulevard were abandoned by 1925, as developments such as Hancock Park and Beverly Hills drew elite residents away from the district.[30] In the mid-to-late 1930s, the glamorous image of Hollywood as a national fashion and entertainment destination began to fade. This was due in part to the effects of the Great Depression. During this era, the district experienced little in the way of growth but

[28] Bruce T. Torrence, *Hollywood: The First 100 Years* (Hollywood, CA: Hollywood Chamber of Commerce & Fiske Enterprises, 1979), 9.
[29] Williams, 52-53.
[30] Williams, 132.

much in the way of increased commercial activity in a manner that reinforced Hollywood's role as a hub between Los Angeles and adjacent communities.

World War II and Post-World War II Development

The United States' entry into World War II commenced following the bombing of Pearl Harbor in December 1941.[31] Wartime austerity had a dramatic impact on the landscape of Los Angeles, and Hollywood was no exception. Residential construction was halted for the duration of the war, and existing businesses and manufacturing operations were converted for the production and distribution of materials essential to the war effort.

Since Los Angeles served as a major point of departure for combat in the Pacific, Hollywood became a hub of entertainment and tourism for GIs passing through town before leaving for the battlefront.[32] Area hotels were booked solid, and the United Servicemen's Organization (USO) opened three Hollywood outposts in 1941. The famed Hollywood Canteen also opened in 1942, offering visiting servicemen an opportunity to be served by their favorite film stars. With travel during wartime restricted to essential business only, visits from servicemen saved many Hollywood nightspots from going under during the war.[33]

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

By the 1950s, motion picture operations began to relocate to other areas, and the major industry in Hollywood shifted to tourism. During the early 1950s, the Hollywood Freeway cut through the northeast corner of Hollywood, and widespread automobile ownership coupled with the development of the freeway system pulled new

[31] Information about Hollywood's development from World War II through the late 20th century largely adapted from Historic Resources Group, *Historic Context Statement: Entertainment Industry Support Services*, prepared for Hollywood Heritage, October 19, 2017.
[32] Williams, 269.
[33] Williams, 270.

development to previously outlying areas on the West Side and in the San Fernando Valley. Later in the decade, the famous Capitol Records Building was constructed on Vine Street and the Hollywood Walk of Fame was created on Hollywood Boulevard as a tribute to actors, directors, and other contributors to the entertainment industry.

Late 20th Century Development

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

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

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

5.2 Development of the Project Site and Immediately Surrounding Area

During the late 19th and early 20th centuries, Central Hollywood was a largely rural residential and farming community. The area containing the Project site was largely characterized by large blocks of planted fields, orchards, and scattered large homes built

by wealthy landowners, all traversed by unpaved streets. By the turn of the 20th century, development included the two-story George Hoover residence (1901) at the northwest corner of Hollywood Boulevard and Vine Street; the H.J. Bartlett residence was located to the northeast at the southeast corner of Argyle Avenue and Larquier Avenue (Yucca Street).[34] In 1901, a Colonel Robert Northram purchased a grove of orange trees south of Hollywood Boulevard between Vine Street and Ivar Street and constructed a Mission Revival-style home surrounded by extensive gardens. He developed a training track and barn for his horses on the east side of Vine Street. Two years later he sold his Hollywood holdings to Jacob Stern who continued to develop the properties.[35] A Methodist Church (1903) was constructed on the southeast corner of Hollywood Boulevard and Vine Street. Hollywood Boulevard slowly developed as a residential street lined with stately homes in the first decade of the 20th century.

Despite being known at that time as the "City of Homes," the seeds of what would soon become a vibrant commercial center had been sown years earlier. The Sackett Hotel, located at the southwest corner of Hollywood Boulevard and Cahuenga Boulevard, (two blocks west of the Project Site) was constructed in 1888. In addition to eighteen hotel rooms on the second floor, the hotel also contained a ground-floor general store, parlor and kitchen. The intersection would become an early Hollywood commercial center.[36]

The Project Site area as it appeared in the first decade of the 20th century is shown in the 1907 Sanborn Fire Insurance map of Hollywood (Appendix C). The location of the East Site, contained by Prospect Avenue (Hollywood Boulevard), Vine Street, and Larquier Avenue (Yucca Street), was sparsely developed with four single-family homes and a small apartment building. The eastern half of the East Site block was largely occupied by a small farm with a main house and associated ancillary structures. The location of the West Site, contained by Prospect Avenue (Hollywood Boulevard) Vine Street, Ivar Avenue, and Ocean View Avenue (Yucca Street), is somewhat more populated with a billiards and bowling business, and single-family homes clustered to the south.

The West Site itself, however, remained largely undeveloped throughout the first decade of the twentieth century. Although the West Site was comprised of seven parcels, only two were developed. On the corner lot located at the northeast corner of East Ocean View Avenue and Ivar, a dwelling was erected, but the other three lots on the block remained empty. On North Vine Street, only one of the three lots on the West Site was

[34] Williams. p. 35.
[35] Williams p. 46
[36] Williams. p. 19.

developed, and this with a small dwelling towards the middle of the lot and a large shed towards the rear.

Likewise, the East Site remained sparsely developed in the first decade of the twentieth century. It was broken up into 10 different lots, but only four of them were developed. Two lots on the western portion of the East Site had dwellings erected upon them, and a multi-family apartment building was constructed between them. The eastern portion of the East Site had a small building erected upon it that appears to have been dedicated to some kind of light manufacturing use dealing with glass and wooden lattice.

The names of Hollywood's most famous intersecting streets took some years in arriving. Prospect Avenue was the original name for Hollywood Boulevard, and Weyse Avenue was the original name for Vine Street. Years passed before the intersection acquired its now-familiar name of Hollywood and Vine. Weyse Avenue was the first of the two roads to acquire a new name when the road was rebranded during the first decade of the 20th century as Vine Street. The name was inspired by the grapevines then growing just north of present-day Santa Monica Boulevard. Prospect Avenue did not become Hollywood Boulevard until the independent city of Hollywood consolidated with Los Angeles in 1910.

Consolidation with Los Angeles spurred modest growth although Hollywood remained a relatively distant and sleepy outpost of a more urbanized Los Angeles. The 1913 Sanborn map shows the Project Site area developed with a handful of additional small homes. Some civic uses, including an Andrew Carnegie-funded public library (constructed 1907), and a second Methodist Church (constructed 1910), appear on Hollywood Boulevard. Overall, the area remained low-density, with much of the land undeveloped.

Between 1915 and 1930, Hollywood entered a period of rapidly accelerated growth, during which the area was transformed from a pastoral residential and farming community to a bustling business, entertainment and residential zone. Although the entire Los Angeles region saw tremendous growth during this period, Hollywood was able to establish a distinctive identity largely in response to the success of the motion picture industry which became firmly established in the Los Angeles area during this period. While many in the local community were initially disdainful of the motion picture people when they first appeared, the overall success of the industry (and the money it generated) could not be denied. The name "Hollywood" ultimately came to represent the motion picture industry as a whole and the publicity the industry generated gave the geographic location of Hollywood a special glamour.

As the 1920s approached, it was clear to Hollywood's leading land and business owners that there was a great deal of money to be made through real estate development and it was decided that Hollywood Boulevard would be reborn as a first-class shopping and business district. The local Hollywood Chamber of Commerce was formed and very quickly boasted 2,517 members. Activities focused on bringing major businesses including bank branches and upscale retailers to Hollywood.[37] To further that goal, better street connections to the more established communities south of Hollywood were required. A group of Hollywood land owners and businessmen quickly formed the "Vine Street Improvement District" to widen, grade and pave Vine Street between Hollywood Boulevard and Wilshire Boulevard. Vine Street opened as a major avenue in 1922 and the intersection of Hollywood and Vine became a nexus of commercial development.[38]

New development followed at a breathtaking pace as developers competed to maximize the potential of their property holdings. A 1905 ordinance (later amended in 1911) prohibited the construction of buildings in Los Angeles taller than 150 feet. An exception to this strict ordinance did allow for uninhabited rooftop elements. A single permitted variance for the construction of Los Angeles City Hall in 1926 ensured that 454-foot City Hall would dominate Los Angeles downtown skyline for decades. Hollywood developers competed to maximize the potential of their property holdings with building constructed to the allowable height. The result was collection of "limit-height" buildings punctuating central Hollywood, with a majority clustering at the intersection of Hollywood and Vine. Important examples located in the Project Site area include the Security Trust and Savings Building (1921) at the northeast corner of Hollywood and Cahuenga boulevards; the Knickerbocker Hotel (1923) on the east side of Ivar Avenue just north of Hollywood Boulevard; the Guaranty Building (1923) at the northeast corner of Hollywood Boulevard and Ivar Avenue; the Taft Building (1923) at the southeast corner of Hollywood Boulevard and Vine Street; the Hollywood Plaza Hotel (1924) on the west side of Vine Street south of Hollywood Boulevard; and the B.H. Dyas Department Store (later Broadway Department Store) constructed in 1927 at the southwest corner of Hollywood and Vine. By the mid-1920s, Hollywood Boulevard had transformed into a tightly-developed commercial corridor with most blocks containing one- and two-story storefront buildings with taller, more impressive buildings located at corners.

Vine Street at its intersection with Hollywood Boulevard became concentrated with buildings constructed to the height limit. In 1929, the Los Angeles Times would report

[37] Williams p. 103.
[38] Williams, p. 104.

that "Skyscraper construction at the Hollywood Boulevard-Vine Street intersection and immediately adjacent thereto, in the past five years, has exceeded that of any similar area in Los Angeles and has surpassed the limit-height building record of any district of its size outside of metropolitan areas in the United States."[39]

It was in the mid-1920s too, that theaters (both for legitimate stage productions and film exhibition) would concentrate in Hollywood. Important examples constructed in the Project Site area include the former Hollywood Playhouse (1926), which is today known as the Avalon Hollywood as located on the west side of Ivar Avenue north of Hollywood Boulevard; and the Pantages Theatre (1929), located on the northwest corner of Hollywood Boulevard and Argyle Avenue.

In addition to commercial development, housing in Hollywood dramatically increased in density to meet burgeoning demand. Bungalow courts, duplexes, and multi-story apartment buildings replaced many of the single-family homes and spacious gardens that had originally characterized the area. In the latter half of the 1920s, luxury apartment buildings rising four stories and higher were constructed. Many of these operated as "apartment hotels" offering fully furnished suites, laundry, housekeeping, and in some cases food service. These properties catered to a more transient population in need of temporary housing and proved to be a useful option for creative talent imported west for work in the film industry. Most often designed in period-revival architectural styles with an emphasis on Spanish and Mediterranean influences, much of this development was located in the sloping foothills north of Hollywood Boulevard.[40]

By the end of the 1920s, another road improvements project, championed by the Hollywood Chamber of Commerce, was implemented for street upgrades in key locations to move traffic more efficiently throughout Hollywood. Dubbed the "Five-Finger Plan," street improvements included widening, grading, and paving for key street locations with an emphasis on further developing Vine Street. G.R. Dexter, President of the Bank of Hollywood, was quoted in the Los Angeles Times saying the "…completion of the street widening and opening involved in the project will develop Vine Street into the most heavily traveled thoroughfare in Los Angeles. With Yucca Street converted into a major artery leading into Cahuenga Avenue, the traffic between the San Fernando Valley cities and Los Angeles will be routed through Vine Street increasing the thoroughfare's daily traffic to record figures."[41]

[39] "Hollywood Establishes Skyscraper Record," *Los Angeles Times*, August 11, 1929.
[40] Williams, p. 142.
[41] "Street Concrete Poured," *The Los Angeles Times*, September 28, 1930.

The focus on increasing traffic to Vine Street via Yucca Street spurred development interest in extending the commercial core of Hollywood and Vine north to include Yucca. The most impressive project that was realized was a height-limit office tower (today referred to as the Yucca-Vine Tower) constructed for Mountain States Life Insurance at the northwest corner of Yucca and Vine streets. Constructed in 1928, the Art Deco building was designed by architects H.L. Gogerty and Carl Jules Weyl who had also been responsible for designing the Hollywood Playhouse (today known as the Avalon Hollywood) just south on Vine Street. Two modest commercial buildings, also designed by H.L. Gogerty in an Art Deco style, were realized near Yucca and Vine. These were a two-story commercial building (1930), today referred to as the "Gogerty Building," at the southeast corner of Yucca Street and Vine Street; and a two-story commercial building constructed in 1932 on the south side of Yucca Street between Vine Street and Ivar Avenue. By the time the second building on Yucca Street was open for business, however, the country was mired in an economic depression and Gogerty's early 1930s designs marked the end of commercial expansion to Yucca as development in Hollywood slowed to a crawl.

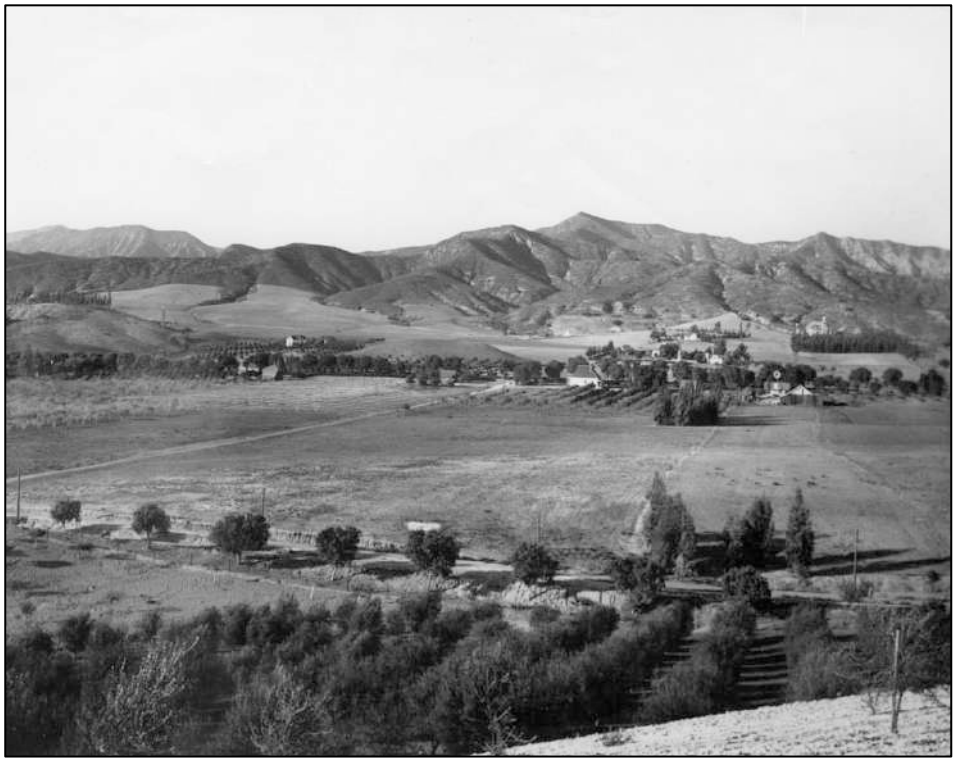
The Project Site area changed little during the 1930s as the economic contraction of the Great Depression severely limited development. The country's mobilization for World War II during the 1940s effectively ended the Depression but diverted all available funds to the war effort. Instead of wholesale new development, property and business owners were largely focused on upgrading, modernizing and reusing their existing properties as needed to accommodate changing tenants and business needs. One noticeable trend was the conversion of vacant, underutilized or substandard properties to surface parking. As central Hollywood became increasingly commercial, and the automobile became the preferred mode of transportation, the parcels mid-block between Hollywood Boulevard and Yucca Street were gradually paved and used for surface parking. The opening of the Hollywood Freeway in 1954 made central Hollywood more accessible to a wider population and the need for parking continued to grow. As shown in the 1955 Sanborn map, much of the Project Site was used for surface parking. (Appendix D) This use continued throughout the remainder of the 20th century and into the 21st century.

Substantial new construction did not return to Hollywood until the mid-1950s when a west coast headquarters building was constructed for Capitol Records on the east side of Vine Street mid-block between Hollywood Boulevard and Yucca Street. Capitol Records was founded in 1942 as the first West Coast based record label. The building was commissioned by British music conglomerate EMI after its acquisition of Capitol Records in 1955. The building was completed in April 1956. Designed by Louis Naidorf then a young architect working for the firm of Welton Becket and Associates,

the Capitol Records Tower is considered the world's first circular office building. It was also the first large office building to be constructed in Hollywood in over two decades. The striking Mid-Century Modern design of the Capitol Records building contrasted starkly with the pre-World War II commercial buildings in the immediate surrounding area.

In 1958, the "Hollywood Walk of Fame" was introduced to honor important entertainment industry figures, improve and beautify the Hollywood streets, and engage tourists. Official groundbreaking commenced in 1960. The Hollywood Walk of Fame is composed of sidewalks along Hollywood Boulevard from Gower Avenue to La Brea Avenue and along Vine Street between Yucca Street and Sunset Boulevard. The sidewalk's pavement is imbedded with over 2,000 five-pointed stars featuring the names of people commemorated for their contributions to the entertainment industry.

Los Angeles' building height limit was removed in 1957 through a voter referendum, just one year after the Capitol Records Building was completed. Hollywood's first post-height limit "skyscraper" was the 20-story Sunset and Vine Tower constructed at the southeast corner of Sunset and Vine in 1963. Rising over 290 feet in height, the Sunset and Vine Tower was almost twice the height of any height-limit era building in Hollywood. Designed in a Corporate Modern style, the rectangular steel-frame and glass curtain wall building presented a stark silhouette that radically altered the Hollywood skyline. Additional high-rises on Sunset soon followed including a 185-foot office building constructed in 1968 at the southwest corner of Sunset Boulevard and Cahuenga Boulevard, and a 22-story office tower constructed in 1971 at the northwest corner of Sunset and Argyle. In the Project Site area, additional buildings constructed during the 1960s, include the five-story office building at the southwest corner of the intersection of Vine and Yucca streets, and an office building at 1800 Argyle Avenue (now demolished). These buildings would represent the last substantial developments in the Project Site area until the turn of the 21st century.



Hollywood Panorama 1896, *Los Angeles Water and Power Associates*



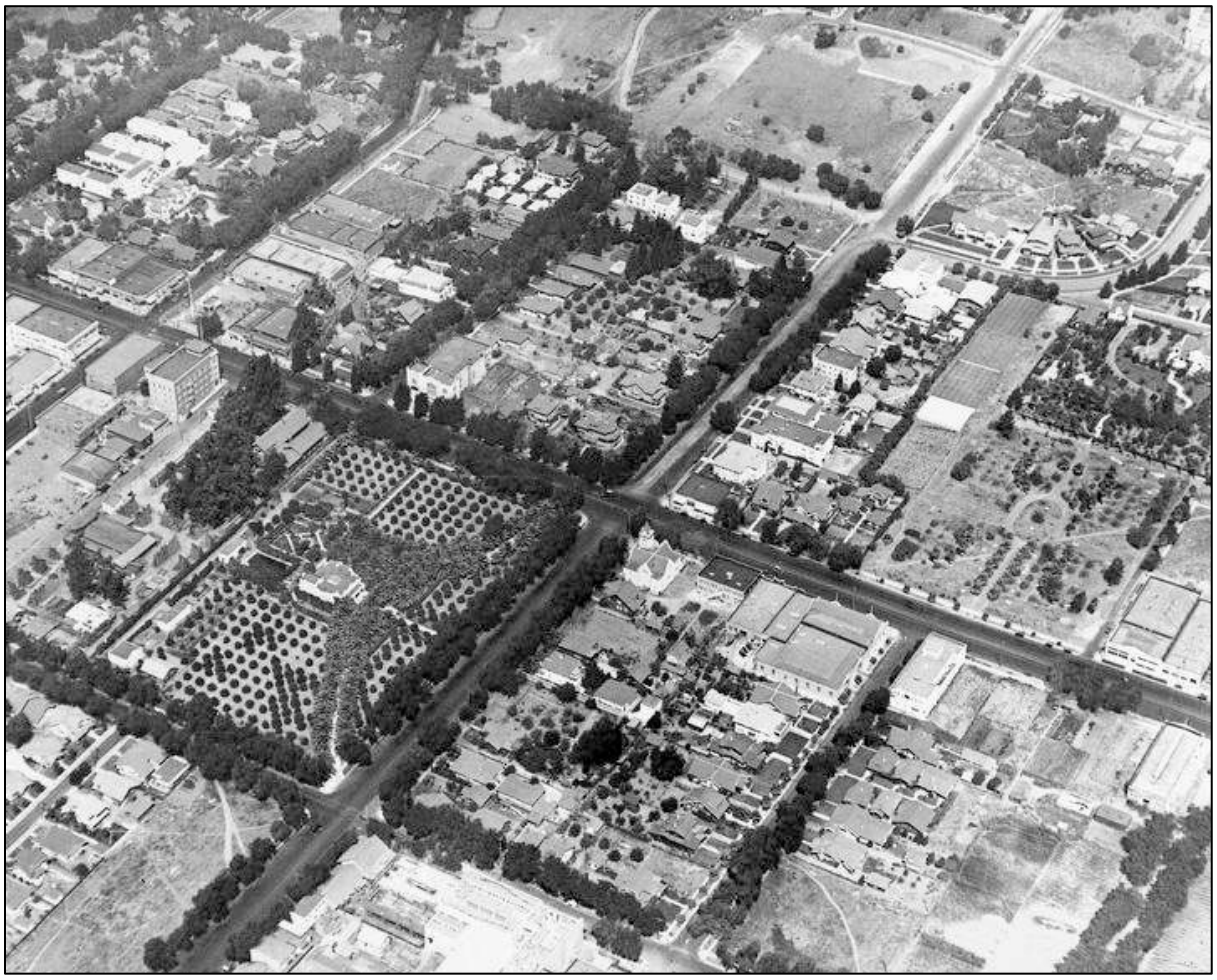
Vine St. looking north from Hollywood Blvd. 1903, *Los Angeles Water and Power Associates*
George Hoover residence is seen at foreground left.



Hollywood Blvd. looking east from Highland Ave. c.1905
Los Angeles Water and Power Associates



Methodist Church at southeast corner of Hollywood Blvd. and Vine St. c.1905
Los Angeles Water and Power Associates



Intersection of Hollywood Blvd. and Vine St. 1920, *Los Angeles Water and Power Associates*
Colonel Northram/Jacob Stern property can be seen center left.

Hollywood Center Project
Historical Resources Technical Report
April 2020

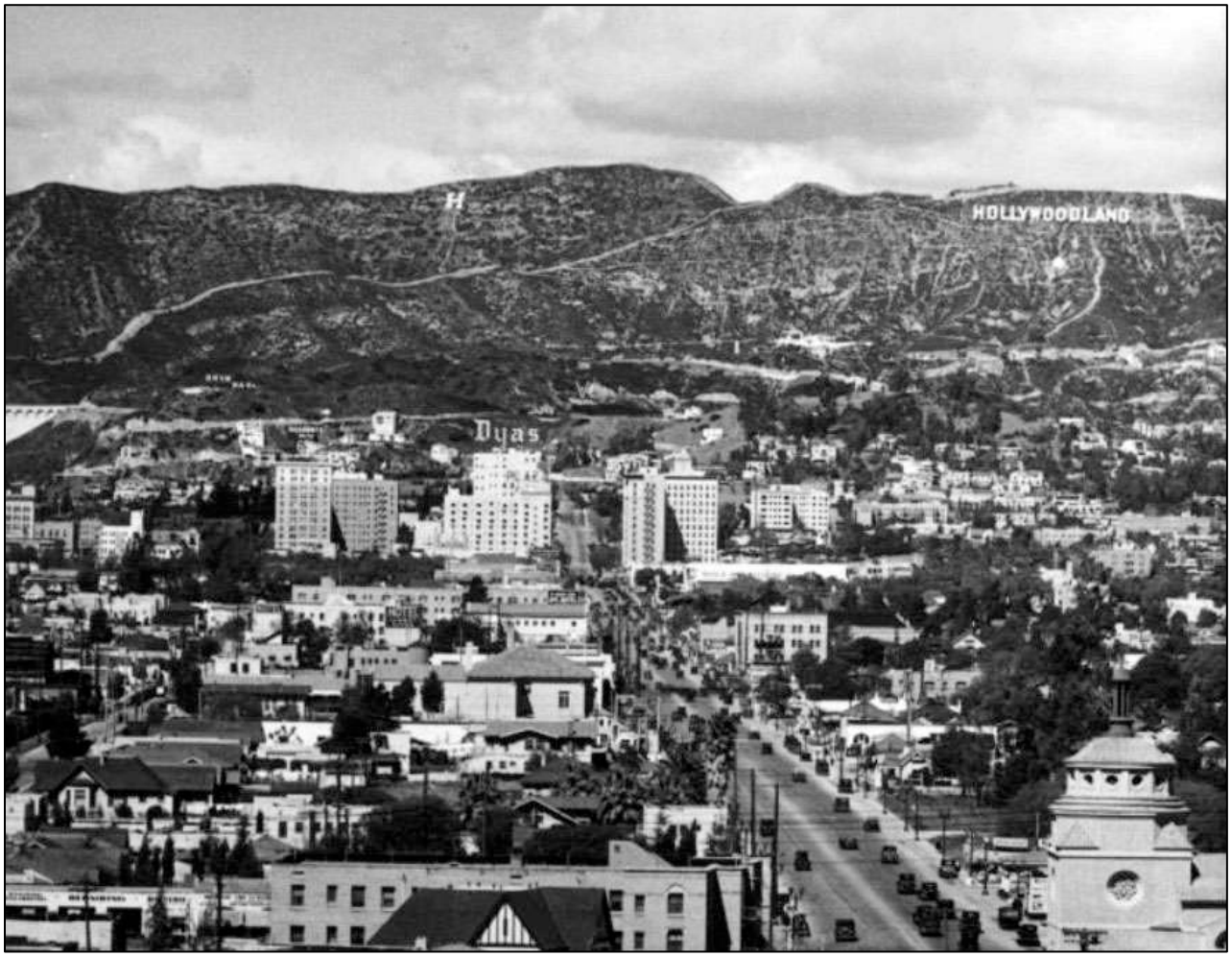
HISTORIC RESOURCES GROUP
732387292.2



Aerial looking northeast. Hollywood Blvd and Cahuenga Blvd. 1922, *Los Angeles Water and Power Associates*
Security Trust Building is shown at center.

Hollywood Center Project
Historical Resources Technical Report
April 2020

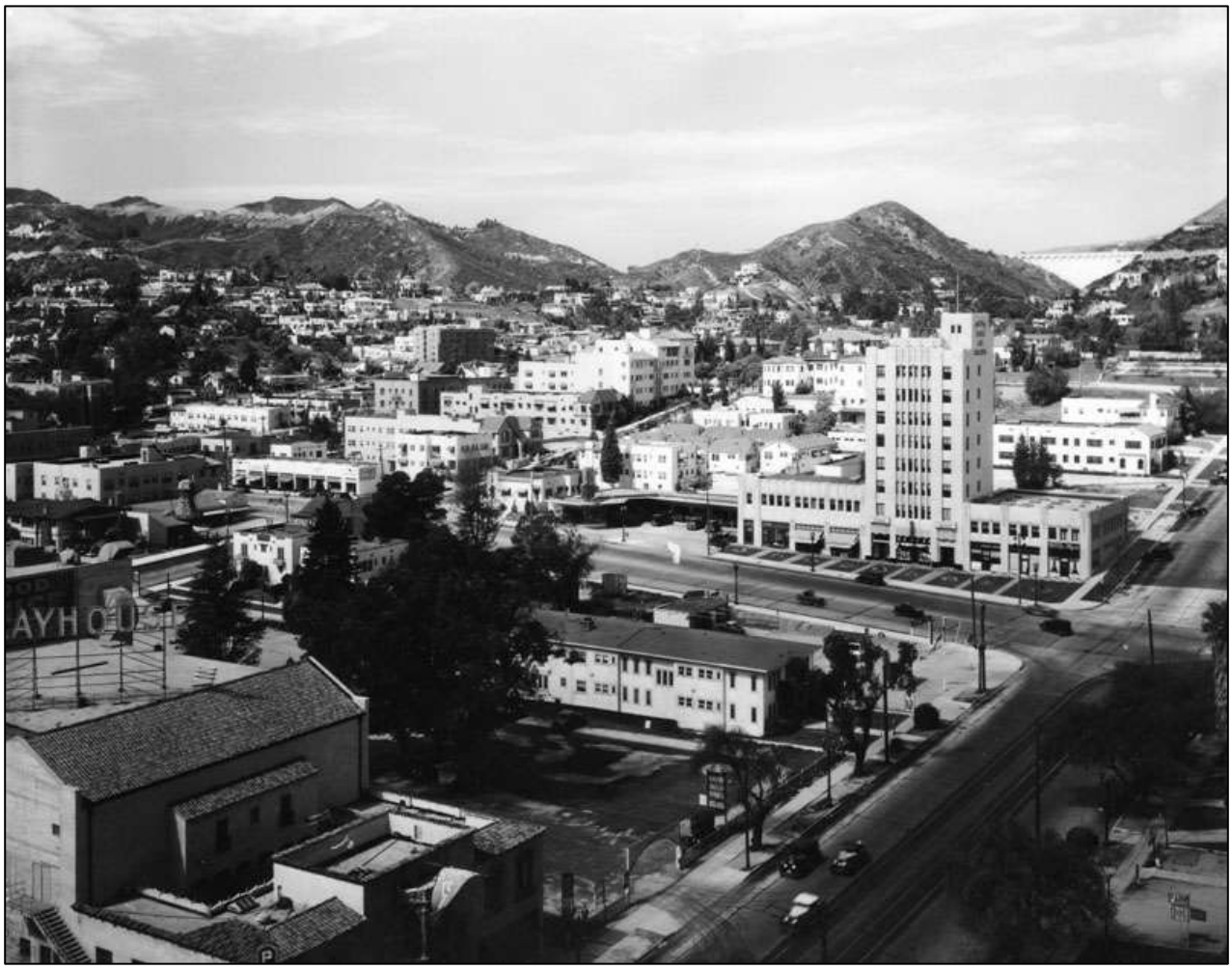
HISTORIC RESOURCES GROUP
732387292.2



Looking north toward Hollywood Blvd. c.1930, *Los Angeles Water and Power Associates*
Vine Street is shown at center.

Hollywood Center Project
Historical Resources Technical Report
April 2020

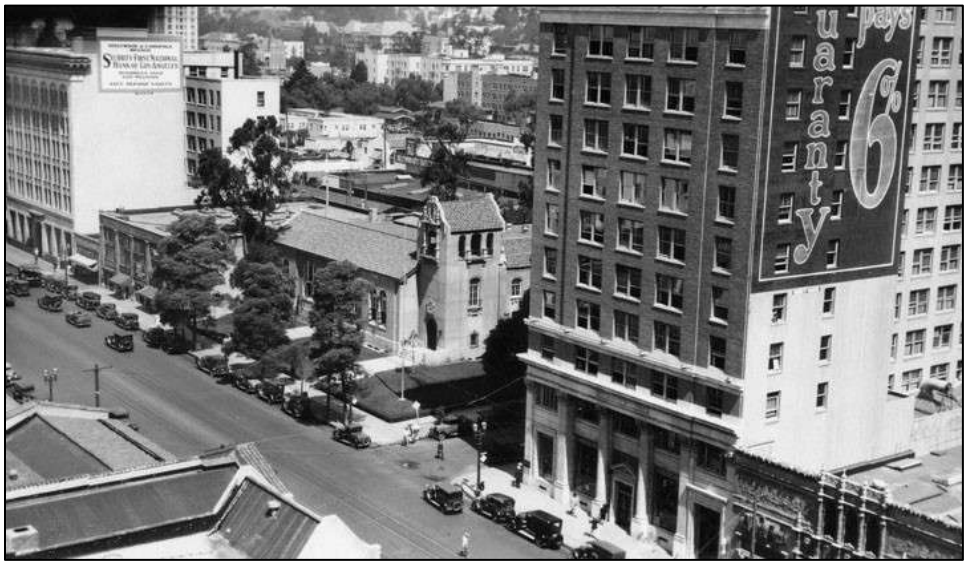
HISTORIC RESOURCES GROUP
732387292.2



Looking north to the intersection of Vine St. and Yucca St. 1929, ***Los Angeles Water and Power Associates***
Yucca-Vine Tower at center right.

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



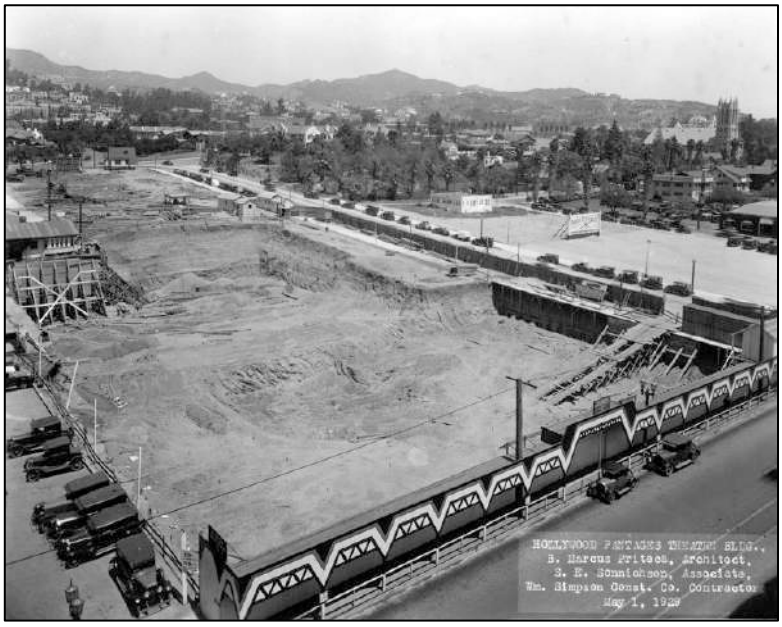
Looking northwest at intersection of Hollywood Blvd. and Ivar Ave. 1929, *Los Angeles Water and Power Associates*
Hollywood Guaranty Building is shown at right.



Vine Street looking north to Hollywood Blvd. on Vine St. 1930
Los Angeles Water and Power Associates

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



Construction site for the Pantages Theatre looking northeast from Hollywood Blvd. 1929
Los Angeles Water and Power Associates



Pantages Theatre looking northeast from Hollywood Blvd. 1930
Los Angeles Water and Power Associates

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



Looking east to the intersection of Hollywood Blvd. and Vine St. 1930, *Los Angeles Water and Power Associates*
Equitable Building at center.

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



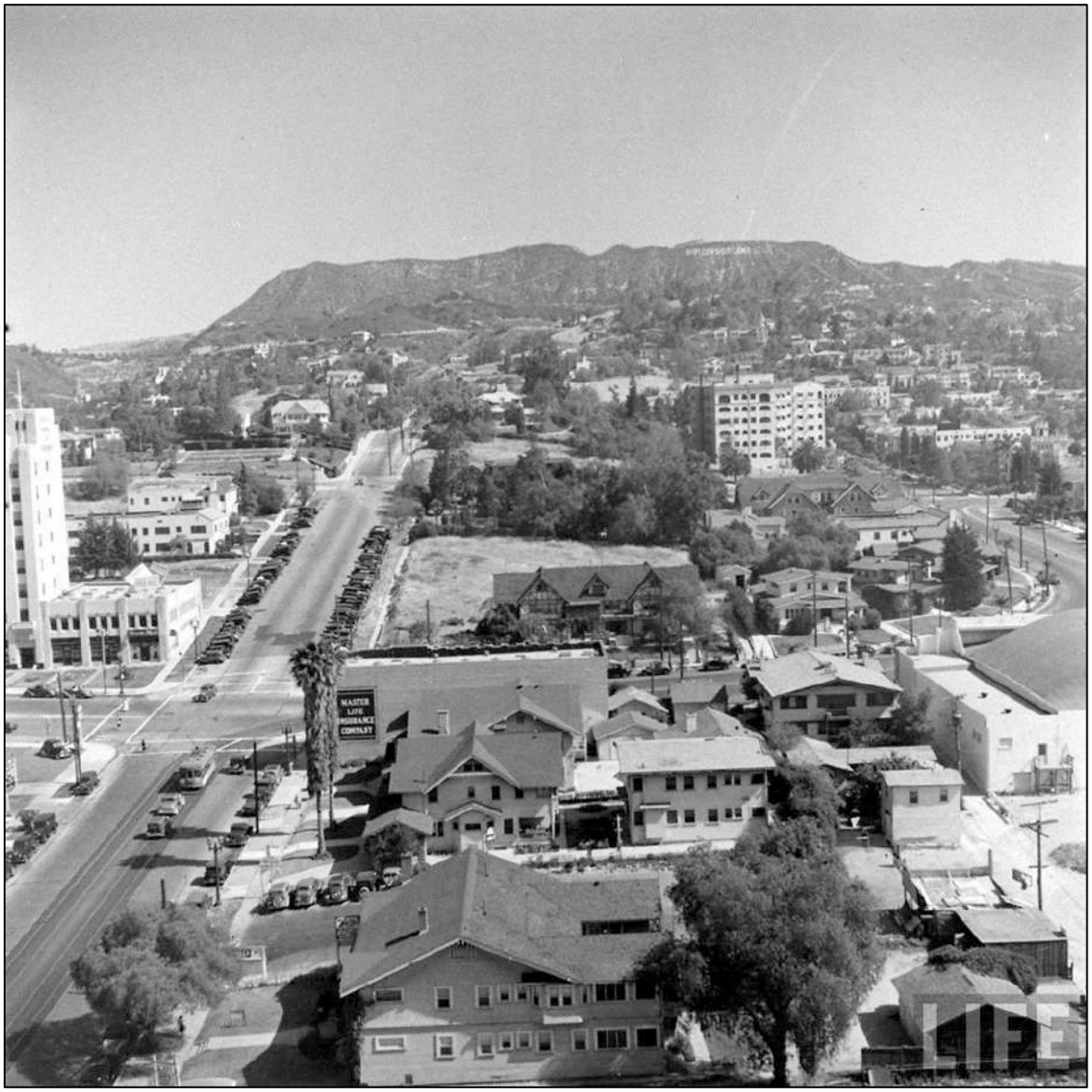
Hollywood Playhouse (today known as the Avalon Hollywood), c.1936
Los Angeles Water and Power Associates



Looking east to intersection of Hollywood Blvd and Vine St. 1939
Los Angeles Water and Power Associates

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



Looking north to intersection of Vine St. and Yucca St. c.1945, *Los Angeles Water and Power Associates*
Rear of Gogerty Building can be seen at center. Yucca-Vine Tower at far left.

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



Looking north to intersection of Ivar Ave. and Yucca St. c.1945, *Los Angeles Water and Power Associates*
Rear of 6316-24 Yucca Street commercial building can be seen at foreground far right. Yucca -Vine Tower at far right.

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



Capitol Records Building under construction. 1955, *Los Angeles Water and Power Associates*

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

732387292.2



Capitol Records Building and surroundings. c.1956, *Los Angeles Water and Power Associates*

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



Looking south on Vine St. 1961, *Los Angeles Water and Power Associates*



Looking south from the Hollywood Freeway c.1965
Los Angeles Water and Power Associates

Hollywood Center Project
Historical Resources Technical Report
April 2020

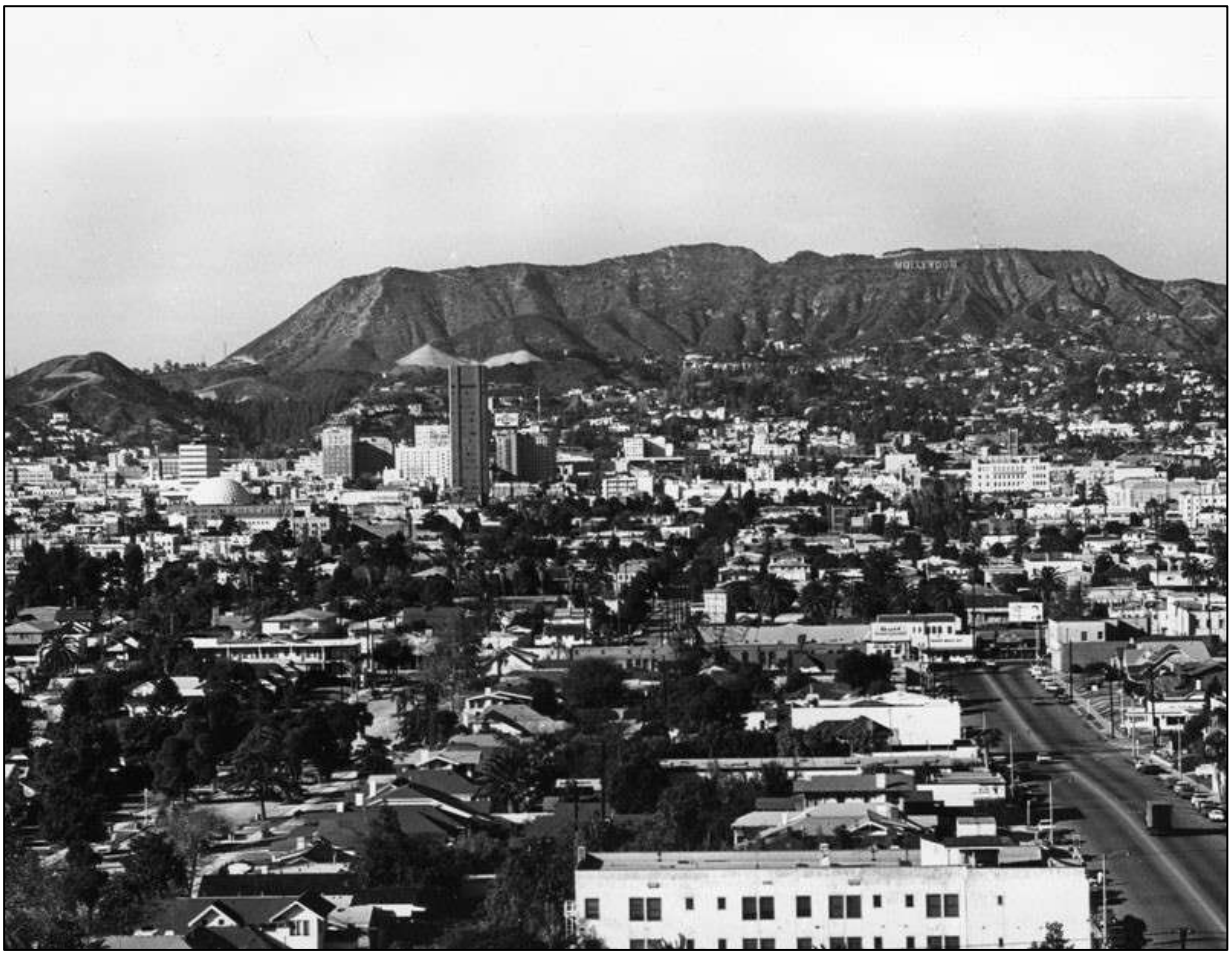
HISTORIC RESOURCES GROUP
732387292.2



View looking north. 1963, *Los Angeles Water and Power Associates*
Newly constructed Sunset and Vine Tower at the intersection of Vine St. and Sunset Blvd. can be seen at right. The Cinerama Dome and the RCA Building under construction at center. Intersection of Hollywood Blvd. and Vine St. at center top.

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



Looking north to Hollywood 1965, *Los Angeles Water and Power Associates*
Sunset and Vine Tower can be seen at center.

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2



Intersection of Hollywood and Vine 1976, *Los Angeles Water and Power Associates*

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

732387292.2



Looking south on central Hollywood 1992, *Los Angeles Water and Power Associates*
Project Site at center left.

Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP
732387292.2

6.1 Previously Identified Historical Resources

This section reviews resources located on the Project Site that have been previously listed as historical resources or identified as historically significant through survey evaluation or other official review. Each property described below has been given a number keyed to the map included in Figure C.

1750 N. Vine Street (Capitol Records Building)
MAP #1

The Capitol Records Building is located in the western portion of the East Site, fronting Vine Street. The thirteen-story building was constructed in 1956 as the headquarters for Capitol Records, Inc. Design of the building is credited to architect Louis Naidorf working in the office of noted Los Angeles architect Welton Beckett. The building consists of a circular tower rising from a broad rectangular base. The building's base and tower rise 150 feet in height. The tower is capped by a concentric ring sign with block letters spelling out "CAPITOL RECORDS" and an 82-foot, perforated metal trylon. Fenestration consists of horizontal rows of windows separated by concrete structural piers. Concrete awnings encircle each tower floor. Porcelain-enamel sunshades extend from the concrete awnings. The ground-floor façade facing Vine Street is asymmetrically arranged with a recessed glazed storefront entry, integrated planters, and louvered screen. Important interior features include three recording studios on the ground floor and four underground reverberation chambers located beneath the associated (rear) surface parking lot. Providing sound reverberation to add depth, texture and color to recorded music, the reverberation chambers represent a signature technical innovation that helped render the Capitol Records studios world famous and a highly desired location for recording.

In 2001, the adjacent Gogerty Building was attached to the Capitol Records Building with a one-story addition, in order to incorporate the Gogerty Building into the Capitol Records property. Other alterations include changes to the rear entrance. Otherwise, it does not appear that the building has sustained substantial alterations.

According to the California Historical Resources Inventory (HRI), most recently published in 2012, the Capitol Records Building carries a status code of 2S2 or "Individual property determined eligible for the National Register by a consensus through Section 106 process. Listed in the California Register." This entry references project review by the U.S. Department of Housing and Urban Development conducted in 1997.[42] Because the Capitol Records Building was found eligible for the National

[42] Historical Resources Inventory, September 2011.

Register by consensus, it was automatically listed in the California Register. The building was more recently evaluated in a survey completed in 2010. The property was assigned a status code of 3S or "Appears eligible for the National Register through survey evaluation," confirming the 1997 determination of National Register eligibility.

In 2006, the "Capitol Records Tower and Rooftop Signage" was designated Historic-Cultural Monument #857 by the City of Los Angeles. The Historic-Cultural Monument Application indicates that the Capitol Records Building is architecturally significant as "an important example of Mid-Century Modern architecture, the world's first round office tower, and the first skyscraper built in Hollywood after World War II." The Application also references the architectural firm responsible for its design, Welton Beckett and Associates, as a local architectural firm "important to the development of Los Angeles… responsible for innovative structures that successfully melded the Modern style with rational design principles, as exemplified in the Capitol Tower." The nomination also states that the Capitol Records Tower and its rooftop signage are historically significant for their association with Capitol Records, Inc., important as "the first major recording label on the West Coast and the site of pioneering recordings by artists such as Frank Sinatra and Nat King Cole."[43]

The documentation of previous survey findings located for this report are not clear regarding criteria used for evaluating the significance of the Capitol Records Building. The Historic-Cultural Monument nomination clarifies that the building is historically significant for its association with Capitol Records, Inc. and as an excellent example of Mid-Century Modern architecture. These reasons would correspond to Historic-Cultural Monument criteria 1 and 3 today.[44] The same areas of significance also correspond to National Register criteria A and C, and California Register criteria 1 and 3.

Under National Register Criterion C and California Register Criterion 3, character-defining features important to the building's architectural significance include the following:

- Rectangular, one-story base with central recessed entry plaza
- 13-story building consisting of a 12-story circular tower rising from a ground-level base.
- Vertical concrete piers running the full height of the tower

[43] Recommendation Report Cultural Heritage Commission, for Case No; CHC-2006-3592-HCM, Los Angeles City Planning Department, August 17, 2006.
[44] Prior to 2018, the criteria for historic significance under the City of Los Angeles Cultural-Heritage Ordinance were not numbered.

- Horizontal bands of fixed windows set between the piers on each tower floor
- Concrete awnings at each tower floor
- Porcelain-enamel sunshades ringing each tower floor
- Rooftop perforated metal trylon with a beacon light blinking "H-O-L-L-Y-W-O-O-D" in international Morse Code.

Because the building was constructed for Capitol Records, Inc., the unique architecture quickly came to symbolize Capitol Records as an enterprise, and Capitol Records has continued to occupy the building up to the present day, all the features important to its significance under criteria C/3/3 are also important to its significance under criteria A/1/1, because the building's architecture has come to represent Capitol Records. Other features that further convey the building's association with Capitol Records, Inc. and the recording industry include:

- Rooftop concentric ring sign with block letters spelling out "CAPITOL RECORDS"
- Three recording ground floor studios
- Four underground reverberation chambers.

Setting features important to the historic significance of the Capitol Records building are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's west-facing facade. The rear parking lot, original to the building, is less important as it is located at the back of the building, inaccessible to the public.

Because it has been formally determined eligible for the National Register, is listed in the California Register, and is a designated City of Los Angeles Historic-Cultural Monument, the Capitol Records Building is considered a historical resource under CEQA and is, therefore, treated herein as a historical resource for analysis.

6272-6284 Yucca Street (1770 N. Vine Street) (H.L. Gogerty Building)
MAP #2

The two-story commercial building at 1770 Vine Street, commonly referred to as the "H.L. Gogerty Building" in honor of the architect responsible for its original design, is located just north of the Capitol Records Building at the southeast corner of Vine and Yucca streets on the East Site.

Constructed in 1930, 1770 Vine Street was designed in the Art Deco style by noted local architect Henry L. Gogerty (1894-1990). As a partner with the firm of Gogerty and Weyl and after 1928 as the principal architect of his namesake firm H.L. Gogerty Associates, he was responsible for multiple commercial and institutional buildings throughout Southern California. The building is irregular in plan with poured concrete cladding and a flat roof. Original features included a curved façade, recessed window and door openings, stepped entry surrounds, and vertical piers projecting above the roofline.[45]

Originally constructed as a series of storefronts with office spaces above, the building has been substantially altered since its original construction. In 2001, the Gogerty Building was incorporated into the Capitol Records property and was attached to the Capitol Records building with a one-story addition connecting the two buildings.[46] It appears that this project reconstructed much of the Gogerty Building while preserving the primary north- and west-facing facades.[47] When viewed today, visible alterations include the replacement of original storefronts and windows in existing openings, removal of decorative reliefs, an addition to the east façade, and the above-mentioned south addition connecting to the Capitol Records Building.

According to the 2011 HRI, the Gogerty Building carries a status code of 6Y or "Determined ineligible for the National Register by consensus through Section 106 process. Not evaluated for California Register or Local Listing." This code references project review by the U.S. Department of Housing and Urban Development conducted in 1997[48] The 6Y code replaced an earlier code of 3S or "Appears eligible for the National Register as an individual resource through survey evaluation," which appeared in the 2008 HRI.

In 2008, the property was found eligible for listing in the California Register by the Hollywood Community Redevelopment Area Survey, published in 2010. The Gogerty Building was given a status code of 3CS or "Appears eligible for the California Register as an individual property through survey evaluation." The Redevelopment Area Survey evaluation form indicates the applicable evaluation criteria as California Register criteria 1 and 3. The form, however, only discusses significance for architecture and as a building type (reflecting criterion 3), stating that "the property appears significant both

[45] Department of Parks and Recreation Historical Resources Record Form, October 1978.
[46] Recommendation Report Cultural Heritage Commission, for Case No; CHC-2006-3592-HCM, Los Angeles City Planning Department, August 17, 2006.
[47] City of Los Angeles Permit #00010 10001 03263, March 15, 2001.
[48] Historical Resources Inventory, August 2011.

for its architecture and as a fine example of commercial architecture constructed during the Depression." Significance under criterion 1 is not discussed.

Because the building has been found eligible for listing in the California Register through survey evaluation and is today part of the Capitol Records property designated as a Historic-Cultural Monument, it is treated herein as a historical resource for the purposes of CEQA.

Character-defining architectural features of the Gogerty Building include:

- Public orientation to Yucca Street and Vine Street
- Two-story massing
- Curved, street-facing facade
- Recessed window and door openings
- Decorative stepped frames surrounding window and door openings
- Decorative vertical piers

Setting features important to the historic significance of the Gogerty Building are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's north- and west-facing facades. Parcels immediately south and east have been substantially altered since the Gogerty Building's original construction in 1930 and do not represent character-defining aspects of the building's setting.

6.2 Evaluation of Buildings Located Within the Project Site Not Previously Evaluated

The Capitol Records Building and the Gogerty Building reviewed above are the only buildings located within the East Site; the remainder of the East Site is used as surface parking. The majority of the West Site also is used for surface parking, except for a small, single-story building located at the north end of the West Site.

This building does not meet the 50-year threshold for evaluation and has not been surveyed previously. This building is evaluated below and documented on Department of Parks and Recreation forms 523A and 523B in Appendix D.

6334 W. Yucca Street (AMDA Leased Building)

Description and History

This single-story building was constructed in 1978. It is a simple, functional building that does not reflect an architectural style. It is rectangular in plan with a flat roof that overhangs the building on the west and south facades. Walls are clad in cement plaster.

Metal fascia wraps the north, west and south sides just below the roofline. The west façade includes a single metal door and a recessed entry with a metal roll-up door. The south façade, also recessed beneath the roofline, includes a central, metal frame glazed door flanked by metal frame fixed windows.

According to the 1978 permit, 6334 Yucca Street was constructed as a "vehicle sales office." A sign inspection application from 1979 lists "Air Car Rental" as the owner. A 1987 sign permit lists "Enterprise Rent-A-Car" as the owner. Enterprise operated the site until 2017. The building is now leased by AMDA.

The AMDA leased building does not meet the fifty-year threshold for evaluation and has not been previously identified as historically significant through survey evaluation or other official action, nor does it meet the criteria consideration for exceptional significance. It was not evaluated as part of the Hollywood Community Redevelopment Area Survey, published in 2010.

Discussion of Potential Significance

6334 W. Yucca Street was constructed in 1978 for use as a vehicle sales office, and two years later became a rental office for a car rental agency. By 1987, it was operating as a branch of Enterprise Rent-A-Car and remained a branch of Enterprise Rent-A-Car until 2017. Building types associated with the automobile are examined in the SurveyLA Los Angeles Citywide Historic Context Statement under the following context and theme:

Context: Commercial Development, 1850-1980
Theme: Commercial Development and the Automobile, 1910-1970

The Commercial Development and the Automobile theme identifies "car showrooms" as a property type potentially significant under National Register Criteria A and C; California Register Criteria 1 and 3; and Los Angeles Historic-Cultural Monument Criteria 1 and 3. 6334 W. Yucca Street does not include a showroom and consists only of a small, stand-alone sales office that quickly became devoted to car rentals. Moreover, the period of significance for property types associated with the automobile ends in 1970. Therefore, 6334 W. Yucca Street does not meet eligibility requirements under the SurveyLA Commercial Development context.

The AMDA leased building is not a distinctive example of a building type, architectural style or method of construction, and no important historical associations have been discovered. 6334 W. Yucca Street is not eligible for listing or designation as a historical resource under any applicable National Register, California Register or City criteria and is not considered herein as a historical resource for the purposes of CEQA.

Research and field examinations were conducted for properties outside the Project Site to identify historical resources in the Area of Potential Impact (direct and indirect impacts) that may be affected by the proposed Project. Previously identified historical resources that are located in the Area of Potential Impact are described below. For each historical resource, a map number is provided that corresponds to the building numbers provided in Figure C.

7.1 Previously Identified Historical Resources Immediately Adjacent to the Project Site

The Hollywood Walk of Fame[49]
(Map #11)

The Hollywood Walk of Fame is composed of sidewalks running west along Hollywood Boulevard from Gower Avenue to La Brea Avenue and along Vine Street between Yucca Street and Sunset Boulevard. The Vine Street segment between Yucca Street and Hollywood Boulevard is located immediately adjacent to the Project Site. The sidewalk's pavement is imbedded with over 2,000 five-pointed stars featuring the names of people commemorated for their contributions to the entertainment industry. The portion of the Hollywood Walk of Fame potentially affected by the Project contains approximately 60 stars honoring a wide range of entertainment industry luminaries including screenwriter and film director Billy Wilder, actress and director Ida Lupino, actor Lionel Barrymore and comedian Johnny Carson.

Designed by Southern Californian artist Oliver Weismuller in 1958,[50] the sidewalk is paved with dark grey marble slabs, each inlaid with a five-pointed star of pink terrazzo rimmed with bronze. The honoree's name is inlaid in bronze inside the pink star along with a circular bronze emblem indicating the sub-category of the entertainment industry for which the person is being honored. Contributions to the five branches of the entertainment industry -- motion pictures, television, radio, recording, and live theater-- are recognized. Individuals who have made contributions in several categories have received multiple stars.

The Hollywood Walk of Fame is administered by the Hollywood Chamber of Commerce and managed by the Hollywood Historic Trust, an arm of the Chamber of Commerce. In 1978, the City of Los Angeles designated the Hollywood Walk of Fame

[49] Hollywood Chamber of Commerce website, accessed July 22, 2018 http://www.walkoffame.com/pages/history
[50] Hollywood Chamber of Commerce website, accessed July 22, 2018 http://www.walkoffame.com/pages/history

as Historic-Cultural Monument #194.[51] It was formally determined eligible for the National Register by consensus determination through Section 106 review, and therefore is automatically listed in the California Register. As a historical resource that was formally determined eligible to the National Register by consensus determination through Section 106 review, a formal statement of significance previously has not been developed for the resource, as a nomination form for the National Register has not been prepared.[52] However, the Hollywood Walk of Fame is likely eligible to the National Register under Criterion A for its association with the development of Hollywood as a film-related tourist mecca in the latter half of the twentieth century. It was established by the City of Los Angeles to honor prominent figures in the entertainment industry, and the first star was laid in 1960. Over time, the Hollywood Walk of Fame has evolved into an immensely popular tourist attraction that draws visitors to Hollywood from all over the world. For these reasons, the Hollywood Walk of Fame is considered a historical resource under CEQA.

Character-defining features of the Hollywood Walk of Fame include dark marble paving slabs with pink terrazzo stars inlaid with bronze names and circular emblem, all arranged in a continuous sidewalk configuration. Important setting features are limited to the boundary and configuration of the sidewalk.

Hollywood Boulevard Commercial and Entertainment District
(Map letter B. Delineated with an orange line.)

The Project Site is located immediately north of the two easternmost blocks of the Hollywood Boulevard Commercial and Entertainment District. The District includes 14 contributing properties located within the Area of Potential Impact. Two of these contributing buildings, the Pantages Theatre and the Avalon Hollywood (formerly Hollywood Playhouse), are situated directly adjacent to the Project Site.

The District boundaries include properties fronting Hollywood Boulevard between Sycamore Avenue and Argyle Avenue, as well as portions of Vine Street, Ivar Avenue, and Highland Avenue. Composed of commercial properties from the first half of the

[51] City of Los Angeles Office of Historical Resources website, accessed September 16, 2008 http://www.preservation.lacity.org/monuments

[52] As described in the Code of Federal Regulations, 36 CFR Part 800, a federal agency embarking on a proposed project must first establish whether the project has the potential to affect an historic resource eligible to the National Register. If so, then the federal agency must begin the Section 106 review process. During a Section 106 review, the federal agency evaluates properties against the National Register criteria and seeks the consensus of the State Historic Preservation Office regarding eligibility. Simply coming to a consensus determination that a property is eligible for listing is adequate to move forward with Section 106 review; a historic property need not be formally listed in the National Register in order to be considered under the Section 106 process. However, all properties that are determined eligible to the National Register by consensus are automatically listed on the California Register of Historical Resources; therefore, they are considered historical resources for the purposes of CEQA.

20th century, contributing properties comprise a wide variety of property types, including single-story storefronts, two-story commercial blocks, department stores, theaters, high-rise office buildings, and hotels. The District has an eclectic array of architectural styles including Beaux Arts, Renaissance Revival, Spanish Colonial Revival, Mediterranean Revival, French Eclectic, Art Deco, and Streamline Moderne.

The Hollywood Boulevard Commercial and Entertainment District is significant as an intact grouping of properties associated with Hollywood Boulevard's status as the "main street" of the Hollywood community during the early decades of the 20th century. It was during this period that Hollywood became world-renowned as a global center for the entertainment industry. The District was formally listed in the National Register at the national level of significance in 1985. According to the 1985 Nomination, the District is significant in the areas of Architecture, Commerce, and Theater.[53] These areas align with National Register criteria A and C. The period of significance is 1915-1939. Because it is listed in the National Register, it is also listed in the California Register (under Criteria 1 and 3). Many contributing properties to the District are also listed individually as City of Los Angeles Historic-Cultural Monuments. Because the District is listed in the National Register and California Register, it is considered a historical resource under CEQA.

Representing an important commercial corridor developed prior to World War II, the Hollywood Boulevard Commercial and Entertainment District is composed of a variety of property types and architectural styles lining urban streets. Taller buildings (from four to twelve floors) are normally located at corners with one- and two-story buildings located in-between. Characteristic of pre-World War II commercial areas, the District is scaled to the pedestrian. Contributing properties to the District are oriented toward the street with architectural articulation largely confined to street facing façades.

Character defining features of the District include:

- Commercial and mixed-use buildings built to the sidewalk
- Defined street walls with few breaks or spaces between buildings
- Pedestrian orientation with street facing public entries
- Wide variety of property types and uses including commercial storefronts, two-story commercial blocks, department stores, theaters, high-rise office buildings and hotels

[53] *National Register of Historic Resources Inventory Nomination Form, Hollywood Boulevard Commercial and Entertainment District*, National Park Service, 1985.

- Variety of building heights between one and twelve stories with the majority between one and four stories
- Eclectic mix of architectural styles from the period of significance including Beaux Arts, Renaissance Revival, Spanish Colonial Revival, Mediterranean Revival, Art Deco, and Streamline Moderne

Setting features important to the Hollywood Boulevard Commercial and Entertainment District are largely contained within the District boundaries. These include all parcels included in the District, the configuration of streets and sidewalks fronting District buildings, the pattern of tightly spaced buildings defining a linear commercial corridor, and the public circulation space delineated by a uniform building street wall.

The Hollywood Boulevard Commercial and Entertainment District includes two contributing buildings that are located on parcels directly adjacent to the Project Site. These buildings are:

6233 Hollywood Boulevard (Pantages Theatre)
MAP #B.1
This two-story steel frame and concrete theater is located on the northwest corner of Hollywood Boulevard and Argyle Avenue, directly south of the East Site. The Pantages Theatre was constructed in 1929 and opened in 1930. It was designed by architect B. Marcus Priteca in and Art Deco style. It is rectangular in plan. The building's primary Hollywood Boulevard façade is dominated by a central public theater entrance with overhanging canopy marquee and a vertical neon sign spelling out "PANTAGES" in capital letters. A stepped and fluted ziggurat-like[54] volume projects above the roofline. Commercial storefronts and the public entrance to second floor offices flank the public theater entry. The building's primary façade is articulated by shallow recessed window and storefront bays divided by fluted vertical piers. Decorative elements include lotus motif cast stone panels, "zig-zag" metal window frames and sculpted Egyptian goddess figures. The building is 44 feet tall at the cornice line along Hollywood Boulevard. Theater housing at the rear of the parcel is 68 feet in height.

In 1978, the Pantages Theatre was designated City of Los Angeles Historic-Cultural Landmark #193 by the City of Los Angeles. The Pantages Theatre is also listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the

[54] A ziggurat is a rectangular, stepped tower.

California Register as a district contributor. For these reasons, the Pantages Theatre is considered a historical resource under CEQA.

Character-defining features of the Pantages Theatre include:

- Central public theater entrance
- Overhanging canopy marquee
- Vertical neon sign spelling out "PANTAGES" in capital letters
- Stepped and fluted ziggurat-like volume projecting above the roofline
- Shallow recessed window and storefront bays divided by fluted vertical piers
- Decorative elements, including lotus motif cast stone panels, "zig-zag" metal window frames and sculpted Egyptian goddess figures

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's south-facing façade, and the spatial relationship of buildings to the east and southwest that are also included within the District boundary. Parcels immediately east have been recently redeveloped since the building's original construction as have buildings immediately south across Hollywood Boulevard. Surface parking at the rear of the building is not intrinsic to the building's design and are not considered character-defining aspects of the building's setting.

1735 Vine Street (Avalon Hollywood)
MAP #B.3
This concrete building is located on the west side of Vine Street, mid-block between Hollywood Boulevard and Yucca Street, directly south of the West Site. Designed by H. L. Gogerty and Carl Jules Weyl, the Spanish Colonial Revival style building was constructed in 1926 as a live performance theater. The building facade appears as a two-story building along Vine Street rising 34 feet to the cornice line. Housing for the theater auditorium (at the central portion of the parcel) increases to 58 feet. Stage housing at the rear of the property is 134 feet high. The primary façade has a second story central bay window above a recessed ground-floor entrance. Both the window and entrance are surrounded by elaborate Churrigueresque-style decoration.[55] Additional features include cast decorative medallions and quoins.

[55] Churrigeresque is a Spanish Baroque style comprised of elaborate sculptural stucco architectural ornament/decoration.

The Avalon Hollywood is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. For these reasons, the Avalon Hollywood is considered a historical resource under CEQA.

Character-defining features of the Avalon Hollywood include:

- Second story central bay window
- Recessed ground-floor entrance
- Elaborate Churrigueresque decoration
- Cast decorative medallions and quoins

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's east-facing façade, and the spatial relationship of buildings to the south that are also included within the District boundary. Surface parking lots north of the building are not intrinsic to the building's design and are not considered character-defining aspects of the building's setting.

District Contributors Listed, or Identified as Eligible for Listing Individually

In addition to the Pantages Theatre and the Avalon Hollywood, the Area of Potential Impact contains 12 additional contributing buildings to the Hollywood Boulevard Commercial and Entertainment District. Of these, 6 are listed as individually significant in addition to their status as contributors to the District. Located on Hollywood Boulevard, Vine Street, and Ivar Street, south of the Project Site, none of these buildings are immediately adjacent to the Project Site; however, they are included here for discussion and analysis due to their proximity to the Project Site. In each case, the District contributors listed below are separated from the Project Site by developed parcels and/or public streets.

6253 Hollywood Boulevard (Equitable Building)
MAP #B.2
This twelve-story, 147-foot, steel frame and concrete building is located south of the East Site at the northeast corner of Hollywood Boulevard and Vine Street. Constructed in 1929, the Equitable Building was designed by Aleck Curlett in an Art Deco style with abstracted Gothic details. The building has a U-shaped plan with a two-story section joining the north and south wings on Vine Street. Important architectural features include full-height vertical piers delineating the window bays, fifth-floor balconies supported by Gothic-influenced sculpted figures, and a steeply pitched, copper-clad

hipped roof capping the rectangular volume at the building's southeast corner. An open-panel sign support structure sits on the roof. The current illuminated rooftop sign was installed in 2007.

The Equitable Building is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. According to the 2011 HRI, the Equitable Building carries a status code of 2S2 or "Determined eligible for the National Register by consensus through Section 106 process. Listed in the California Register." This code references a 1999 tax certification.[56] The Equitable Building was also designated City of Los Angeles Historic-Cultural Monument #1088 in 2015. For these reasons, the Equitable Building is considered a historical resource under CEQA.

Character-defining features of the Equitable Building include:

- U-shaped plan with two-story section joining north and south wings
- Full-height vertical piers delineating window bays
- Balconies supported by Gothic-influenced sculpted figures
- Steeply-pitched hipped roof
- Rooftop open panel sign support structure

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's south and west-facing façades, and the spatial relationships of buildings to the south, east, and west that are included within the District boundary.

1680 N. Vine Street (Taft Building and Neon Sign)
Map #B.13

This twelve-story steel frame and concrete building is located south of the East Site at the southeast corner of Hollywood Boulevard and Vine Street. Constructed in 1923, the Taft Building was designed by Walker & Eisen in the Beaux Arts style. The building is L-shaped in plan with a symmetrical fenestration pattern and Classical tripartite differentiation of ground floor, mid-section, and crown. The ground floor and mezzanine levels feature Classically-detailed pilasters and a central primary entrance framed by Classical columns. A cornice separates the ground-floor from the building's

[56] Historical Resources Inventory, August 2011.

brick-clad mid-section. The building's top floors are clad in smooth plaster with Corinthian pilasters and topped with a bracketed cornice at the parapet. There is a vertical neon sign spelling out "TAFT BLDG" in capital letters at the northwest corner of the building.

The Taft Building is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. Additionally, the Taft Building was designated City of Los Angeles Historic-Cultural Monument #666 in 1999. For these reasons, the Taft Building is considered a historical resource under CEQA.

Character-defining features of the Taft Building include:

- L-shaped plan
- Symmetrical fenestration pattern
- Classical tripartite differentiation of ground floor, mid-section, and crown
- Classically-detailed pilasters and columns
- Wide cornices
- Brick and smooth plaster exterior wall cladding
- Vertical neon sign spelling out "TAFT BLDG" in capital letters

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's north- and west-facing façades, and the spatial relationships of buildings to the north, south, and west that are included within the District boundary.

6300 Hollywood Boulevard (B.H. Dyas Department Store Building/Broadway Department Store)
Map #B.12

This nine-story steel frame and concrete building is located south of the West Site, at the southwest corner of Hollywood Boulevard and Vine Street. Constructed in 1927, the Dyas Building was designed by Parkinson & Parkinson in the Beaux Arts style. The building is rectangular in plan with a symmetrical fenestration pattern and Classical tripartite differentiation of ground floor, mid-section, and crown. The ground floor and mezzanine levels feature Classically-detailed pilasters and a central primary entrance framed by Classical columns. A cornice separates the ground-floor from the building's

brick-clad mid-section. The building's top floors have a Corinthian colonnade topped with a bracketed cornice. There is an eight-story International Style addition to the west façade, and a neon roof sign spelling out "THE BROADWAY HOLLYWOOD."

The Dyas Building is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. Additionally, the Dyas Building was designated City of Los Angeles Historic-Cultural Monument #664 in 1999. For these reasons, the Dyas Building is considered a historical resource under CEQA.

Character-defining architectural features of the Dyas Building include:

- Rectangular plan
- Brick and smooth plaster exterior wall cladding
- Classical tripartite differentiation of ground floor, mid-section, and crown
- Classically-detailed pilasters and columns
- Neon sign spelling out "THE BROADWAY HOLLYWOOD"

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's north and east-facing façades, and the spatial relationships of buildings to the north, south, east, and west that are included within the Historic District boundary.

1714 N. Ivar Avenue (Knickerbocker Hotel)
MAP #B.4
This twelve-story, 124-foot, steel frame and concrete building is located south of the West Site on the east side of Ivar Avenue. The Renaissance Revival style building was originally constructed in 1923 as an apartment-hotel.[57] It was substantially remodeled in 1929 by architect John M. Cooper. The ground-floor entry was re-designed in the 1950s. The building is U-shaped in plan with the opening of the U facing the rear of the property. The primary Ivar Avenue façade is recessed above the central ground-floor entrance and features a symmetrical fenestration pattern. A stringcourse[58] delineates the ground floor from the brick clad upper floors. Important architectural features include cast stone decorative surrounds on key windows and a decorative cornice above the

[57] City of Los Angeles Permit No. 51476. A certificate of occupancy was issued in 1926 but it is unclear if the building actually opened until 1929.
[58] A stringcourse is a raised horizontal band or course of bricks on a building.

roofline. A metal frame rooftop sign mounted with individual letter panels spells out "THE KNICKERBOCKER."

The Knickerbocker Hotel is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. For these reasons, the Knickerbocker Hotel is considered a historical resource under CEQA.

Character-defining features of the Knickerbocker Hotel include:

- U-shaped plan
- Primary façade recessed above central ground-floor entrance
- Symmetrical fenestration pattern
- Brick exterior wall cladding
- Metal frame north-facing rooftop sign mounted with individual letter panels spelling out "THE KNICKERBOCKER"

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's west-facing façade, and the spatial relationships of buildings to the south, east, and west that are included within the District boundary.

6331 Hollywood Boulevard (Guaranty Building)
MAP #B.5
This twelve-story, 150-foot, steel frame and concrete building is located south of the West Site at the northeast corner of Hollywood Boulevard and Ivar Avenue. Constructed in 1923, the Guaranty Building was designed by John C. Austin in the Beaux Arts style. The building is rectangular in plan with a symmetrical fenestration pattern and Classical tripartite differentiation of ground floor, mid-section, and crown. The ground floor and mezzanine levels have Classically-detailed pilasters and a central primary entrance framed by Classical columns. A cornice separates the ground-floor from the building's brick-clad mid-section. The building's top floors are clad in smooth plaster and topped with a wide cornice. A metal frame roof-top sign is mounted with south-facing script letterforms spelling out "SCIENTOLOGY."

The Guaranty Building was listed in the National Register as an individual property in 1979. According to the 1979 Nomination, the building is significant in the areas of

Architecture and Commerce which correspond to National Register criteria C and A.[59] The period of significance is 1923, the building's date of construction. Because it is listed in the National Register as an individual property, it is also listed in the California Register as an individual property. The Guaranty Building is also listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. For these reasons, the Guaranty Building is considered a historical resource under CEQA.

Character-defining features of the Guaranty Building include:

- Symmetrical fenestration pattern
- Classical tripartite differentiation of ground floor, mid-section, and crown
- Classically-detailed pilasters and columns
- Wide cornices
- Brick and smooth plaster exterior wall cladding

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's south and west-facing façades, and the spatial relationships of buildings to the north, south, east, and west that are included within the District boundary.

6324 Hollywood Boulevard (Regency Building)
MAP #B.11
This two-story building is located on the south side of Hollywood Boulevard between Ivar Avenue and Vine Street. The Regency Building was constructed in 1922. It was remodeled in 1931 by the architectural firm of Morgan, Walls & Clement in a French Chateauesque style. The building is rectangular in plan with a flat roof with a low parapet. The primary façade has a false, steeply pitched hipped roof with decorative spires flanked by side gables. Exterior walls are clad in smooth cement plaster with terra cotta decorative detailing. The ground floor features contemporary metal frame storefronts with awnings.

The Regency Building is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the

[59] *National Register of Historic Resources Inventory Nomination Form, Guaranty Building*, National Park Service, 1979. Note that this determination is for eligibility as an individual property.

National Register, it is also listed in the California Register as a district contributor. For these reasons, the building is considered a historical resource under CEQA.

Character-defining features of the Regency Building/General Nutrition Building/Hallmark building include:

- Rectangular plan
- Steeply pitched false hipped roof with spires
- Terra cotta decorative detailing
- Smooth cement plaster exterior wall cladding

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's north-facing façade, and the spatial relationships of buildings to the north, east, and west that are included within the District boundary.

6350 Hollywood Boulevard (Leed's)
MAP #B.10
This one-story reinforced concrete building is located on the southwest corner of Hollywood Boulevard and Ivar Avenue. Leed's was constructed in 1935 by noted theater architect, S. Charles Lee, as a composition influenced by the International Style. The building is rectangular in plan and a flat roof and high parapet. The building features a projecting blade sign volume at the northeast corner. A cantilevered metal canopy wraps the building's north and east facades. Exterior walls are clad in smooth cement plaster. Fenestration consists of fixed wood frame windows with divided lights and small metal frame fixed and slider windows.. Two entrances are located at the northeast corner. The building has been substantially altered but appears to retain some original features.

The Leed's building is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. For these reasons, the building is considered a historical resource under CEQA.

Character-defining features of the Leed's building include:

- Rectangular plan
- Smooth cement plaster exterior wall cladding
- Projecting blade sign

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's north and east-facing façades, and the spatial relationships of buildings to the north, east, and west that are included within the District boundary.

6360 Hollywood Boulevard (Palmer Building)
MAP #B.9
This four-story reinforced concrete building is located on the southeast corner of Hollywood Boulevard and Comso Street. The Palmer building was designed by architect Edward Flaherty and was originally constructed in 1921 as a three-story building. A fourth story was added in 1922.[60] The building is rectangular in plan with a flat roof and low parapet. Exterior walls are clad in brick masonry. Decorative details include pilasters, dentils and decorative terra cotta. Fenestration consists of wood frame and sash double-hung windows.

The Palmer Building is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. For these reasons, the building is considered a historical resource under CEQA.

Character-defining features of the Palmer Building include:

- Rectangular plan
- Brick masonry exterior wall cladding
- Wood frame and sash double-hung windows
- Pilasters
- Decorative terra cotta details

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's north and west-facing façades, and the spatial relationships of buildings to the north, east, and west that are included within the District boundary.

6380 Hollywood Boulevard (Owl Drug Co.; Julian Medical Building)
MAP #B.8
This two-story reinforced concrete building is prominently located on the southeast

[60] City of Los Angeles Permit No. 19663, August 18, 1921; City of Los Angeles Permit No. 20265, June 14, 1922

corner of Hollywood Boulevard and Cahuenga Boulevard. The building was designed in 1934 by architectural firm Morgan, Walls & Clements in a Streamline Moderne/Art Deco style. The building is rectangular in plan with a flat roof; exterior walls are clad in smooth cement plaster. The second-story features a rounded corner set off by a concave decorative surround and projecting blade sign. Metal-frame multi-light ribbon windows wrap the rounded corner on the second floor. The west-facing façade is distinguished by a recessed entry set between vertical piers and shaded by a projecting canopy. Additional vertical piers with separate metal-frame windows on the second floor.

The Owl Drug/Julian Medical Building is listed in the National Register as a contributor to the Hollywood Boulevard Commercial and Entertainment District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. For these reasons, the building is considered a historical resource under CEQA.

Character-defining features of the Owl Drug Company and Julian Medical Building include:

- Rectangular plan
- Flat roof with low parapet
- Smooth cement plaster exterior wall cladding
- Projecting blade sign volume
- Rounded corner
- Stepped piers and vertical elements
- Projecting cantilevered canopies with rounded corners
- Metal frame ribbon windows

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's north and west-facing façades, and the spatial relationships of buildings to the north, east, and west that are included within the District boundary.

6381-6385 Hollywood Boulevard (Security Trust and Savings Building)
MAP #B.7
This seven-story steel reinforced masonry structure is prominently located on the northeast corner of Hollywood Boulevard and Cahuenga Boulevard. It was constructed in 1921 and designed by the noted architecture firm of Parkinson & Parkinson in the Italian Renaissance Revival style. The building is rectangular in plan with a flat roof. The

primary south- and west-facing facades are classically organized with a tripartite division to suggest base, shaft and capital and are symmetrically arranged.

Exterior walls are clad in matte glazed terra cotta to imitate grey granite or limestone with a polished granite base topped by a decorative cornice with brackets and dentils. The recessed primary entrance on Hollywood Boulevard includes metal frame fully glazed double doors with a decorative surround featuring pilasters, dentils and transom.[61] The entrance off Cahuenga Boulevard is recessed under a decorative cornice supported by brackets with bas-relief[62] details and a decorative surround. Fenestration consists of double- height picture windows on the first floor and paired metal frame double-hung windows on the upper stories. Window pairs above the first floor are banded vertically within a decorative double arch separated by pilasters with decorative terra cotta turned posts. The rear (north) façade is devoid of decorative cladding and details.

In 1983, the Security Trust and Savings building was listed in the National Register of Historic Places. It is also listed a contributor to the Hollywood Boulevard Historic District. Because it is listed in the National Register, it is also listed in the California Register. In addition, the building was designated City of Los Angeles Historic-Cultural Landmark #334 by the City of Los Angeles. For these reasons, the Security Trust and Savings building is considered a historical resource under CEQA.

Character-defining features of the Security Trust and Savings building include:

- Rectangular plan
- Tripartite organization on primary facades
- Double-height first floor
- Glazed terra cotta cladding
- Decorative terra cotta detailing
- Arched window openings on the seventh floor

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's south- and west-

[61] A pilaster is a rectangular column that projects from a wall. Dentils are classical decorative elements, comprised of rectangular blocks resembling teeth, which are typically applied below a soffit cornice, A transom is a transverse horizontal structural bean or bar that separates a door from a window above it.
[62] A bas-relief is a form of sculpture that is carved from a flat, two-dimensional plane, creating a three-dimenional appearance.

facing façades, and the spatial relationships of buildings to the south, east, and west that are included within the District boundary.

6349 Hollywood Boulevard (Regal Shoe Store)
MAP #B.6

This two-story commercial building is located southwest of the West Site at the northwest corner of Hollywood Boulevard and Ivar Avenue. Constructed in 1939, the Regal Shoe Store was designed by Walker & Eisen in the Streamline Moderne style. The building is rectangular in plan with a curved corner at the southeast. There are horizontal bands of metal frame windows and flat canopies above, and metal frame porthole windows. Exterior walls are clad in smooth plaster. The roof is barrel-vaulted with parapet. The ground floor storefronts have been altered.

The Regal Shoe Store is listed in the National Register as a contributor to the Hollywood Boulevard Historic District. Because it is listed in the National Register, it is also listed in the California Register as a district contributor. Therefore, the Regal Shoe Store is considered a historical resource under CEQA.

Character-defining features of the Regal Shoe Store include:

- Rectangular plan
- Smooth plaster exterior wall cladding
- Curved end walls and corners
- Porthole windows
- Horizontal bands of metal frame windows
- Flat canopy over windows and entrances

Setting features important to the building's historic significance include the building parcel, the configuration of street and sidewalk fronting the building's south and east-facing façades, and the spatial relationships of buildings to the south, east, and west that are included within the District boundary.

6316-6324 Yucca Street (Art Deco Commercial Building)
MAP #9

Constructed in 1932, this two-story plus mezzanine mixed-use building is located immediately north of the West Site on Yucca Street between Vine Street and Ivar Avenue. The building is irregular in plan with smooth cement plaster wall cladding. The cornice line is approximately 30 feet tall at its highest point. A recessed second story

with a shallow-pitched roof is set behind a tall stepped parapet. The building has six retail storefronts on the ground floor. A second story contains office spaces. It is Art Deco in style, and features fluted piers, a stepped cornice line, recessed storefront entries, and decorative tile trim.

In 2008, the property was found eligible for listing in the National Register by the Hollywood Community Redevelopment Area Survey, published in 2010. 6316-6324 Yucca Street was given a status code of 3S or "Appears eligible for the National Register through survey evaluation." The Redevelopment Area Survey evaluation form indicates the applicable evaluation criteria as National Register criteria A and C and parallel California Register criteria 1 and 3. According to the survey form, "the building appears significant both as a commercial building constructed within an emerging commercial center and its design in a Moderne (sic) style."

Because the building has been found eligible for the National Register through survey evaluation, it is considered herein as a historical resource for the purposes of CEQA.

Character-defining features of 6316-6324 Yucca Street include:

- Orientation to the public right-of way on Yucca Street
- Two-story massing
- Smooth concrete plaster wall cladding
- Stepped parapet
- Fluted piers
- Ground floor storefronts with display windows and recessed entries
- Transom windows above storefronts
- Metal-frame divided light casement windows on second floor
- Tile trim on window bases

Setting features important to the building's historic significance are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's north-facing facade. Parcels immediately east have been substantially altered since the building's original construction in 1932. Surrounding surface parking lots were developed separately, are not intrinsic to the building's design or function and, therefore, are not considered character-defining aspects of the building's setting.

Eleven additional resources have been listed as historical resources or previously identified as eligible for listing. These include 9 buildings either listed or identified as eligible for listing as individual resources and two districts listed or identified as eligible for listing. Located on blocks north, east and west of the Project Site, none of these resources are immediately adjacent to the Project Site; however, they are included here for discussion and analysis due to their proximity to the Project Site. In each case, the resources listed below are separated from the Project Site by developed parcels and/or public streets.

1750 Argyle Avenue (site of Little Country Church of Hollywood)
MAP #3

The site of the Little Country Church of Hollywood is located on the east side of Argyle Avenue, just across the street from the East Site. Originally constructed in 1932, the Church and gardens carries a status code of 2S2 or "Individual property determined eligible for the National Register by a consensus through Section 106 process. Listed in the California Register." This entry references the CHRIS status code assigned by project review by the U.S. Department of Housing and Urban Development conducted in 1997.[63] Because the Little Church of Hollywood was found eligible for the National Register by consensus, it is listed in the California Register. It was also designated as a Historic-Cultural Monument (#567) by the City of Los Angeles in October of 1992.[64]

The Little Country Church building was destroyed by fire in 2008. The site maintains its designation as Historic-Cultural Monument #567 and is treated as a historical resource herein for the purposes of CEQA.

6125 Carlos Avenue (St. Stephen's Episcopal Church)
MAP #4

This two-story wood frame church and parish hall building is located on the north side of Carlos Avenue between Vista del Mar Avenue and North Gower Street. It occupies a large parcel with surface parking at along Carlos Avenue. St. Stephen's Episcopal Church was constructed in 1921 designed in the Spanish Colonial Revival style. In 1949, a parish hall addition designed by architect Carleton M. Winslow Jr. was attached to the church. The combined building is irregular in plan with horizontal massing and a prominent bell tower. It has varied gable roofs with red clay barrel tiles. Exterior walls are clad in smooth cement plaster with pierced screen details. Fenestration consists of arched stained-glass windows and wood sash, divided light casement windows. The

[63] Historical Resources Inventory, September 2011.
[64] City of Los Angeles Office of Historic Resources, *Historic-Cultural Monument List,* March 4, 2018.

north-facing primary entrance is recessed under an arched opening leading to an open courtyard. The property is contained by perimeter metal fencing.

In 2009, the property was found eligible for listing in the California Register by the Hollywood Community Redevelopment Area Survey, published in 2010. The 2010 CRA survey assigned St. Stephen's Episcopal Church a status code of 3CS or "Appears eligible for the California Register as an individual property through survey evaluation." The evaluation form indicates the applicable evaluation criteria as California Register criterion 1, stating that the property is significant as an important example of institutional development. Because the building has been found eligible for listing in the California Register through survey evaluation, it is treated herein as a historical resource for the purposes of CEQA.

Character-defining features of the St. Stephen's Episcopal Church include:

- Asymmetrical façade
- Irregular plan with horizontal massing
- Exterior walls clad in smooth cement plaster
- Arched wind and entry openings
- Decorative pierced screen grilles

The church property has been configured as a self-contained compound with little public engagement. Setting features important to the building's historic significance are contained to the building parcel as well as the configuration of street and sidewalk fronting the building's north-facing facade.

6122 Hollywood Boulevard (Fonda Theatre/Music Box Theatre)
MAP #5
This two-story theater building is located on the south side of Hollywood Boulevard between North El Centro Avenue and North Gower Street. Constructed in 1926 and modernized in 1936, the building is rectangular in plan with a flat roof with a shaped parapet. The primary façade includes a projecting blade sign, cantilevered marquee with neon light tubing and a recessed main entry. Exterior walls are clad in cement plaster, painted brick and corrugated metal sheeting.

In 2009, the property was found eligible for listing in the California Register by the Hollywood Community Redevelopment Area Survey, published in 2010. The 2010 CRA survey assigned Fonda Theatre a status code of 3S or "Appears eligible for the National Register as an individual property through survey evaluation." The evaluation

form indicates the property is significant for its association with early theater development in Hollywood. It appears that the property has been substantially altered since the CRA survey. However, because the building has been previously found eligible for listing in the National Register through survey evaluation, it is treated herein as a historical resource for the purposes of CEQA.

Character-defining features of the Fonda Theatre/Music Box Theatre include:

- Recessed central public theater entrance
- Overhanging canopy marquee with neon zigzag border tubing
- Projecting vertical blade sign
- Decorative elements, including two display poster cases with elaborate surrounds

Setting features important to the building's historic significance are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's north-facing façade.

6319-6323 Hollywood Boulevard (Vine Theatre)
MAP #6

This one-story reinforced concrete building is located south of the West Site, on the north side of Hollywood Boulevard between Ivar Avenue and Vine Street. The building represents the 1940 conversion of a 1927 store building into a motion picture theater by architect S. Charles Lee. The building is rectangular in plan with a bow-truss roof over the auditorium and flat roof over the front lobby. Both are clad in built-up roofing. Exterior walls are clad in smooth cement plaster and tile. The primary (south) facade is distinguished by a projecting marquee with two signs that spell out "Vine" in script. A ticket booth is located below the marquee. Letters were added to the existing marquee in 1961. In 1968, the main entrance and marquee were altered.

The Vine Theatre was given a status code of 5S3, or "Appears to be individually eligible for local listing or designation through survey evaluation," in the 2003 survey. Because the building has been found eligible for local listing through survey evaluation, it is considered herein as a historical resource for the purposes of CEQA.

Character-defining features of the Vine Theatre include:

- Rectangular plan
- Flat and bow-truss roof with parapet clad in built-up roofing

- Smooth plaster and tile exterior wall cladding
- Marquee projecting from primary façade

Setting features important to the building's historic significance are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's south-facing façade.

1723 Ivar Avenue
MAP #7

This two-story commercial building is located west of the West Site, south of the intersection of Ivar Avenue and Yucca Street. The building is rectangular plan with horizontal bands of metal frame windows and a flat roof with parapet. The exterior walls are clad in smooth plaster. Originally constructed in 1915 as an apartment building, 1723 Ivar Avenue was substantially altered during the 1940s,-- including additions in 1941 and 1945 – when it was converted for mixed commercial and residential use. In 1949, a portion of the building was demolished, and a two-story building was constructed. The building exterior was remodeled in 2018.

In 2009, the property was found eligible for listing in the California Register by the Hollywood Community Redevelopment Area Survey, published in 2010. The survey noted that the building was constructed in 1926, consistent with the Los Angeles County Assessor's data. However, historical building permits confirm that the building was originally constructed in 1915, substantially altered during the 1940s, and largely reconstructed in 1949.[65] The 2010 CRA survey assigned the Hollywood-Ivar Building a status code of 3CS or "Appears eligible for the California Register as an individual property through survey evaluation." The Redevelopment Area Survey evaluation form indicates the applicable evaluation criteria as National Register criterion C and parallel California Register criterion 3, stating that the property is significant as an early example of Modern architecture.

Because the building has been found eligible for listing in the California Register through survey evaluation, it is treated herein as a historical resource for the purposes of CEQA.

[65] City of Los Angeles Building Permits LA05427-LA05428 both indicate that the first permits issued for the construction of this building were issued on April 9, 1915. Please note that there is a discrepancy between the LA County Assessor's records for this address and the permits. The LA County Assessor's records indicate that the building was constructed in 1926, rather than 1915. Based upon the brief description of the building offered in the permits, it appears most likely that the permits provide the correct construction date rather than the LA County Assessor's records. Permits documenting alterations to the building in the 1940s are also on file and include the permits that follow: LA08150, March 31, 1941; LA02007, February 13, 1945; LA15840, June 6, 1949; LA23885, October 6, 1949.

Character-defining features of 1723 Ivar Avenue include:

- Rectangular plan
- Horizontal bands of metal frame windows
- Flat roof
- Smooth plaster exterior wall cladding

Setting features important to the building's historic significance are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's east-facing façade.

1741 Ivar Avenue (Hollywood-Ivar Building)
MAP #8

This two-story with penthouse commercial building is located west of the West Site, on the west side of Ivar Avenue between Hollywood Boulevard and Yucca Street. Constructed in 1954, the Hollywood-Ivar Building was designed by Earl Heitschmidt in the International Style. The building is U-shaped in plan with horizontal bands of metal frame hopper windows and a flat roof clad in built-up roofing. The exterior walls are clad in masonry veneer and smooth plaster. The ground floor has been remodeled at the south end of the primary façade. The building is wrapped by an L-shaped parking lot on its north and west facing facades. The parking lot is contained by a perimeter concrete block wall covered in vines.

In 2009, the property was found eligible for listing in the California Register by the Hollywood Community Redevelopment Area Survey, published in 2010. The Hollywood-Ivar Building was given a status code of 3CS or "Appears eligible for the California Register as an individual property through survey evaluation." The Redevelopment Area Survey evaluation form indicates the applicable evaluation criteria as National Register criterion A and parallel California Register criterion 1. The form, however, only discusses significance for architecture and association with architect Earl Heitschmidt (reflecting criteria C and 3), stating that "the property appears significant as a fine example of Mid-Century Modern architecture, as well as for its association with important local architect Earl Heitschmidt." Significance under criteria A and 1 are not discussed.

Because the building has been found eligible for listing in the California Register through survey evaluation, it is treated herein as a historical resource for the purposes of CEQA.

Character-defining features of the Hollywood-Ivar Building include:

- Horizontal massing
- U-shaped plan
- Horizontal bands of metal frame hopper windows
- Flat roof
- Masonry and smooth plaster exterior wall cladding

Setting features important to the building's historic significance are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's east-facing façade.

6305 Yucca Street (Yucca-Vine Tower)
MAP #10

This eight-story, 123-foot building is located north of the West Site at the northwest corner of Yucca and Vine Streets. Constructed in 1929, the Art Deco building was designed by architects H.L. Gogerty and Carl Jules Weyl for Mountain States Life Insurance. The commercial office building has a central tower rising from a two-story, rectangular base. The building is U-shaped in plan with the opening of the U facing the rear of the property. The symmetrical fenestration pattern in the central tower consists of vertical bands of metal frame fixed and casement windows with decorative cast spandrel panels. There are cast stone decorative elements on the piers, spandrels, lintels, and parapet. The building is set back from Yucca Street by a paved plaza surrounded by a high hedge wall at the sidewalk. This area was originally landscaped and open to the street. The building is currently used as the Los Angeles campus for AMDA

In 2009, the property was found eligible for listing in the National Register by the Hollywood Community Redevelopment Area Survey, published in 2010. According to the 2011 HRI, the Yucca-Vine Tower carries a status code of 3S or "Appears eligible for the National Register through survey evaluation."[66] The building appears to be significant under National Register Criterion C as an excellent example of Art Deco commercial architecture and as a high-rise commercial building from the early 20th century. For these reasons, the Yucca-Vine Tower is treated as a historical resource herein for the purposes of CEQA.

Character-defining features of the Yucca-Vine Tower include:

[66] Historical Resources Inventory, September 2011.

- Central tower rising from two-story rectangular base
- Smooth plaster exterior wall cladding
- Vertical bands of metal frame fixed and casement windows
- Stylized decorative floral and figurative elements in cast stone
- Geometric decorative motifs

Setting features important to the building's historic significance are largely contained to the building parcel, including the front plaza space. Because of its orientation with Yucca Street that originally included retail storefronts, the configuration of street and sidewalk fronting the building's south-facing façade is also character-defining. The parcels immediately south across Yucca, and immediately east across Vine Street have been altered with later development since the building's original construction but much of the immediately surrounding area north has remained intact.

Hollywood North Multi-Family Residential Historic District
Map #A

A large grouping of multi-family residential buildings constructed between 1919 and 1940 was identified as a potential historic district eligible for listing in the California Register by the Hollywood Community Redevelopment Area Survey, published in 2010. The identified historic district is generally bounded by Cherokee Ave. on the west, midblock between Ivar Ave. and Vine Street on the east, Franklin Ave. to the north, with various parcels south of Yucca St. making up the southern boundary. It contains 41 contributing multi-family residential properties ranging from luxury apartment hotels to modest bungalow courts. Contributing properties to the potential historic district are designed in a wide variety of architectural styles and range from one- to ten stories in height.

The potential district appears to be significant under California Register Criterion 1 for its association with multi-family residential development in Hollywood. As defined, the potential district spans a large area containing many non-contributing parcels and a major thoroughfare (Cahuenga Boulevard). As such, the overall potential district does not cohere as a single, unified entity. Smaller segments of the district, however, where concentrations of multi-family buildings cluster around specific streets or blocks, do convey a recognizable multi-family neighborhood pattern from the early decades of the 20th century. The portion of the potential district included in the Area of Potential Impact for the Project is relatively intact and the collection of buildings, particularly those on Ivar Avenue and Franklin Avenue, do hold together as a collective entity.

Because the potential Hollywood North Multi-Family Residential Historic District has been found eligible for listing in the California Register through survey evaluation, it is treated herein as a historical resource for the purposes of CEQA.

Character-defining features of the potential Hollywood North Multi-Family Residential Historic District include:

- Multi-family residential buildings constructed between 1919 and 1940 designed in a wide variety of architectural styles
- Pedestrian orientation with street facing primary entrances.
- Wide variety of property types and uses including bungalow courts, duplexes, fourplexes, apartment buildings, and high-rise apartment hotels
- Variety of building heights between one and ten stories with the majority between two and four stories
- Eclectic mix of architectural styles from the period of significance including Renaissance Revival, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, American Colonial Revival and Art Deco

Setting features important to the potential Hollywood North Multi-Family Residential Historic District are largely contained within the District boundaries. These include all parcels included in the District, the configuration of streets and sidewalks fronting District buildings, the pattern of multiple residential buildings lining streets, street trees and private property landscape characteristic of residential neighborhoods.

The Area of Potential Impact includes a portion of the potential historic district east of Cahuenga Boulevard. The properties identified as district contributors include the following:

- 1830 N. Cahuenga Boulevard (Map #A.1)
  Renaissance Revival apartment building constructed in 1923
- 6320 Franklin Avenue/1850 N. Ivar Avenue (Map #A.2)
  Spanish Colonial Revival Apartment Building constructed in 1923
- 6400 Franklin Avenue (Lynn Manor) (Map #A.3)
  Renaissance Revival apartment building constructed in 1928
- 6406 Franklin Avenue (Map #A.4)
  Renaissance Revival apartment building constructed in 1923

- 1810 N. Ivar Avenue (Map #A.5)
  Two-story Renaissance Revival Apartment building constructed in 1921
- 1812 N. Ivar Avenue (Map #A.6)
  American Colonial Revival bungalow court constructed in 1922
- 1825 N. Ivar Avenue (Ivar Hills Apartments) (Map #A.7)
  Two-story Tudor Revival Apartment building constructed in 1923
- 1836 N. Ivar Avenue (Map #A.8)
  Spanish Colonial Revival half court constructed in 1921
- 1851 N. Ivar Avenue (Chateau Alto Nido) (Map #A.9)
  Four- and five-story Mediterranean Revival Apartment building constructed in 1929
- 6358 Yucca Street (St. Elmo Apartments) (Map #A.10)
  Three-story, Mediterranean Revival Apartment building constructed in 1924
- 6376 Yucca Street (Halifax Apartments) (Map #A.11)
  Four-story Renaissance Revival apartment building constructed in 1923
- 1817 N. Ivar Avenue (Map #A.12)
  Two-story Tudor Revival apartment building constructed in 1923

Two of the contributors listed above have also been previously identified as eligible for listing individually. The properties are described in more detail below:

1851 Ivar Avenue (Chateau Alto Nido)
Map #A.9
This four-to-five story apartment building is located on the west side of Ivar Avenue just south of Franklin Avenue. Chateau Alto Nido was designed by architect S.J. Pederson in 1929 in the Mediterranean Revival Style. The building is L-shaped in plan with a complex massing of offset rectangular volumes. It has a combination roof that includes shed and low pitched hipped roofs with red clay barrel tiles. Exterior walls are clad in smooth cement plaster with pierced screens and terra cotta decorative details. The primary entrance is located on the northeast corner recessed beneath an arcade. The top floor includes a recessed balcony and projecting metal. A shield-shaped hanging sign at the front of the building reads "Alto Nido" in script letters traced with neon tubing.

In 2009, the property was found eligible for listing in the California Register by the Hollywood Community Redevelopment Area Survey, published in 2010. The 2010 CRA survey assigned Chateau Alto Nido a status code of 3CB or "Appears eligible for

the California Register both individually and as a contributor to a California Register eligible district through survey evaluation." The evaluation form indicates the applicable evaluation criteria as California Register criterion 1 and 3, stating that the property is significant as an important example of multi-family residential development and Mediterranean Revival architecture.

Because the building has been found eligible for listing in the California Register through survey evaluation, it is treated herein as a historical resource for the purposes of CEQA.

Character-defining features of the Chateau Alto Nido include:

- Asymmetrical façade arrangement
- Complex massing
- Low pitched hipped and shed roofs with red clay barrel tiles
- Wood roof brackets
- Smooth cement plaster cladding
- Ground floor arcade
- Wood sash casement windows with divided lights
- Balconies with metal balustrade and French doors supported by wrought iron brackets
- Decorative details including pierced screens, arched window surrounds, terra cotta motifs

Setting features important to the building's historic significance are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's north-facing façade.

6376 Yucca Street (Halifax Apartments)
Map #A.11
This four-story apartment building was constructed in 1923 and designed by architectural firm of Walker & Eisen in the Renaissance Revival style. The building is U-shaped in plan with a flat roof and low parapet. Exterior walls are clad in smooth cement plaster and white brick. The primary, west-facing façade includes an arched main entry flanked by arched openings with French doors and fanlight transoms. Fenestration is symmetrically arranged punched window openings with wood frame and sash double-hung windows. Fourth story windows on the north-facing façade are arched

and unified horizontally by decorative surrounds and a cornice. A northwest corner roof sign mounted on a metal frame reads "HALIFAX APTS."

In 1998, the Halifax Apartment building was listed in the National Register of Historic Places. Because it is listed in the National Register, it is also listed in the California Register. For these reasons, the Halifax Apartment building is considered a historical resource under CEQA.

Character-defining features of the Halifax Apartments include:

- U-shaped plan
- Brick exterior wall cladding
- Arched door and window openings
- Decorative window surrounds and cornice
- Wood French doors with transom light
- Wood frame and sash double-hung windows
- Metal frame rooftop sign
- Decorative terra cotta detailing

Setting features important to the building's historic significance are largely contained to the building parcel, as well as the configuration of street and sidewalk fronting the building's north- and west-facing façade.

Vista Del Mar/Carlos District
Map #C

The Vista Del Mar/Carlos District is located just east of the Project's East Site. It includes parcels on the south side of Carlos Avenue between Vista Del Mar Avenue andGower Stree, and parcels on both sides of Vista Del Mar Avenue between Carlos Avenue and Yucca Street. When originally identified, the District contained 16 contributing residential properties constructed between 1910 and 1924. Since that time, one contributor (6142 to 6144 Carlos Avenue) was demolished. Another contributor (1771 Vista del Mar) has been substantially altered. Today, the District contains 14 contributing properties.The dominant architectural style is Craftsman, but Mediterranean and vernacular architecture is also represented.

Contributors to the Vista Del Mar/Carlos District include:

- 6118 Carlos Avenue (Map #C.1)
  Two-and-half story Craftsman residence constructed in 1910
- 6122 Carlos Avenue (Map #C.2)
  Two-story Craftsman residence constructed in 1911
- 6128 Carlos Avenue (Map #C.3)
  Two-story Craftsman residence constructed in 1913
- 6136 Carlos Avenue (Map #C.4)
  Two-story Craftsman residence constructed in 1912
- 1735 N Gower Street (Map #C.5)
  One-story Craftsman bungalow constructed in 1908
- 1750 Vista del Mar (Map #C.6)
  One-story Craftsman residence constructed in 1914
- 1751 Vista del Mar (Map #C.7)
  One-story Craftsman single residence constructed in 1915
- 1756 Vista del Mar (Map #C.8)
  Two-story Craftsman residence constructed in 1914
- 1757 Vista del Mar (Map #C.9)
  Two-story Residential Vernacular residence constructed in 1914
- 1760 Vista del Mar (Map #C.10)
  One-story Craftsman residence constructed in 1911
- 1762 Vista del Mar (Map #C.11)
  Two-story Residential Vernacular residence constructed in 1913
- 1763 Vista del Mar (Map #C.12)
  One-story Spanish Colonial Revival residence constructed in 1922
- 1765 Vista del Mar (Map #C.13)
  Two-story Residential Vernacular residence constructed in 1918
- 1770 Vista del Mar (Map #C.14)
  Two-story Craftsman residence constructed in 1914

The Vista Del Mar/Carlos District is significant under National Register criterion A and California Register criterion 1 for its association with early residential development in Hollywood. It is significant as a rare, intact example of a residential neighborhood from

the years before and immediately after World War I. The District was formally determined eligible by consensus for listing on the National Register in 1994[67], and is listed in the California Register. This status was confirmed in the 2010 CRA survey.[68] Because the Vista Del Mar/Carlos District has been formally determined eligible for listing in the National Register and is listed in the California Register, and is considered to be a historical resource under CEQA.

Character-defining features of the District include:

- Single- and multi-family residential buildings constructed between 1910 and 1922 representing primarily Craftsman and vernacular styles
- L-shaped intersection of Vista del Mar and Carlos Street
- One-story small bungalows on small size lots both sides of Vista del Mar
- Two-story homes on large lots on south side of Carlos Street
- Uniform set-backs unique to each street
- Narrow width and vintage paving on Vista del Mar

Setting features important to the Vista del Mar/ Carlos Street District are largely contained within the District boundaries. These include all parcels included in the District, the configuration of streets and sidewalks fronting District buildings, the pattern of multiple residential buildings lining streets. Surrounding area has been substantially altered since the District was constructed.

[67] Historic Resources Inventory for Los Angeles County, December 12, 2008.
[68] The 2010 CRA survey assigned a status code of 2D2 or "Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in CR."

Table 1: Historical Resources Within the Area of Potential Impact

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
SUMMARY OF IDENTIFIED HISTORICAL RESOURCES ON THE PROJECT SITE						
1	5546030028	1750 N Vine St.	Capitol Records Building	1956	HCM #857 Determined eligible for the National Register by consensus. Listed in the California Register."	Not applicable since historical resource is on project site.
2	5546030032	6272-6284 Yucca St. (1770 N. Vine St.)	H.L. Gogerty Building	1930	Appears eligible for the California Register as an individual property through survey evaluation.	Not applicable since historical resource is on project site,
SUMMARY OF IDENTIFIED HISTORICAL RESOURCES IN PROJECT VICINITY						
Individually Listed in the National Register						
A.11	5546005001	6376 Yucca St.	Halifax Apartments	1923	Individual property listed in National Register by the Keeper. Listed in the California Register. Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-Family Residential Historic District.	Physically separated from the Project Site by other intervening buildings. Located over one block away, facing north and west. No direct views of Project Site to east are possible.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
B.5	5546004011	6331 Hollywood Blvd.	Guaranty Building	1923	Listed in the National Register and California Register as an individual property. Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Street-facing facades oriented toward south and west, away from the Project Site. Over half block southwest of the Project Site, separated by other intervening buildings. No direct views of Project Site to north and northeast, are possible.
Listed as a District in the National Register						
B	N/A	Hollywood Boulevard between Sycamore Avenue and Argyle Avenue, as well as portions of Vine Street, Ivar Avenue, and Highland Avenue.	Hollywood Boulevard Commercial & Entertainment District	1915-1939	Listed in the National Register and California Register.	Physically separated from the Project Site by other intervening buildings. Views of Project Site are limited.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
Determined Eligible for Listing as a District in the National Register						
C	N/A	Vista del Mar Avenue and Carlos Avenue Between Vine Street and Gower Street	Vista del Mar / Carlos District	1910-1924	Determined eligible for listing in the National Register. Listed in the California Register. District originally contained 16 contributors. Since then, one building has been demolished (6142-6144 Carlos Avenue) and the other has been substantially altered (1771 Vista del Mar).	Views looking west. District is one block away and separated from Project Site by Argyle Ave. No direct views of Project Site are possible.
Appears Individually Eligible for Listing in the National Register						
5	5546027002	6122 Hollywood Blvd.	Fonda Theatre/Music Box Theatre	1926; 1936	Appears eligible for listing on the National Register as an individual property through survey evaluation. Based on the review of building permits from 1936, the property was modernized to what it looks like today.	Distant limited view of Project Site looking northwest, from over 1.5 blocks away. Separated from the Project Site by other intervening buildings.
9	5546004026	6316-24 Yucca St.	Art Deco Storefronts	1932	Appears eligible for listing on the NR as an individual property through survey evaluation.	Primary view to north toward Yucca Street away from Project Site; however, Project Site adjacent on south.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
Determined Eligible for Listing as a District in the National Register						
C	N/A	Vista del Mar Avenue and Carlos Avenue Between Vine Street and Gower Street	Vista del Mar / Carlos District	1910-1924	Determined eligible for listing in the National Register. Listed in the California Register. District originally contained 16 contributors. Since then, one building has been demolished (6142-6144 Carlos Avenue) and the other has been substantially altered (1771 Vista del Mar).	Views looking west. District is one block away and separated from Project Site by Argyle Ave. No direct views of Project Site are possible.
Appears Individually Eligible for Listing in the National Register						
5	5546027002	6122 Hollywood Blvd.	Fonda Theatre/Music Box Theatre	1926; 1936	Appears eligible for listing on the National Register as an individual property through survey evaluation. Based on the review of building permits from 1936, the property was modernized to what it looks like today.	Distant limited view of Project Site looking northwest, from over 1.5 blocks away. Separated from the Project Site by other intervening buildings.
10	5546003016	6305 Yucca St.	Yucca-Vine Tower	1929	Appears eligible for listing on the NR as an individual property through survey evaluation.	Direct view of Project Site across Yucca Street looking south and southeast.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
Appears Eligible for Listing in the California Register						
A	N/A	Generally bounded by Cherokee Ave. on the west, Ivar Ave. on the east, Franklin Ave. to the north, and various parcels south of Yucca St. to the south	Hollywood North Multi-Family Residential Historic District	1919-1940	Appears eligible for listing in the California Register as a historic district through survey evaluation.	Views looking south and southeast. Physically separated from Project Site by other intervening buildings and streets.
4	5546031030	6125 Carlos Ave.	St. Stephen's Episcopal Church	1921	Appears eligible for California Register as an individual property through survey evaluation.	Over one block away and physically separated from the Project Site by other intervening buildings and the 17-story Argyle House. No direct view possible.
7	5546005016	1723 Ivar Ave.	Two-story commercial building	1915; 1940	Appears eligible for the California Register as an individual property through survey evaluation.	No direct view of the Project Site; the 10-story Knickerbocker Hotel, which is located directly across the street, blocks views to the east. However, partial views of the West Site to the northeast would be visible.
8	5546005019	1741 Ivar Ave.	Hollywood-Ivar Building	1954	Appears eligible for the California Register as an individual property through survey evaluation.	Direct view of Project Site looking east across Ivar Ave. Physically separated from Project Site by Ivar Ave.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
A.9	5546002008	1851 Ivar Ave.	Chateau Alto Nido	1930	Appears eligible for listing in the California Register both individually and as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-Family Residential Historic District	Partial views of the Project Site to the southeast.
A.10	5546005025	6358 Yucca St.	St. Elmo Apartments	1924	Appears eligible for listing in the California Register as a contributor to a district through survey evaluation. – Hollywood North Multi-Family Residential Historic District.	Street-facing elevation faces north, away from the Project Site so that views of Project Site, located southeast, are not possible.
A.12	5546002019	1817 Ivar Ave.	Two-story Tudor Revival apartment building	1923	Appears eligible for listing in the California Register both individually and as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-Family Residential Historic District	Physically separated by the Project Site by other buildings, streets, or distance so that only limited views of the Project Site are possible when looking southeast.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
Locally Designated/Contributor to a National Register Listed District						
B.1	5546030001	6233 Hollywood Blvd.	Pantages Theatre	1929	HCM# 193. Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Project Site is adjacent to north and northeast.
B.2	5546030036	6253 Hollywood Blvd.	Hollywood Equitable Building	1929	HCM #1088. Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Views oriented toward Hollywood and Vine away from Project Site. Physically separated from Project Site to north by another intervening building.
B.3	5546004403	1735 N. Vine St.	Avalon Hollywood	1926	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Direct view of Project Site looking northwest, north, and east. Project Site (West Site) is adjacent to north.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
B.4	556004031	1714 N. Ivar Ave.	Hollywood Knickerbocker Hotel	1923/1929	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Street-facing elevation faces west, away from the Project Site so that direct views of Project Site, located north and northeast, are not possible. Physically separated from Project Site (West Site) by another building.
B.5	5546004011	6331 Hollywood Blvd.	Guaranty Building	1923	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Street-facing elevations face south and west, away from the Project Site so that direct views of Project Site, located north and northeast, are not possible.
B.6	5546005014	6349 Hollywood Blvd.	Regal Shoe Store	1939	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Potential for partial views of the of Project Site looking northeast.
B.7	5546005029	6381 Hollywood Blvd.	Security Trust and Savings Building	1921	HCM #334 Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.	Limited views of the Project Site to the northeast over half block away.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
B.8	5546008001	6380 Hollywood Blvd.	Owl Drug Company; Julian Medical Building	1934	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.	Physically separated from the Project Site by other buildings, streets or distance so that only limited views of the Project Site are possible looking northeast.
B.9	5546008019	6360 Hollywood Blvd.	Palmer Building	1921/1922	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.	Physically separated from the Project Site by other buildings, streets or distance so that only limited views of the Project Site are possible looking northeast.
B.10	5546008021	6350 Hollywood Blvd.	Leed's	1935	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.	Physically separated from the Project Site so that only partial views of the West Site are possible looking northeast.
B.11	5546009004	6324 Hollywood Blvd.	Regency Building	1922	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Physically separated from the Project Site so that only partial views of the Project Site are possible looking north and northeast.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
B.12	5546009050	6300 Hollywood Blvd.	B. H. Dyas Department Store Building/Broadway Department Store	1927	HCM #664. Contributor to a historic district listed in the National Register by the Keeper. Listed in the California Register as a contributor to a district.	Physically separated from the Project Site so that only partial views of the Project Site are possible looking north and northeast.
B.13	5546029001	1680 N. Vine St.	Taft Building and Neon Sign	1923	HCM #666. Contributor to a historic district listed in the National Register by the Keeper. Listed in the California Register as a contributor to a district.	Physically separated from the Project Site by other buildings, and distance so that only limited views of the Project Site are possible looking northwest.
3	6646031005	1750 Argyle Ave.	Little Country Church of Hollywood (site)	1934	HCM #567. Site only. Building destroyed by fire in 2008.	View of Project Site looking west across Argyle Ave.
6	5546004013	6321-6323 Hollywood Blvd.	Vine Theatre	1927	Identified as eligible for local listing through survey evaluation. Non-contributing building to a historic district listed in the National Register and California Register.	No view.

MAP #	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ ELIGIBILITY	VIEWS OF PROJECT SITE
11	N/A	Hollywood Blvd. between La Brea Ave. and Gower Ave. Vine St. between Yucca St. and Sunset Blvd.	Hollywood Walk of Fame	Designed in 1958	HCM #194 Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.	Views of Project Site looking east and west adjacent to Project Site along Vine St. Partial views of Project Site from intersections with Ivar (northeast), Vine (northeast and northwest), and Argyle (northwest).

8.1 Significance Threshold

CEQA Guidelines, including Appendix G of the Guidelines, state that a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.[69] A substantial adverse change in the significance of a historical resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.[70]

The Guidelines go on to state that "[t]he significance of an historical resource is materially impaired when a project… [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources… local register of historic resources… or its identification in a historic resources survey meeting the requirements of section 5014.1(g) of the Public Resources Code…."."[71] As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that its eligibility for listing in the National or California Registers or for local designation as a City of Los Angeles Historical-Cultural Monument would be threatened.

Although the City of Los Angeles has determined to use the State CEQA Guidelines and the questions in Appendix G of the guidelines as its thresholds of significance, the following factors from the 2006 LA CEQA Thresholds Guide are used by the City where applicable and relevant to assist in analyzing what constitutes a substantial adverse change in to historical resources:

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

[69] *CEQA Guidelines*, section 15064.5(b).
[70] *CEQA Guidelines*, section 15064.5(b) (1).
[71] *CEQA Guidelines*, section 15064.5(b)(2).

- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

8.2 Area of Potential Impact

Because the Project will add considerable height and density in areas currently used for surface parking and one small, single-story commercial building, the immediate surroundings of on-site and adjacent historical resources will be altered. For this alteration to be considered a substantial adverse change, however, it must be shown that the integrity and/or significance of the historical resources would be materially impaired by the proposed alteration. In practical terms, the significance of an historical resource can be materially impaired when the changes to its surroundings involves the removal or obscuring of setting features critical to understanding the significance of a historical resource or substantially impairs or obscures the ability of the resource to convey its historical significance such that it would no longer be eligible for listing in the National or California Registers or as a City of Los Angeles Historic-Cultural Monument.

Because their immediate surroundings are being altered, historical resources located on the Project Site are most likely to be vulnerable to impacts related to changes caused by adjacent new construction. Historical resources located outside of, but immediately adjacent to the Project Site also can be adversely impacted because they border the affected area. Other off-site resources with unobstructed views of the Project Site may also be affected by obstruction or alteration of historically significant spatial or visual relationships. Resources physically separated from the Project Site by other buildings, streets or distance are less likely to be adversely impacted due to the spatial separation from the affected area.

For the purposes of this analysis, an Area of Potential Impacts was defined to focus analysis on those areas reasonably foreseen to be potentially vulnerable to significant impacts caused by the proposed Project. The Area of Potential Impacts is confined to the Project Site, the parcels immediately adjacent to the Project Site and an additional area roughly one block to the north, south, east and west. This potential impact study area includes those resources that could be subject to the following potential impacts:

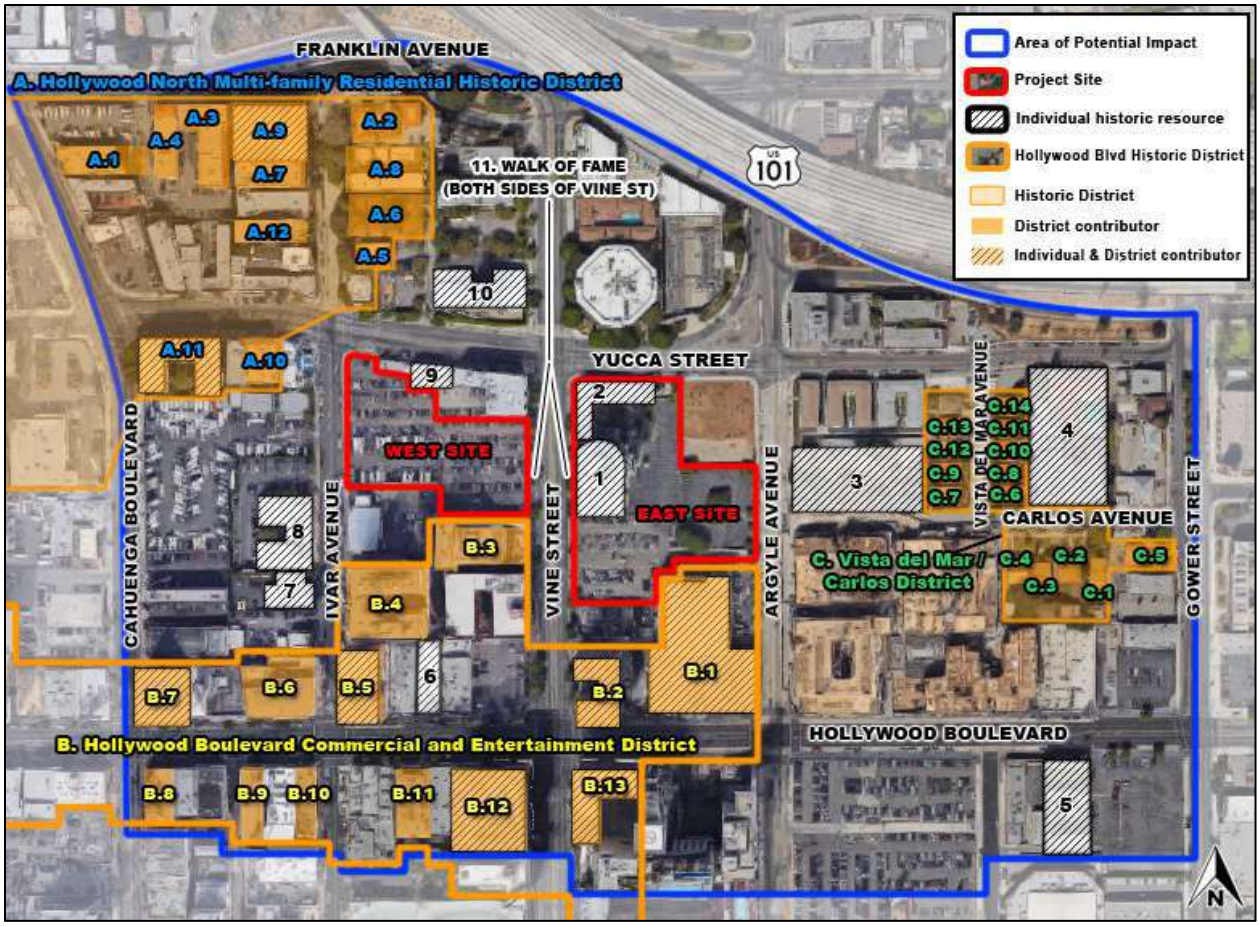
Direct Impacts involve the demolition, material alteration, relocation or conversion of a historical resource and/or important character-defining features.

Indirect Impacts involve alteration to the surroundings of an historical resource that could remove part or all of the associated setting of an historical resource, remove historic features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance. Indirect impacts may also involve potential damage related to adjacent underground excavation and

general construction procedures that could undermine the stability of a historical resource.

The written Project description, plans, elevation drawings, renderings and view simulations were used to analyze potential impacts to historical resources. A map showing the Area of Potential Impact and all identified historical resources located within is included in Figure C.

Figure C: Area of Potential Impact



Hollywood Center Project
Historical Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

732387292.2

The Project Site contains two historical resources located on the East Site, the Capitol Records Building at 1750 N. Vine Street, and the H.L. Gogerty Building at 6272-6284 Yucca Street. The West Site contains no historical resources. Impacts to these historical resources are analyzed below.

Potential Impacts to the Capitol Records Building

Direct Impacts

The Project does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of the Capitol Records Building. The Capitol Records Building will remain unchanged and in its original location after implementation of the Project. All of its exterior character-defining features as well as its interior recording studios, and reverberation chambers will remain and continue to convey its historical significance. Therefore, the Project does not involve alteration that will result in a direct adverse impact to the Capitol Records Building. The Project may alter a portion of the existing surface parking lot located on the Capitol Records Building parcel immediately east of the Capitol Records Building at the building's rear. The Project may reconfigure a small portion of the south end of the parking lot where it abuts the adjoining parking lot to the south, as landscape area. This alteration will not remove or destroy any portion of the Capitol Records Building and the building's existing massing, form and architectural features will remain intact and unchanged. While the Capitol Records Building rear parking lot is original to the development of the property by Capitol Records, its use as a parking lot is not critical to understanding the Capitol Records Building as a significant work of architecture or its important associations with the music industry. Ultimately, only a small portion of the parking lot will be altered, and the use of that portion as landscape will maintain the existing rear open space located on the Capitol Records Building parcel.

Direct impacts to the Capitol Records Building will be less than significant and the Project will not result in adverse direct impacts to the Capitol Records Building.

Indirect Impacts

The Capitol Records Building is located north and west of the new construction proposed for the East Site and across Vine Street from all new construction on the West Site. Therefore, the immediate surroundings of the Capitol Records Building to the south, east and west will be substantially altered. As discussed above, the Project would have no direct adverse impact to the Capitol Records Building. Furthermore, its status as a historical resource would not be substantially changed by alteration of its surroundings, as discussed in detail below.

The Project will construct a 46-story tower and 11-story building immediately south and east of the Capitol Records Building on the East Site, and a 35-story tower and up to 11-story building on the West Site (9 stories for the East Site Hotel Option), thereby adding considerable height and mass to an area currently occupied by surface parking and a one-story building. Although the surface parking lots to be developed were extant when the Capitol Records Building was originally constructed, their presence is not intrinsic or related to the design of the Capitol Records Building and they are not considered a character-defining feature.

Both the East Building and West Building will be substantially taller than the Capitol Records Building. The close juxtaposition of substantially taller buildings will alter the visual perception of the Capitol Records Building which historically has been one of the taller and more prominent buildings on the Hollywood skyline until the late 1960s when several taller buildings were constructed on Sunset Boulevard.

The Capitol Records Building is significant for its association with the development of the music industry in Los Angeles and as an outstanding example of commercial architecture from the mid-20th century. The building's architectural significance makes it essential that important views showcasing its form and design details be maintained so that the distinctive architectural design of the building continues to be visible and understood. In addition to close-in views from Vine Street north of Hollywood Boulevard, important views include looking north up Vine Street from Hollywood Boulevard and views from the Hollywood Freeway.

Protection of the historical significance of the Capitol Records Building is a stated objective of the Project. To meet that objective, the Project includes set -backs, grade-level open space and tower massing that would maintain important public street views to the Capitol Records Building and would ensure that new construction would be appropriately distanced so that the mass and scale would not obscure the distinctive shape and architectural features of the Capitol Records Building from public view.

The West and East Buildings, in relation to the Capitol Records Building, are asymmetrically centered on Vine Street, to highlight the Capitol Records Building prominently. Both tower portions of the East Building and West Building will be convex shaped in plan with both buildings sited so that the tower mass tapers in toward Vine Street. On the East Site, the southwest corner of the proposed new tower building will be set back 19'-6" from Vine Street. The tower façade curves away from Vine Street, increasing the setback from Vine Street and pulling away from the Capitol Records Building. A grade-level public plaza and paseo creates a "buffer zone" between the East Site new development and the Capitol Records Building so that Capitol Records visual prominence along Vine Street is maintained. (see View 6 in Appendix E) The plaza and

paseo also provide new public opportunities for closer viewing of the south and east facades of the Capitol Records building. Similarly, on the West Site, the West Tower will be set back 15′ from Vine Street at the southeast corner and curve away from Vine Street along the eastern façade. Overall, the bulk and mass of the tower buildings is reduced at Vine Street and much of the tower massing is placed away from the Capitol Records Building. In this way, important views from Vine Street and from the Hollywood Freeway are maintained. (See Views 3 and 4 in Appendix E)

In addition to maintaining important views of the Capitol Records Building, the Project architecture has been purposely designed to respond to the architectural character of the Capitol Records Building, long celebrated as an outstanding example of Mid-Century Modern architecture. In addition to maximizing view corridors into and through the Project Site, the curving facades of the East and West Buildings facing the Capitol Records Building recall the cylindrical form of the Capitol Records Building. The curving facades are also articulated with serrated balconies, a design feature inspired by the signature sunshades of the Capitol Records Building.

Although for the reasons described above, indirect impacts on the Capitol Records Building associated with the design of new construction and maintaining visual access are considered less than significant, the Project has potential for other indirect impacts associated with construction. As proposed new construction would include substantial foundation work and the construction of subterranean parking, there is potential for these activities to cause damage to the Capitol Records Building due to vibration or settlement given the building's close proximity to the Project Site construction activity. As is common in similar urban development sites, vibration and settlement would be controlled through adherence to design values prescribed by the shoring engineer and geotechnical engineer with the intent to prevent damage to adjacent structures, and through monitoring of associated construction activities. Although steps would be taken during construction to help ensure design values are not exceeded, if exceedance were to occur and to result in structural damage, based on industry practice and knowledge of construction activities in similar settings, such damage would likely be surficial and repairable. Nonetheless, the potential for damage to this historical resource due to construction related vibration and settlement is considered a significant impact, therefore mitigation measures are proposed. One mitigation measure, as described below, includes pre-construction building inspections and vibration monitoring, and another mitigation measure (also described below), includes requirements for shoring design and for monitoring of shoring activities, grading, and excavation to address potential for structural damage due to settlement. With implementation of these mitigation measures impacts on the Capitol Records Building would be less than significant. As noted in Section 4 of this report, historical integrity is the ability of a historical resource to convey

its historical significance. The Project would not affect the integrity of *location, design, materials, or workmanship* of the Capitol Records Building. The building would remain intact in its current location and would not be materially altered by new construction associated with the Project. As discussed above, the Project would have no direct adverse impact to the Capitol Records Building. Because the Capitol Records Building would retain integrity of *location, design, materials,* and *workmanship*, it would continue to reflect its architectural significance. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Capitol Records Building would continue to convey the property's historic significance., the unique architecture quickly came to symbolize Capitol Records as an enterprise, and Capitol Records has continued to occupy the building up to the present day, all the features important to its architectural significance also convey the building's association with Capitol Records, Inc. and the recording industry in Los Angeles. Therefore, integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could potentially be affected by the Project is *setting*. Because the Project will construct a 46-story tower and up to 11-story building immediately south and east of the Capitol Records Building (as well as similar development on the West Site), thereby adding considerable height and mass to an area currently occupied by surface parking, the immediate surroundings of the Capitol Records Building will be altered. Setting features important to the Capitol Records Building, however, are limited to the building parcel, as well as the configuration of street and sidewalk fronting the building's west-facing facade. These important aspects of the historical setting of the Capitol Records Building will remain intact, including the public right-of-way along Vine Street. The public entrance and primary façade of the Capitol Records Building will continue to face the sidewalk and street as has been the case since its original construction. The larger setting is not critical to understanding the historic significance of the Capitol Records Building because it is not intrinsic to the building's architectural design and it is though the building's architectural design that the building's architectural significance and important associations with the music recording industry are conveyed. Moreover, as demonstrated above, the Project has been designed to maintain important views, including views from Vine Street and from the Hollywood Freeway, so that the unique massing, form and architecture of the Capitol Records Building will continue to be a prominent feature of the Hollywood skyline. Therefore, the Capitol Records Building will also retain integrity of *setting*.

For these reasons, all of the relevant aspects of integrity will be unaffected by the Project, so that the historic integrity of the Capitol Records Building will be retained. While the Project will alter the larger surroundings of the Capitol Records Building, this alteration will not materially impair the building such that it can no longer convey its historic significance.

After construction of the Project, the Capitol Records Building will remain intact and in its original location. All of its character-defining features including the rectangular, one-story base and 12-story circular tower, vertical concrete piers, horizontal window bands, concrete awnings, porcelain-enamel sunshades, rooftop metal trylon and concentric ring rooftop sign will remain unchanged and continue to be viewable and discernable by the public. The Capitol Records building will continue to convey its historic significance and maintain its eligibility for listing as a historical resource. The building's National Register eligibility, its status as a listed California Register resource, and its designation as a Los Angeles Historic Cultural Monument would not be threatened. Under the Project, the important character-defining features that convey the significance of the Capitol Records Building as a historical resource would be retained and its integrity would be preserved; therefore, its existing status as a historical resource would be maintained and with implementation of mitigation measures during construction, the Project would not result in adverse indirect impacts to the Capitol Records Building.

Potential Impacts to the Gogerty Building

Direct Impacts

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

Indirect Impacts

The construction of considerable height and density, including high-rise towers to the south and west of the two-story Gogerty Building will create a substantial contrast in scale and alter the building's surroundings. The Gogerty Building, however, is separated from the East Site new construction by the Capitol Records Building. The Argyle House located at the southwest corner of Argyle Avenue and Yucca Street (constructed in 2017 and not a historical resource) also separates the Gogerty Building from East Site new construction. Overall, new construction on the East Site will be at least 150 feet from the rear of the Gogerty Building. New construction proposed for the West Site will rise across Vine Street and slightly south of the Gogerty Building. Because the Project restricts West Site new development to mid-block areas to the southwest and west of the Gogerty Building, the new construction will be effectively distanced from the Gogerty Building.

As originally designed, the primary north and west-facing facades of the Gogerty Building are oriented to the street, with the rear of the building facing south. Due to its modest size and street-facing orientation, the Gogerty Building's historic significance is primarily experienced on an intimate scale, either by sidewalk pedestrians or passing

vehicles. New construction to the south and across Vine Street to the west will not interrupt or obscure this experience.

Finally, the proposed new construction would include foundation work and the construction of subterranean parking. However, as discussed above for the Capitol Records Building, because construction at the Project Site would include substantial foundation work and the construction of subterranean parking, there is some potential for damage to the Gogerty Building due to vibration or settlement, which is considered a significant impact. With implementation of mitigation measures to address potential impacts during construction, impacts on the Gogerty Building would be less than significant.

Alteration of the Gogerty Building's surroundings would not affect the integrity of *location, design, materials, or workmanship* of the Gogerty Building. The building would remain intact in its current location. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Gogerty Building would continue to convey the property's historic significance. Because the Gogerty Building would retain integrity of *location, design, materials, workmanship*, and *feeling*, it would continue to reflect its architectural significance, therefore integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could potentially be affected by the Project is *setting*. Setting features important to the Gogerty Building, however, are limited to the configuration of street and sidewalk fronting the building's north- and west-facing facades which will remain unchanged by the Project. The larger setting, particularly parcels immediately north, south, east and west have all been redeveloped since the original construction of the Gogerty building and are not an important aspect of its surroundings. Therefore, the Gogerty Building will also retain integrity of *setting*.

Despite the alteration to its surroundings, all the relevant aspects of integrity will be unaffected by the Project, so that the historic integrity of the Gogerty Building will be retained. While the Project will introduce substantial new construction in the near vicinity of the Gogerty Building, this alteration will not materially impair the building such that it can no longer convey its historic significance. After construction of the Project, the Gogerty Building will remain intact, and in its original location. All of the building's important character-defining features, including the two-story massing, curved street-facing façade, recessed window and door openings, stepped entry surrounds and decorative vertical piers will remain unchanged and continue to convey its historic significance. For these reasons, the significance and integrity of the Gogerty Building will not be materially impaired by alterations to its surroundings caused by the Project, and with implementation of mitigation measures during construction, the Project would not result in significant adverse indirect impacts to the Gogerty Building.

This section analyzes impacts to historical resources located immediately adjacent to, but not on, the Project Site. Under these circumstances, it is understood that the historical resource or resources are separated from the Project Site and will remain physically intact after implementation of the Project. The Project will, however, alter the immediate surroundings of immediately adjacent historical resources. The Project Site is located immediately adjacent to portions of the Hollywood Walk of Fame, which border the Project Site along Vine Street between Hollywood Boulevard and Yucca Street. The East Site is located directly north of the Hollywood Boulevard Commercial and Entertainment District. The Pantages Theatre, located at 6233 Hollywood Boulevard, is the district contributor immediately adjacent to the southeastern corner of the proposed new development footprint on the East Site. On the West Site, the proposed new construction will also be located directly north of the Hollywood Boulevard Commercial and Entertainment District where the Avalon Hollywood at 1735 N. Vine Street is the district contributor immediately adjacent to the southeastern boundary of the proposed new development footprint. Proposed new construction on the West Site is also immediately west and south of the Art Deco commercial building at 6316-6324 Yucca Street. Potential impacts to these resources is analyzed below.

Potential Impacts to the Hollywood Walk of Fame

Direct Impacts

The Project Site is located immediately adjacent to portions of the Hollywood Walk of Fame which border the Project Site along Vine Street between Hollywood Boulevard and Yucca Street (on both the west and east sides of the street). Portions of the Hollywood Walk of Fame fronting the Project Site could be affected during construction due to the presence of heavy construction equipment and general high levels of activity.

The Project would enhance the Hollywood Walk of Fame along Vine Street with adjacent Project landscaping, streetlights, and paving; and the construction of an outdoor terrace. The Project would also eliminate driveway access from Vine Street, including the removal of five existing curb cuts. These changes would increase public access to the resource and help restore continuity to the Hollywood Walk of Fame, while also reducing vehicle/pedestrian conflicts. However, portions of the Hollywood Walk of Fame fronting the Project Site could be affected during construction due to the presence of heavy construction equipment, generally high levels of activity, and the need for sidewalk improvements. Project construction, particularly during sidewalk improvements, would require the temporary removal of the bronze stars and terrazzo sidewalks on adjacent areas of the historic Hollywood Walk of Fame along Vine Street.

Specifications for the proper repair and treatment of the Hollywood Walk of Fame have been prepared by the City of Los Angeles Department of Public Works Bureau of Engineering as set forth in the Hollywood Walk of Fame Terrazzo Pavement Installation and Repair Guidelines (Walk of Fame Guidelines).[72] Conformance with these specifications would avoid adverse impacts to the Hollywood Walk of Fame. In accordance with required procedures for alterations to the Hollywood Walk of Fame, and in coordination with the Hollywood Chamber of Commerce/ Hollywood Historic Trust, the City Office of Historic Resources (OHR), and the Department of Public Works, where stars or parts of the sidewalk cannot be protected in place, the locations would be recorded, and the stars crated and stored in an approved secured location. Once necessary construction work is completed, the stars would be replaced and restored in an appropriate manner in their original location with matching terrazzo. All restoration work within the Hollywood Walk of Fame shall be reviewed and approved by the Bureau of Engineering as required by LAMC Section 62.105, in conjunction with the review of the City Cultural Heritage Commission. Additional consultation and coordination during review and installation with the Hollywood Historic Trust and Hollywood Chamber of Commerce is also required. In accordance with the City of LAMC Section 62.110, all work shall be performed under a Public Works (A or B Permit) work permit, issued by the Bureau of Engineering. These required procedures are outlined in Mitigation Measure 1, in Chapter 9, Recommended Mitigation Measures.

The temporary removal of portions of the Hollywood Walk of Fame would have a temporary adverse effect on the Hollywood Walk of Fame, which would be considered a significant impact. However, through compliance with the Walk of Fame Guidelines and with implementation of Mitigation Measure 1, its eligibility as an Historic-Cultural Monument, and as a historical resource previously determined eligible for the National Register by a consensus determination through Section 106 review, would be maintained, and the areas restored would represent upgraded conditions for the Hollywood Walk of Fame. A copy of the Hollywood Walk of Fame Specifications and Details is included in Appendix G. Although there would be a potentially significant impact to the Hollywood Walk of Fame, with implementation of Mitigation Measure 1, the Project and the Project with the East Site Hotel Option would not cause a substantial adverse change in the significance of the Hollywood Walk of Fame under Section 15064.5, and, therefore, direct impacts to the resource would be less than significant.

[72] Hollywood Walk of Fame Terrazzo Pavement Installation and Repair Guidelines, as approved by the Los Angeles City Council on March 1, 2011, also known as the Hollywood Walk of Fame Specifications and Details (version dated 2-24-2011).

Indirect Impacts

As indicated above under the discussion of direct impacts to the Hollywood Walk of Fame, potential construction impacts are considered significant; however, through compliance with the Walk of Fame Guidelines and implementation of Mitigation Measure 1, which specifies procedures and requirements for the removal, storage, reinstallation and restoration of portions of the Hollywood Walk of Fame, its eligibility as a Historic-Cultural Monument and for listing in the National Register would be maintained. However, in addition to the significant direct impacts to the Hollywood Walk of Fame associated with potential damage from heavy equipment and sidewalk improvements, there also would be potential for significant indirect impacts due to construction vibration associated with proximate excavation, building foundation and demolition activities. These indirect impacts also are considered significant and would also be addressed through compliance with the Walk of Fame Guidelines and implementation of a Mitigation Measure 1.

In addition to construction vibration, other indirect impacts to the Hollywood Walk of Fame's integrity could occur due to changes associated with the Project that would affect its setting. The setting of the portion of the Hollywood Walk of Fame that is adjacent to the Project Site would change with the construction of the new buildings and associated plazas and landscaped areas. However, the larger setting of the Hollywood Walk of Fame would remain largely unaffected as the character of its setting is largely defined by buildings, landscaped planters, fencing, and parking lots on one side, and an asphalt roadway on the other. This setting would remain essentially unchanged with the Project, with the exception of the removal of five existing curb cuts. Although elimination of these curb cuts would alter the current setting of the Hollywood Walk of Fame, these changes would improve and help restore continuity to the Hollywood Walk of Fame as a continuous element oriented towards pedestrians, by reducing vehicle conflicts and interference with pedestrian activity at these junctures. Therefore, the Hollywood Walk of Fame would retain its integrity of setting after construction of the Project and would continue to convey its historical significance as a decorative sidewalk oriented towards pedestrian circulation.

Despite substantial new construction immediately east and west of the Hollywood Walk of Fame, all relevant aspects of its integrity would be retained. While the Project would alter the immediate surroundings, this alteration would not materially impair the Hollywood Walk of Fame such that it would no longer convey its historic significance. All of the material features of the Hollywood Walk of Fame, including the marble paving slabs and pink terrazzo stars inlaid with bronze names and circular emblem will remain after implementation of the Project. Therefore, the Hollywood Walk of Fame will retain integrity of location, design, materials, and workmanship. Because the

Hollywood Walk of Fame will retain its physical features, it will retain integrity of feeling and continue to convey its association with the development of Hollywood as a film-related tourist mecca in the latter half of the twentieth century. Therefore, it will also retain integrity of association. In addition, the Project has also been specifically designed to avoid disruption to the Hollywood Walk of Fame by eliminating driveway and vehicular access from Vine Street, including the removal of five existing curb cuts. These changes would improve and help restore continuity to the Walk of Fame while reducing vehicle/pedestrian conflicts.

As indicated above under the discussion of direct impacts to the Hollywood Walk of Fame, potential construction impacts are considered significant; however, through compliance with the Walk of Fame Guidelines and implementation of Mitigation Measure 1, which specifies procedures and requirements for the removal, storage, reinstallation and restoration of portions of the Hollywood Walk of Fame, its eligibility as a Historic-Cultural Monument and for listing in the National Register would be maintained. However, in addition to the significant direct impacts to the Hollywood Walk of Fame associated with potential damage from heavy equipment and sidewalk improvements, there also would be potential for significant indirect impacts due to construction vibration associated with proximate excavation, building foundation and demolition activities. These indirect impacts also are considered significant and would also be addressed through compliance with the Walk of Fame Guidelines and implementation of a Mitigation Measure 1.

In addition to construction vibration, other indirect impacts to the Hollywood Walk of Fame's integrity could occur due to changes associated with the Project that would affect its setting. The setting of the portion of the Hollywood Walk of Fame that is adjacent to the Project Site would change with the construction of the new buildings and associated plazas and landscaped areas. However, the larger setting of the Hollywood Walk of Fame would remain largely unaffected as the character of its setting is largely defined by buildings, landscaped planters, fencing, and parking lots on one side, and an asphalt roadway on the other. This setting would remain essentially unchanged with the Project, with the exception of the removal of five existing curb cuts. Although elimination of these curb cuts would alter the current setting of the Hollywood Walk of Fame, these changes would improve and help restore continuity to the Hollywood Walk of Fame as a continuous element oriented towards pedestrians, by reducing vehicle conflicts and interference with pedestrian activity at these junctures. Therefore, the Hollywood Walk of Fame would retain its integrity of setting after construction of the Project and would continue to convey its historical significance as a decorative sidewalk oriented towards pedestrian circulation.

Despite substantial new construction immediately east and west of the Hollywood Walk of Fame, all relevant aspects of its integrity would be retained. While the Project would alter the immediate surroundings, this alteration would not materially impair the Hollywood Walk of Fame such that it would no longer convey its historic significance.

Although the potential for indirect impacts to the Hollywood Walk of Fame due to vibration or settlement during construction are considered potentially significant for the Project and the Project with the East Site Hotel Option, following compliance with the Hollywood Walk of Fame Guidelines and implementation of Mitigation Measure 1, the Hollywood Walk of Fame's integrity and significance as a historical resource would be retained, and impacts would be less than significant.

Potential Impacts to the Hollywood Boulevard Commercial and Entertainment District.

Direct Impacts

The Project does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of any contributing or non-contributing building to the Hollywood Boulevard Historic District. All of the existing buildings that comprise the Historic District will remain unchanged and in their original location after implementation of the Project and the Project will not result in significant adverse direct impacts to the District.

Indirect Impacts

The Hollywood Boulevard Commercial and Entertainment District is significant as an intact grouping of properties associated with Hollywood Boulevard's status as an important commercial and entertainment corridor during Hollywood's heyday in the first half of the 20th Century. The District is composed of a variety of property types and architectural styles lining a commercial boulevard. Taller buildings (from four to twelve floors) are normally located at corners with one- and two-story buildings located in-between. Characteristic of pre-World War II commercial areas, the District is scaled to the pedestrian. Contributing properties to the District are oriented toward the street with architectural articulation largely confined to street facing façades. The District's historic significance is experienced primarily from the street either by pedestrians or passing vehicles. The Project Site is adjacent to the District's easternmost blocks which include the important intersection of Hollywood Boulevard and Vine Street. Several of the District's important contributing properties are located here. The Project Site is located outside the District and new construction will remain outside of the district boundaries.

At the ground level, the Project has been designed to maintain a clear separation between the District boundary and new construction on the Project Site so that the distinctive urban form of the District is maintained and the individual contributing

buildings that border the new construction continue to be understood as contributors. Two contributing resources to the District directly border the Project Site. The Pantages Theatre, located south of the East Site at the northwest corner of Hollywood Boulevard and Argyle Avenue is immediately adjacent to the southern boundary of the East Site. The Avalon Hollywood, located on the west side of Vine Street mid-block between Hollywood Boulevard and Yucca Street borders the eastern edge of the West Site. (See below for additional analysis of potential impacts to the Pantages Theatre and the Avalon Hollywood.)

The East Site is separated from the District by the 20-foot wide alley running behind the Pantages Theatre, which is the District contributor immediately adjacent to the East Site. The parcel containing the Manor on Vine building at 1718 Vine Street (located outside the District boundary and not a historical resource) sits between the Project Site and the Guaranty Building at 6631 Hollywood Boulevard, a contributing building located east of the Pantages Theatre. The 1718 Vine Street parcel effectively separates new construction from the District by approximately 80 feet.

The West Site is bordered by the Avalon Hollywood at Vine Street. New construction on the West Site is set back 17′-6″ from the north property line of the Avalon Hollywood. New construction will also be set back 15′ from Vine Street north of the Avalon Hollywood to maintain the prominence of the Avalon Hollywood façade on Vine Street. In this manner, the Project provides a visual separation between the Project and the Avalon Hollywood, which is the closest District contributor to the West Site.

The Project will construct a 46-story tower and 11-story building, and a 35-story tower and up to 11-story building on the West Site (9 stories for the East Site Hotel Option), north of the eastern end of the District. The two towers will be substantially taller than any other existing building located within or in the District. Both towers will be intermittently visible looking north from Hollywood Boulevard and its cross-streets within the District. Together, the two towers will introduce dramatic new skyline elements as a backdrop to the more modest building heights located within in the District. The effect is demonstrated in Views 5 and 6 in Appendix E.

Despite introducing substantial new height to the skyline looking north, the proposed new construction will not result in significant adverse effects to the Hollywood Boulevard Commercial and Entertainment District. This is because the immediate setting of the District would not be altered, and the area surrounding the District has been characterized by juxtapositions of varying building heights since the 150-foot height limit was removed in the late 1950s. Features important to the significance of the Hollywood Boulevard Commercial and Entertainment District are largely contained within the District boundaries and are best experienced within the District. The new construction

associated with the Project will not interrupt the configuration of buildings, their spatial relationships to each other, and their relationship to the street that characterize the District as it is experienced. The pattern of tightly spaced buildings scaled to the pedestrian, a critical element of pre-World War II commercial districts, will remain intact and uninterrupted.

In addition, aspects of the Project Design are intended to extend and reinforce the existing urban pattern and context established within the District. While the facades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills have been designed to curve softly to maximize the width of view corridors into and through the Project Site, the remaining facades, which face south towards Hollywood Boulevard, adopt the rectilinear language of the older historic buildings. (View 6, Appendix F) The Project West and East Senior Buildings also are designed to reinforce the District context. Their sizes (each at 11 stories, or 9 stories on the East Site under the East Site Hotel Option) reflect the standard heights of the historic height limit buildings clustered near Hollywood Boulevard and Vine Street.

Despite substantial new construction located immediately to the north, all but one of the seven aspects of integrity would be unaffected by the Project. The Project would not affect the integrity of *location, design, materials, or workmanship* for the Hollywood Boulevard Commercial and Entertainment District or any of its component contributing buildings. These resources would remain intact in their current locations and would not be materially altered by new construction associated with the Project. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the District and contributing buildings would remain and continue to convey their historic significance. Because all the important physical characteristics of the District will remain, they would continue to reflect their important associations with the commercial development of Hollywood prior to World War II, therefore integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could possibly be affected by the Project is *setting*.

Setting features important to the Hollywood Boulevard Commercial and Entertainment District however, are largely contained within the District boundaries and experienced from inside the District. These include the configuration of streets and sidewalks fronting District buildings, the pattern of tightly spaced buildings defining a linear commercial corridor, and the public circulation space delineated by a uniform building street wall. Adding considerable height and mass adjacent to the District will not adversely alter the setting of the District such that its listing on the National Register would be threatened.

Despite substantial new construction immediately north, all of the relevant aspects of integrity will be unaffected by the Project, so that the historic integrity of the Hollywood Boulevard Commercial and Entertainment Historic District and all its contributing

buildings will be retained. While the Project will alter the immediate surroundings, this alteration will not materially impair these resources such that they can no longer convey their historic significance. After construction of the Project, the Hollywood Commercial and Entertainment Historic District and contributing buildings will remain intact and continue to convey their historic significance. For these reasons, the significance and integrity of these resources will not be materially impaired by alterations to its surroundings caused by the Project. The proposed Project will not result in significant adverse impacts to the District.

Potential Impacts to the Pantages Theatre

Direct Impacts

As noted above, the East Site is separated from the Pantages Theatre by a 20-foot wide alley running behind the theater, creating a distinct separation in space between the Project on the East Site and the theater building. The Project does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of the Pantages Theatre. The building will remain unchanged and in its original location after implementation of the Project and the Project will not result in direct adverse impacts to the Pantages Theatre.

Indirect Impacts

The Pantages Theatre is historically significant as an excellent example of a theater from the 1930s. The building's historic significance is conveyed through its distinctive Art Deco detailing, overhanging canopy marquee, vertical sign, and central entrance. Characteristic of theater buildings from the period, architectural articulation is largely confined to the street-facing south and east façades. Retaining clear sightlines to these façades from Hollywood Boulevard and Argyle Avenue is critical to retaining the building's significance.

The Pantages Theatre, which is a district contributor to the Hollywood Boulevard Commercial and Entertainment District, is located immediately adjacent to the East Site. The Pantages Theatre property is separated from the East Site along portions of its western side lot line by a shared 20-foot-wide public alley. This alley provides both a physical and visual separation between the Project Site and the Pantages Theatre. Along other portions of the western side lot-line and northern rear lot line the two sites abut directly. Where such conditions exist, the Project would follow typical standards for party wall conditions and setbacks such that it would maintain physical and seismic isolation between the Pantages Theatre building.

New construction proposed for the East Site will be located north of the Pantages Theatre. Currently occupied by surface parking, the East Site faces the rear of the

Pantages Theatre. Therefore, the Project will not block important street views of the building from Hollywood Boulevard and Argyle Avenue.

Due to its street-facing orientation, the historic significance of the Pantages Theatre is primarily either by pedestrians or passing vehicles on Hollywood Boulevard. Close-up views of the front façade of the Pantages Theatre would not be affected by the Project, although more distant views of the front façade would feature the Project as a backdrop to the Pantages Theatre The only views of the Pantages Theatre that would be obscured by the Project include a view of the building's rear and west elevations; however, the rear and west elevations of the Pantages. Theatre are the building's least significant elevations, as they are not articulated architecturally and would still be viewable from the alley and along Vine Street. However, these views, whether blocked from a distance or still accessible from the alley and Vine Street, are not the primary view through which the building convey its historic significance. The increased density constructed to the north will not obscure the building's important Hollywood Boulevard and Argyle Avenue façades which will remain unobstructed from view after implementation of the Project. Moreover, the large surface parking areas to the north do not represent setting features that are character-defining or important to the building's historic significance.

The Project would not affect the integrity of *location, design, materials, or workmanship* of the Pantages Theatre. The building will remain intact in its current location and would not be materially altered by new construction to the north. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Pantages Theatre would continue to convey the property's historic significance. Because the Pantages Theatre would retain integrity of *location, design, materials, workmanship*, and *feeling*, it would continue to reflect its historic significance as a theater building from the 1930s, therefore integrity of *association* would also remain unaffected by the Project.

The only aspect of integrity that could potentially be affected by the Project is *setting*. Setting features important to the building's historic significance are limited to the building parcel, the configuration of street and sidewalk fronting the building's south- and east-facing façades, and the spatial relationships with buildings to the west and southwest that are also included within the District boundary, all of which will remain unchanged by the Project. Surface parking at the rear (north) of the building is not intrinsic to the building's design and is not considered character-defining aspects of the building's setting. When the Pantages Theatre is viewed from its primary façade, the Project would be visible in the background. A viewer from the street would now perceive the front elevation of the Pantages Theatre as set against a backdrop of a much larger building. However, the Pantages Theatre's larger setting is characterized by exactly

juxtapositions of varying heights between buildings. This condition has become more prevalent since the late 1950s, when the prevailing height limit of 150 feet was removed. Therefore, the setting for the Pantages Theatre would somewhat change in that the Project, which is much larger in scale, would now form a new backdrop to the Pantages Theatre. However, due to development patterns already present in Hollywood, this change would not be considered significant. Therefore, the Pantages Theatre will also retain integrity of *setting*.

Because the Project will add considerable height and mass to nearby areas largely occupied by surface parking, the immediate surroundings of the Pantages Theatre would be altered by the Project. Despite this alteration, all of the aspects of integrity will be unaffected by the Project, so that the historic integrity of the Pantages Theatre will be retained. After construction of the Project, the Pantages Theatre will remain intact, and continue to convey its historic significance. For these reasons, the significance and integrity of the Pantages Theatre will not be materially impaired by alterations to its surroundings caused by the Project.

However, because the proposed new construction at the Project Site would include substantial foundation work and the construction of subterranean parking, there exists the potential for these activities to cause damage to the Pantages Theatre through vibration and settlement, due to the building's close proximity to the Project Site. As is common in similar urban development sites, vibration and settlement would be controlled through adherence to design values prescribed by the shoring engineer and geotechnical engineer with the intent to prevent damage to adjacent structures, and through monitoring of associated construction activities. Although steps would be taken during construction to help ensure design values are not exceeded, if exceedance were to occur and to result in structural damage, based on industry practice and knowledge of construction activities in similar settings such damage would likely be surficial and repairable. Nonetheless, the potential for damage to the Pantages Theatre due to construction related vibration and settlement is considered a significant impact, therefore mitigation measures are proposed. A mitigation measure described below includes pre-construction building inspections and vibration monitoring, and another mitigation measure (also described below), includes requirements for shoring design and for monitoring of shoring activities and grading and excavation to address potential for structural damage due to settlement.

After construction of the Project or the Project with the East Site Hotel Option, the Pantages Theatre would remain intact and continue to convey its historic significance. Moreover, the significance and integrity of the Pantages Theatre would not be materially impaired by alterations to its surroundings caused by the Project or the Project with the

East Site Hotel Option. However, due to potential for structural damage due to construction vibration and settlement, impacts on the Pantages Theatre are potentially significant and mitigation measures are proposed.

Potential Impacts to the Avalon Hollywood

Direct Impacts

As noted above, the West Site shares a property line with the Avalon Hollywood. Therefore, there is more of a potential for new construction on the West Site to affect the Avalon Hollywood than if the two properties were spatially separated, such as with a public alley. However, new construction on the West Site would be set back 15 feet from the north property line of the Avalon Hollywood, which would provide a distinct spatial separation between the new construction on the West Site and the historical resource. This allows the north side elevation of the Avalon Hollywood to still visually read from the street, as it does today. New construction also would be set back 15′ from Vine Street north of the Avalon Hollywood to maintain the prominence of the Avalon Hollywood façade on Vine Street. In this manner, the Project would provide a physical and visual separation between the Project and the Avalon Hollywood.

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

Indirect Impacts

The Avalon Hollywood contributes to historical significance of the Hollywood Boulevard Commercial and Entertainment District as an excellent example of a theater building from the 1920s. The building's historic significance is conveyed through its distinctive Spanish Colonial Revival details including a recessed ground-floor entrance and second floor bay window with elaborate Churrigueresque surrounds. Characteristic of theater buildings from the period, architectural articulation is largely confined to the street-facing east façade. Retaining clear sightlines to this façade from Vine Street is critical to retaining the building's significance.

New construction proposed for the West Site will be located north of the Avalon Hollywood. Currently occupied by surface parking and one small commercial building, the West Site faces the secondary (north) side of the Avalon Hollywood.

New construction on the West Site is set back 17.5 feet from the north property line of the Avalon Hollywood. New construction would also be set back 15 feet from Vine

Street north of the Avalon Hollywood to maintain the prominence of the Avalon Hollywood façade on Vine Street. In this manner, the Project provides a visual separation between the Project and the Avalon Hollywood, which is the closest Hollywood Boulevard Commercial and Entertainment District contributor to the West Site. Due to setbacks to the north away from the Avalon Hollywood and to the west from Vine Street, the Project will not will not block important street views of the building's east facing facade from Vine Street.

Due to its street-facing orientation, the historic significance of the Avalon Hollywood is primarily experienced on an intimate scale, either by pedestrians or passing vehicles on Vine Street. New construction to the north and east will not obscure the building's important Vine Street façade which will remain unobstructed from view after implementation of the Project. Moreover, the large surface parking areas to the north do not represent setting features that are character-defining or important to the building's historic significance.

New construction on the West Site will partially obscure currently available views of the north facade of the Avalon Hollywood when looking south from Vine Street. The north façade is a secondary facade with very little of the articulation and decorative detailing characteristic of the primary, east-facing façade. This is particularly true of the rear portions of the building housing the main auditorium and back of stage functions which will be visually obscured by the new construction. Typical of commercial buildings in densely constructed urban areas like Hollywood, the utilitarian north facade was deliberately left devoid of decorative and stylistic detailing in anticipation of possible construction on the neighboring parcels directly north. In contrast to the highly articulated east facade, the north façade was not designed for public engagement and current unobscured views to the north façade when looking south from Vine Street are not critical to understanding the historic significance of the building. Moreover, as discussed above, the north façade will remain viewable due to the 15-foot separation of new construction from the Avalon Hollywood building, albeit not from far distances.

Because of the strong physical and visual separation of the Project Site to the north of the Avalon Hollywood, as well as the setback of the Project Site from Vine Street, the Project would not affect the integrity of *location, design, materials, or workmanship* of the Avalon Hollywood. The building will remain intact in its current location and would not be materially altered by new construction to the north. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Avalon Hollywood would remain visible and continue to convey the property's historic significance. Because the Avalon Hollywood would retain integrity of *location, design, materials, workmanship*, and *feeling*, it would continue to reflect its historic

significance as a theater building from the 1920s, therefore integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could potentially be affected by the Project is *setting*.

Setting features important to the building's historic significance are limited to the configuration of street and sidewalk fronting the building's east-facing façade and the spatial relationships with buildings to the south and southwest that are also included within the District boundary, both of which will remain unchanged by the Project. Surface parking north of the building is not intrinsic to the building's design and is not considered a character-defining aspect of the building's setting. However, because the Project will add considerable height and mass to nearby areas largely occupied by surface parking, the immediate setting of the Avalon Hollywood would be somewhat altered by the Project. This alteration to the setting would be relatively minor, as the alterations to the setting are typical of the historical patterns of development in Hollywood since the late 1950s when the 150-foot building height was removed; since this time, the larger Hollywood area that exists beyond the boundary of the Hollywood Commercial and Entertainment District has been characterized by a variety of building heights and scale juxtapositions. Furthermore, the Project would enhance the continuity of the street-line on this block of Vine Street which is characterized by buildings set in close proximity to one another. Many buildings on this block, in fact, are so close to one another that they share a party wall, as does the Avalon Hollywood with the building located to the south of it. The manner in which the street-facing façade of the new construction would be set back from both Vine Street and the primary façade of the Avalon Hollywood would allow it to maintain a presence in regard to the continuity of the street-line while also playing a respectful role in regard to the main façade of the Avalon Hollywood, which has long held a dominant and commanding presence on the street. Therefore, despite this alteration to the setting with respect to the height and mass of the adjacent Project, the overall setting would remain relatively unchanged so that the Avalon Hollywood would retain integrity of *setting*.

Therefore, all of the aspects of integrity will be unaffected by the Project, so that the historic integrity of the Avalon Hollywood will be retained.

However, as discussed above for the Pantages Theatre, because construction at the Project Site would include substantial foundation work and the construction of subterranean parking, there is potential for these activities to cause damage to the Avalon Hollywood through vibration or settlement, due to the building's close proximity to the Project Site. Accordingly, the potential for damage to the Avalon Hollywood due to construction related vibration and settlement is considered a significant impact, and mitigation measures are proposed. A mitigation measure

described below includes pre-construction building inspections and vibration monitoring, and another mitigation measure (also described below) includes requirements for shoring design and for monitoring of shoring activities and grading and excavation to address potential for structural damage due to settlement.

After construction of the Project or the Project with the East Site Hotel Option, the Avalon Hollywood would remain intact and continue to convey its historic significance. Moreover, the significance and integrity of the Avalon Hollywood would not be materially impaired by alterations to its surroundings caused by the Project or the Project with the East Site Hotel Option. However, due to potential for structural damage due to construction vibration and settlement, impacts on the Avalon Hollywood are potentially significant and mitigation measures are proposed.

Potential Impacts to 6316-6324 Yucca Street (Art Deco Storefronts)

Direct Impacts

The Project does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of 6316-6324 Yucca Street (Art Deco Storefront). The building will remain unchanged and in its original location after implementation of the Project and the Project will not result in direct adverse impacts to 6316-6324 Yucca Street.

Indirect Impacts

6316-24 Yucca Street is significant as an excellent example of a low-rise, multiple storefront commercial building from the 1930s. The building's historic significance is conveyed through its largely intact storefronts and distinctive Art Deco detailing. Characteristic of commercial buildings from the period, architectural articulation is confined to the street facing (north) façade. Retaining clear sightlines to this façade from Yucca Street is critical to retaining the building's significance.

New construction proposed for the West Site will be located south and east of 6316-6324 Yucca Street. Currently occupied by surface parking and a small one-story commercial building, these areas face the utilitarian rear and side facades of 6316-6324 Yucca Street. Therefore, the Project will not will not block important street views of the building from Yucca Street. The 11-story West Senior Building will be constructed immediately west facing Yucca Street. Ground-floor retail will continue the street-facing retail along Yucca Street represented by 6316-6324 Yucca Street. Above the first floor, the West Senior Building will be set back 16 feet to the west, so that the majority of the

building's volume is further distanced from 6316-6324 Yucca Street. The 35-story West Building will be constructed to the south, approximately 60 feet from the rear façade of 6316-6324 Yucca Street.

Due to its modest size and street-facing orientation, the historic significance of 6316-6324 Yucca Street is primarily experienced on an intimate scale, either by pedestrians or passing vehicles. The increased density constructed to the south and west will not obscure the building's important Yucca Street façade which will remain unobstructed from view after implementation of the Project. Moreover, the large surface parking areas to the west and south do not represent setting features that are character-defining or important to the building's historic significance.

The Project would not affect the integrity of *location, design, materials, or workmanship* of 6316-6324 Yucca Street. The building would remain intact in its current location and would not be materially altered by new construction in its immediate surroundings. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize 6316-6324 Yucca Street would continue to convey the property's historic significance. Because 6316-6324 Yucca Street would retain integrity of *location, design, materials, workmanship*, and *feeling*, it would continue to reflect its historic significance as an intact commercial building from the 1930s, therefore integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could potentially be affected by the Project is *setting*. Setting features important to 6316-6324 Yucca Street, however, are limited to the configuration of street and sidewalk fronting the building's north-facing facade which will remain unchanged by the Project. The existing urban fabric to the north, which includes the 1928 Yucca-Vine Tower at 6305 Yucca Street, and an intact grouping of multi-family residential buildings from the 1920s clustered around Ivar Avenue north of Yucca Street will remain unchanged by the Project. The surface parking lots at the rear of 6316-6324 Yucca Street and are not an important aspect of its surroundings. Therefore, 6316-6324 Yucca Street will also retain integrity of *setting*.

Because the Project will add considerable height and mass to nearby areas largely occupied by surface parking, the immediate surroundings of 6316-6324 Yucca Street would be altered by the Project. Despite this alteration, all of the aspects of integrity will be unaffected by the Project, so that the historic integrity of 6316-6324 Yucca Street will be retained.

However, as discussed above for the Pantages Theatre and Avalon Hollywood, because construction at the Project Site would include substantial foundation work and the construction of subterranean parking, there is potential for these activities to cause damage to 6316-6324 Yucca Street through vibration or settlement, which is

considered a significant impact. This impact is addressed through mitigation measures for vibration and settlement, as well as shoring, presented below.

8.5 Analysis of Potential Impacts to other Historical Resources within the Area of Potential Impacts

All additional historical resources not subject to analysis above are physically separated from the Project Site by other buildings, streets or distance. The project will not result in any direct impacts to these resources. The majority of these resources, however, do have views to the Project Site. Indirect impacts are analyzed to determine if the Project would result in a substantial material change to the integrity and significance of historical resources within the Project vicinity. The results of this analysis are shown in Table 2 below.

Table 2: View Analysis for Identified Historical Resources in Project Vicinity

MAP #	RESOURCE #	VIEWS	IMPACT
INDIRECT IMPACTS FROM VIEW ALTERATION			
3	Little Country Church of Hollywood (site)	Direct view of Project Site looking west.	No impact Building was destroyed by fire in 2008 and the primary feature of the historical resource is no longer extant and only the landscape remains. The landscape would not be affected.
4	St. Stephen's Episcopal Church	No direct views of Project Site looking west.	No impact as there are no direct or indirect views of the Project Site. The resource is physically separated from the Project Site by the Argyle House, and the Project Site is not visible from Yucca Street.
5	Fonda Theatre/Music Box Theatre	Distant limited view of Project Site looking northwest, from over 1.5 blocks away. Separated from the Project Site by other intervening buildings.	No impact. The Fonda Theatre is oriented north and distant partial views of the Project Site to the northwest will not result in a substantial material change to the integrity of the Fonda Theatre as the building's setting is characterized by its low massing in comparison to larger, taller buildings in the surrounding area as development in Hollywood has been characterized by such juxtapositions since the late 1950s when the prevailing height limit of 150 feet was removed.

MAP #	RESOURCE #	VIEWS	IMPACT
6	Vine Theatre	No direct view of the Project Site.	No impact. Vine Theatre is a one story building oriented south. Any potential view is currently obscured by taller building to the north and east.
7	Two-story commercial building (1723 Ivar Ave.)	Partial view of the West Site looking northeast.	Less than Significant. The Project would be located to the northeast of the historical resource. The building is oriented east with a view of the substantially taller Knickerbocker Hotel directly across the street from it so that only partial views of the West Site would be possible. The change in the indirect, partial view towards the West Site would not result in a substantial material change to the integrity of 1723 Ivar Avenue as the historical resource's immediate setting is characterized by contrasting building heights in the surrounding area that have been in existence since the late 1950s, when the prevailing height limit of 150 feet was removed.
8	Hollywood-Ivar Building	Partial view of Project Site looking east and northeast.	Less than significant. The Project would be to the northeast of the historical resource. Direct views of the one-story building that is currently directly across the street from the historical resource would be maintained, while new partial views of the Project Site to the northeast would be introduced. However, the historical resource's immediate setting has been characterized by a juxtaposition of varying building heights since the late 1950s. The change in the partial view towards the Project Site would not result in a substantial material change to the integrity of the Hollywood-Ivar Building.

MAP #	RESOURCE #	VIEWS	IMPACT
10	Yucca-Vine Tower	Direct view of the Project Site looking south and southeast.	Less than significant. The Yucca-Vine Tower faces south onto Yucca Street and, therefore, has direct views of the Project Site. The Project would alter views looking south and southeast. However, current south and southeast views are not an important aspect of the historical resource's immediate setting, nor are they critical to the architectural significance of the Vine & Yucca Tower. Moreover, the historical resource's larger setting has been characterized by juxtapositions in varying building heights since the late 1950s. The change in view will not result in a substantial material change to the integrity of the Yucca-Vine Tower.
A.9	Chateau Alto Nido	Partial views of the Project Site to the south and southeast.	Less than significant. Project would interrupt some views looking southeast. Views from primary east- and north-facing facades will remain. Views to the southeast are not critical to the architectural significance of the Chateau Alto Nido or its association with multi-family residential development in Hollywood. Change in view will not result in a substantial material change to the integrity of the Alto Nido or to the North Hollywood Multi-Family Residential District.
A.10	St. Elmo Apartments	No direct view of the Project Site.	No impact. The historical resource is oriented north and the Project Site would not be visible from the ground floor or primary facade along Yucca Street.
A.11	Halifax Apartments	No direct view of Project Site.	No impact. The historical resource is oriented north and the Project Site would not be visible from the ground floor or primary facade along Yucca Street.

MAP #	RESOURCE #	VIEWS	IMPACT
B.2	Hollywood Equitable Building	Partial view of Project Site looking north and northwest.	Less than significant. The Hollywood Equitable Building is oriented to the south towards Hollywood Boulevard and west towards Vine Street. The Project would block only views looking north and northwest from the north and west sides of the Hollywood Equitable Building. Blocking north and northwest views would not result in a substantial material change to the integrity of the Hollywood Equitable Building or the Hollywood Boulevard Commercial and Entertainment District as its immediate setting would remain intact, and the larger setting (the setting of the larger Hollywood area that extends beyond the bounds of the Hollywood Boulevard Commercial and Entertainment District) has been characterized by juxtapositions in varying building heights since the late 1950s.
B.4	Knickerbocker Hotel	No direct view of the Project Site.	No impact. The historical resource is oriented west and the Project Site, located north and northeast, would not be visible from the ground floor or primary facade along Ivar Avenue
B.5	Guaranty Building	No direct view of the Project Site.	No impact. The historical resource is oriented west and the Project Site would not be visible from the ground floor or primary facade along Ivar Avenue.
B.6	Regal Shoe Store	Possible limited partial views of Project Site looking northeast.	No impact. Building is oriented south and east. Any potential views of the Project Site are blocked by the taller Guaranty Building which is located directly across Cahuenga Blvd.
B.7	Security Trust and Savings Building	Limited views of Project Site to the northeast.	Less than significant. Distant views of large buildings outside the Hollywood Boulevard Commercial and Entertainment District would not result in a substantial material change to the integrity of the Security Trust and Savings Building or the Hollywood Boulevard District.

MAP #	RESOURCE #	VIEWS	IMPACT
B.8	Owl Drug Company; Julian Medical Building	Partial and distant views of the Project Site looking northeast.	Less than significant. Distant views of large buildings outside the Hollywood Boulevard Commercial and Entertainment District will not result in a substantial material change to the integrity of the Hollywood Boulevard Commercial and Entertainment District.
B.9	Palmer Building	Partial and distant views of the Project Site looking northeast.	Less than significant. Distant views of large buildings outside the Hollywood Boulevard Commercial and Entertainment District will not result in a substantial material change to the integrity of the Hollywood Boulevard Commercial and Entertainment District.
B.10	Leed's	Partial and distant views of Project Site looking northeast.	Less than significant. Views of large buildings outside the Hollywood Boulevard Commercial and Entertainment District would not result in a substantial material change to the integrity of the Hollywood Boulevard Commercial and Entertainment District, as the Hollywood Boulevard Commercial and Entertainment District's immediate setting would remain intact, and the larger setting (the setting of the larger Hollywood area that extends beyond the bounds of the Hollywood Boulevard Commercial and Entertainment District) has been characterized by juxtapositions of varying building heights since the late 1950s. In addition to the immediate setting remaining intact in regard to views of the Project Site, all of the remaining aspects of integrity (location, design, workmanship, feeling, and association) for the District would remain intact.

HISTORIC DISTRICTS LOCATED WITHIN THE AREA OF POTENTIAL IMPACT			
A	Hollywood North Multi-Family Residential Historic District	Views looking south and southeast.	Less than significant. Project would alter views looking south and southeast. Current views to the south and southeast are not critical to the Hollywood North Multi-Family Residential Historic District's associations with early pre-World War II multi-family residential development in Hollywood. Change in views will not result in a substantial material change to the integrity of the North Hollywood Multi-Family Residential District.
C	Vista del Mar / Carlos District	Views looking west	Less than significant. Project will alter views looking west. Current views to the west are not critical to the Vista Del Mar/Carlos District's associations with early residential development in Hollywood. Change in views will not result in a substantial material change to the integrity of the Vista del Mar/Carlos District.

8.6 Cumulative Impacts Analysis

A significant cumulative impact associated with the Project and related projects would occur if the impact would render an individual historical resource or historic district no longer eligible for historic listing, and the Project's contribution to the impact would be cumulatively considerable. In assessing cumulative impacts on historical resources, the focus is on related projects that are located in the immediate vicinity of the Project that have the potential to contribute to changes in the setting of identified historical resources on the Project Site and in the vicinity, including historic districts. These related projects include:

- Related Project 1, the Argyle House, a new 17 story residential/mixed use building located at 6230 W. Yucca Street on the southwest corner of the Yucca Street and Argyle Avenue, adjacent to (northeast) of the East Project Site and Capital Records Complex;
- Related Project 2, a proposed 14-story hotel located just south and adjacent to the East Project Site at 1718 North Vine Street;
- Related Project 3, the 15-story, Kimpton Everly Hotel located at 1800 North Argyle on the northeast corner of Yucca Street and Argyle Avenue;
- Related Project 4, a proposed 32-story mixed-use residential, hotel and retail project located at 6220 Yucca Street, northeast of the Project Site on the southeast corner of Yucca Street and Argyle; and,

As discussed above, the Project would not have direct impacts on the Capitol Records Complex and while the Project would have a temporary adverse effect on the Hollywood Walk of Fame, through compliance with the Hollywood Walk of Fame Guidelines, and implementation of the mitigation measure for protection of the Hollywood Walk of Fame described below, the Hollywood Walk of Fame would be preserved and restored. In terms of indirect impacts, while the Project would alter the larger setting of the area due to its scale, it would not cause a substantial material change to any identified historical resources or districts in the vicinity of the Project Site such that their historical significance would be materially impaired.

As previously indicated, historic setting characteristics important to the Hollywood Boulevard Commercial and Entertainment District and other historical resources in the Project vicinity include the configuration of streets and sidewalks fronting the buildings, the pattern and spatial relationships of tightly spaced buildings defining a linear commercial corridor, and the public circulation space delineated by a uniform building street wall. While the Project would add considerable height and mass adjacent to the

District on the north and in proximity to other nearby historical resources, the Project would not adversely affect the historic setting characteristics of the District or other nearby historical resources such that their listing or eligibility for listing as historical resources would be threatened. Considering these Project effects in association with related projects in the area, the combined effects would similarly not materially impair the District and other historical resources in the area. and the important spatial relationships and their relationships to the streets that characterize their historic settings would not be adversely affected.

While Related Project 1, was recently constructed immediately northeast of the Capitol Records Complex, the height and mass of the building was setback from the Capitol Records Complex so that important views have been retained and the Capitol Records Complex remains visually prominent and continues to convey its historical significance. As described above, the Project itself includes architecturally distinct buildings that are designed to be compatible with the design of the Capitol Records Complex, and the locations, form, massing, and setbacks of the Project buildings would maintain the visual prominence and important views of the Capitol Records Complex. Therefore, while there would be a combined effect on the immediate surroundings of the Capitol Records Complex from the Project and recently constructed Related Project 1 by adding considerable height and density, these effects would not alter the Capitol Records Complex such that its historic significance would be materially impaired or represent a cumulatively considerable impact.

Related Project 2 is a proposed 14-story hotel at 1718 North Vine Street that would be located adjacent to the East Project Site on the south between the Capitol Records Complex and the Hollywood Equitable Building at 6253 Hollywood Boulevard. The Hollywood Equitable Building is immediately west of the Pantages Theatre building; both are contributors to the Hollywood Boulevard Commercial and Entertainment District. Related Project 2, however, would be located north of the District outside the District boundary, and south of the Capitol Records Complex, and would not directly impact any historical resources. While the added heights associated with Project and Related Project 2 would alter the setting of the adjacent historical resources, the historic setting of the Hollywood Equitable Building and the Pantages Theatre—both buildings located within the Hollywood Boulevard Commercial and Entertainment District—would not be affected. Furthermore, the existing scale and spatial relationships of buildings within the District would not be altered. In regard to the larger area outside of the Hollywood Boulevard Commercial and Entertainment District—the area in which Related Project 2 is immediately situated—this area has been characterized by a variety of building heights and scale juxtapositions since the late 1950s when the 150′ height limit was removed.

However, although somewhat speculative, there is potential for Related Project 2 to be under construction at the same time as the Project. If this were to occur, due to close proximity, there would be potential for Related Project 2 and the Project to result in combined construction vibration and settlement effects that could damage to the Pantages Theatre. As previously indicated for the Project, as is common in similar urban development sites, vibration and settlement would be controlled through adherence to design values prescribed by the shoring engineer and geotechnical engineer with the intent to prevent damage to adjacent structures, and through monitoring of associated construction activities. Although steps would be taken during construction to help ensure design values are not exceeded, if exceedance were to occur and to result in structural damage, based on industry practice and knowledge of construction activities in similar settings such damage would likely be surficial and repairable. Nonetheless, the potential for damage to this historical resource due to construction related vibration and settlement is considered a significant impact of the Project and mitigation measures are proposed for shoring design and for monitoring of shoring activities, grading, and excavation to address potential for structural damage due to settlement. Similarly, Related Project 2 includes mitigation related to vibration effects on the Pantages. However, as further described below under subsection g) Level of Significance After Mitigation, because mitigation requires the consent of other property owners who may not agree to participate in implementation on their property, it is conservatively concluded that cumulative structural vibration and settlement effects on the Pantages Theatre would be cumulatively considerable and constitute significant cumulative impacts that would remain significant and unavoidable after implementation of mitigation measures.

Related Project 3 is the recently constructed 15-story Kimpton Everly Hotel on the northeast corner of Yucca Street and Argyle Avenue. The Project and Related Project 3 would not adversely impact either the Capitol Records Complex or other historical resources in the vicinity including the Little Country Church of Hollywood (site) at 1750 Argyle Avenue,[73] St. Stephen's Episcopal Church at 6125 San Carlos Avenue, or the Vista del Mar Avenue and Carlos Avenue District. Therefore, the Project in combination with Related Project 3 would not alter the historic significance of historical resources or represent a cumulatively considerable impact.

[73] As previously described earlier in this report, the Little Church of Hollywood was determined eligible for the National Register by consensus through the Section 106 process in 1997. Because it was determined eligible through consensus, it is automatically listed in the California Register. It was also designated as a Historic-Cultural Monument (#567) by the City of Los Angeles in 1992. More recently, the Little Country Church building was destroyed by fire in 2008. However, the site maintains its designation as Historic-Cultural Monument #567 and is treated as a historical resource herein for the purposes of CEQA.

Related Project 4 would construct a proposed 32-story building consisting of a mixed-use residential, hotel and retail project at 6220 Yucca Street, northeast of the Project Site on the southeast corner of Yucca Street and Argyle. Similar to Related Project 3, The Project and Related Project 4 would not directly impact either the Capitol Records Complex or other historical resources in the vicinity including the Little Country Church of Hollywood (site) at 1750 Argyle Avenue, St. Stephen's Episcopal Church at 6125 San Carlos Avenue, or the Vista del Mar Avenue and Carlos Avenue District. Therefore, the Project in combination with Related Project 3 would not alter the historic significance of historical resources or represent a cumulatively considerable impact.

While the added heights associated with Project and the Related Projects would alter the larger surroundings of adjacent historical resources, the historic setting of the Hollywood Boulevard Commercial and Entertainment District and the other historical resources is characterized by their low massing in comparison to larger, taller buildings in the surrounding area. Moreover, the larger surrounding area has been characterized by a variety of building heights since the late 1950s when the height limit of 150' was removed and taller buildings were developed. While the introduction of additional tall buildings would continue this pattern of development, the historic significance of historical resources in the area would not be materially impaired. For these reasons, the Project in combination with the Related Projects would not materially the historic significance of historical resources or represent a cumulatively considerable impact to the historic setting, therefore, cumulative impacts in this regard would be less than significant.

8.7 Summary Impact Analysis

1. Impacts from Demolition

The Project does not propose the demolition of any building, structure or object that is considered a historical resource under CEQA. Therefore, the Project would not involve demolition of a significant historical resource and there will be no direct impacts to historical resources from demolition.

2. Impacts from Relocation, Conversion, Rehabilitation or Alteration

The Project does not include the relocation, rehabilitation or conversion of any historically significant resource, with the exception of the Hollywood Walk of Fame for which a mitigation measure is provided. As previously described, portions of the Hollywood Walk of Fame—a City of Los Angeles Historic-Cultural Landmark that run along Vine Street (both the east and west sides of the street) from Yucca Street fronting the Project Site—could be affected during construction. However, in accordance with required procedures for alterations to the Hollywood Walk of Fame, and in

coordination with the Hollywood Chamber of Commerce/Hollywood Historic Trust, where stars or parts of the sidewalk cannot be protected in place, the locations would be recorded, and the stars crated and stored in an approved secured location. Once necessary construction work is completed, the stars would be replaced and restored in an appropriate manner in their original location with matching terrazzo. The Project also would include the alteration of a small portion the surface parking lot associated with the Capitol Records Complex. However, the parking lot is not considered a character-defining features of the Capitol Records Complex, and the Capitol Records Building, itself, will retain all of its exterior character-defining features. This includes its recording studios, reverberation chambers, and the open space to the exterior of the building that helps to emphasize it as a visible landmark upon the landscape. Therefore, the Capitol Records Building, and the larger complex to which it belongs, will continue to convey its historical significance under both criteria A/1 and criteria C/3, despite the alteration of a small portion of the surface parking lot. Therefore, with the exception of the Hollywood Walk of Fame, for which a mitigation measure is provided, the Project would not involve relocation, conversion, rehabilitation or alteration that results in significant direct impacts to historical resources.

3. Alteration of the Surroundings of Historical Resources

The Project would not affect the integrity of *location, design, materials, workmanship, feeling, association or setting* of any historical resource located on or in the vicinity of the Project Site. All resources would remain intact in their current locations, their important character-defining features would be retained, and none of them would be materially altered by new construction associated with the Project. Despite the alteration of resource surroundings, all of the relevant aspects of integrity will be unaffected by the Project, so that the historic integrity of all historical resources will be retained and the eligibility of these resources would be unaffected by the Project. Therefore, potential indirect impacts due to alteration of the surrounds of historical resources would be less than significant.

4. Impacts from General Construction Activity

The proposed new construction would include substantial foundation work and the construction of subterranean parking. While this activity has the potential to cause damage from vibration and settlement, through compliance with applicable regulations and implementation of the mitigation measures presented below, potential impacts due to structural vibration and settlement on the Capitol Records Building and Gogerty Building would be reduced to less than significant level. Although the mitigation provided would avoid significant impacts on the Capitol Records Building and Gogerty Building, and would provide similar protections to the other proximate historical buildings subject to potential structural damage from vibration and settlement, including

the Pantages Theatre, the Avalon Hollywood, and the building located at 6316-24 Yucca Street/Art Deco Storefront; ... because these mitigation measures as described below require the consent of other property owners, who may not agree to participate in their implementation, it is conservatively concluded that structural vibration and settlement impacts on proximate historical resources would remain significant and unavoidable after implementation of mitigation measures.

8.8 Summary of Potential Impacts on Historical Resources

Analysis of potential impacts reveals the following:

1) Without mitigation, the Project has the potential for significant impacts on the Hollywood Walk of Fame and historical buildings on and adjacent to the Project Site due to potential structural vibration and settlement. Mitigation measures to address these impacts are provided below.

The following mitigation measures are proposed to reduce potential impacts on historical resources associated with the Project. It should be noted for clarification that Mitigation Measure 2, which addresses structural vibration, is from a noise and vibration study prepared for the Project, and includes reference to historical as well as non-historical buildings that require vibration monitoring.

9.1 Mitigation Measure 1: Protection of the Hollywood Walk of Fame

Prior to any disturbance to the Hollywood Walk of Fame, a City of Los Angeles designated Historic-Cultural Landmark, the Applicant shall contact the Hollywood Chamber of Commerce / Hollywood Historic Trust (Chamber/Trust) directly via letter detailing the location of the Project Site, its potential impact on the Hollywood Walk of Fame, project timeframe, list of affected stars and surrounding sidewalk area, proposed procedures for removal of stars, where and for how long the stars will be stored, how they would be secured, and other relevant details. The Chamber/Trust would reply via letter with the required procedures related to alterations to the Hollywood Walk of Fame and a list of contractors approved for such work. Additionally, the Chamber/Trust would request a formal in-person meeting between the Applicant, Chamber/Trust officials, and staff from the Office of Historic Resources and Department of Public Works Bureau of Engineering, to discuss the process in greater depth. Accepting that specific details for removal, storage and replacement of affected stars and terrazzo will be determined through coordination with the Chamber/Trust, the following general procedures shall be implemented:

- Photographic and documentary recordation of the location of each Hollywood Walk of Fame star potentially impacted by project construction shall be completed by a qualified architectural historian meeting the *Secretary of the Interior's Professional Qualification Standards* for architectural history;
- Prior to any construction or demolition activities that have the potential to damage the sidewalk along Vine Street, each section of sidewalk containing a star that cannot be reasonably protected in place shall be cut and carefully removed [by a qualified restoration contractor] within its respective bronze-bordered square as specifically directed by Chamber/Trust procedures. Each affected star shall be promptly crated and stored, at a secured offsite location; and,
- Following completion of project construction, reinstallation of each affected star at its original documented location shall occur within a newly poured, color-matched terrazzo sidewalk [by a qualified restoration contractor] with work

completed to the satisfaction of the Chamber/Trust, the Office of Historic Resources, and the Department of Public Works.

- Excavation and construction activities in the vicinity of the Hollywood Walk of Fame, and work conducted by the restoration contractor to remove, store and replace affected areas of the Hollywood Walk of Fame, shall be monitored by a qualified historic preservation consultant meeting the *Secretary of the Interior's Professional Qualification Standards* for either architectural history or historic architecture and documented in a monitoring report that shall be provided to both the City of Los Angeles, Office of Historic Resources and the Chamber/Trust.

9.2 Mitigation Measure 2: Structural Vibration Monitoring

Structural vibration has the potential to affect buildings in close proximity to the Project Site, both those that are considered historical resources as well as those that are not. Therefore, the Applicant shall perform structural vibration monitoring during Project construction as follows:

a) Prior to start of construction, the Applicant shall retain the services of a licensed building inspector or structural engineer to visit the following buildings, which are located adjacent to the Project Site and to the west of the Project Site, to inspect and document (video and/or photographic) the apparent physical condition of the building's readily-visible features. This includes both historic buildings and non-historic buildings in close proximity to the Project Site. For the historic buildings listed below, inspection and documentation shall also be carried out by and in coordination with a qualified preservation consultant. The non-historic buildings are as follows:

   - 5-story Building (non-historic) located at the southwest corner of Yucca Street and Vine Avenue (one of two buildings in the project vicinity occupied by the AMDA, and commonly referred to as the AMDA Vine Building)
   - Multi-family Building (non-historic) located at 1755 Argyle Avenue (at the southwest corner of Yucca/Argyle), which is known as the Argyle House

   The historic buildings are as follows:

   - Capitol Records Building
   - Gogerty Building
   - Pantages Theatre

- Avalon Hollywood
- 6316-24 Yucca Street/Art Deco Building Storefront

b) The Applicant shall retain the services of a qualified acoustical engineer to develop and implement a vibration monitoring program during the site demolition and grading/excavation, capable of documenting the construction-related ground vibration levels at the buildings listed above. The vibration monitoring system shall continuously measure (in vertical and horizontal directions) and store the peak particle velocity (PPV) in inch/second. The system shall also be programmed for two preset velocity levels: a warning level of 0.10 inch/second (PPV) for the historic structures and 0.45 inch/second (PPV) for the AMDA Vine Building and the Argyle House and a regulatory level of 0.12 inch/second (PPV) for the historic structures and 0.50 inch/second (PPV) for the AMDA Vine Building and the Argyle House. The system shall also provide real-time alert when the vibration levels exceed the two preset levels.

c) The vibration monitoring program shall be submitted, for review and approval, to the Department of Building and Safety, prior to initiating any construction activities.

d) In the event the warning level [i.e., 0.10 and 0.45 inch/second (PPV)] is triggered, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.

e) In the event the regulatory level [i.e., 0.12 and 0.50 inch/second (PPV)] is triggered, the contractor shall halt the construction activities in the vicinity of the building and visually inspect the building for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level to avoid or minimize damage. Construction activities may then restart.In the event damage occurs to the historic buildings (finish materials) due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant, and, if warranted, in a manner that meets the Secretary of the Interior's Standards. Level of Significance After Mitigation

9.3 Mitigation Measure 3: Excavation and Shoring

Excavation and Shoring has the potential to damage buildings in close proximity to the Project Site, therefore the following procedures are required for shoring system design and monitoring of excavation, grading and shoring activities are proposed.

Excavation and shoring plans and calculations for temporary shoring walls shall be prepared by a California Registered Civil Engineer experienced in the design and construction of shoring systems and hired under the excavation subcontractor. The shoring systems shall be selected and designed in accordance with all current code requirements, industry best practices, and the recommendations of the project Geotechnical Engineer. Maximum allowable lateral deflections for the Project Site are to be developed by the Project Geotechnical Engineer in consideration of adjacent structures, property, and public ways. These deflection limits shall be prepared in consideration of protecting adjacent historic resources. The shoring engineer shall produce a shoring design incorporating tie-backs, soldier piles, walers, etc. that is of sufficient capacity and stiffness to meet or exceed the project strength and deflection requirements. Calculations shall be prepared by the shoring engineer showing the anticipated lateral deflection of the shoring system and its components and demonstrating that these deflections are within the allowable limits. Where tie-back anchors will extend across property lines or encroach into the public way, appropriate notification and approval procedures shall be followed. The final excavation and shoring plans shall include all appropriate details, material specifications, testing and special inspection requirements and shall be reviewed by the Project Geotechnical Engineer for conformance with the design intent and submitted to the Building Department for review and approval during the Grading Permit submission. The Project Geotechnical Engineer shall provide on-site observation during the excavation and shoring work.

The general contractor shall hire a California Registered Professional Engineer or California Professional Land Surveyor to prepare an Adjacent Structures Construction Monitoring Plan, subject to review and approval by the Building Department, prior to initiation of any excavation, grading, or shoring activities to ensure the protection of adjacent historic resources from damage due to settlement during construction and excavation. The Adjacent Structures Construction Monitoring Plan shall be carried out by a California Professional Land Surveyor and establish survey monuments and document and record through any necessary means, including video, photography, survey, etc. the initial positions of adjacent structures, sidewalks, buildings, utilities, facades, cracks etc. to form a baseline for determining settlement or deformation. Upon installation of soldier piles, survey monuments shall be affixed to the tops of representative piles so that deflection can be measured. The shored excavation and adjacent structures, sidewalks, buildings, utilities, facades, cracks etc. should be visually inspected each day. Survey monuments should be measured at critical stages of dewatering, excavation, shoring, and construction but shall not occur less frequently

than once every 30 days. Reports shall be prepared by the California Professional Land Surveyor documenting the movement monitoring results.

Appropriate parties shall be notified immediately and corrective steps shall be identified and implemented if movement exceeds predetermined thresholds, calculated amounts, or if new cracks or distress are observed in adjacent structures, sidewalks, buildings, utilities, façades, etc. In the event that settlement due to excavation or construction activity causes damage requiring touch-ups or repairs to the finishes of adjacent historic buildings, (specifically the Capitol Records Building, the Gogerty Building, Pantages Theatre, Hollywood Avalon, and 6316-24 Yucca Street/Art Deco Building Storefront), that work shall be performed in consultation with a qualified preservation consultant and in accordance with the California Historical Building Code and The Secretary of the Interiors' Standards, as appropriate.

Foundation systems are to be designed in accordance with all applicable loading requirements, including seismic, wind, settlement, and hydrostatic loads, as determined by the California Building Code and in accordance with the recommendations provided by the Project Geotechnical Engineer. Foundation systems are anticipated to consist of a cast-in-place concrete mat foundations supported by cast-in-place concrete drilled shaft or auger cast piles. Driven piles shall not be used.

California Public Resources Code (Sections 21000-21177)

California Code of Regulations, (Title 14, Division 6, Chapter 3, Sections 15000-15387).

California State Department of Parks and Recreation Historic Resources Inventory Forms

City of Los Angeles, *Los Angeles CEQA Thresholds Guide*, 2006

City of Los Angeles Department of City Planning. "Context: Commercial Development, 1850-1980; Theme: Commercial Development and the Automobile, 1908-1980," in *SurveyLA: Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement*. August 2016.

City of Los Angeles Department of City Planning. "Context: Entertainment Industry; Theme: Industrial Properties Associated with the Entertainment Industry, 1908-1980," in *SurveyLA: Los Angeles Historic Resources Survey Project, Draft Historic Context Statement*.

City of Los Angeles Office of Historic Resources website, *http://www.preservation.lacity.org/monuments*

Code of Federal Regulations, (Title 36, Part 60)

Draft Hollywood Community Plan
City of Los Angeles Department of City Planning, July 15, 2010.

Historical Resources Inventory, California State Office of Historic Preservation, August 2011

"Historic Resources Survey, Hollywood Redevelopment Project Area." Prepared for the Community Redevelopment Agency of the City of Los Angeles by Chattel Architecture, Planning & Preservation, Inc., February 2010. http://preservation.lacity.org/surveyla-findings-and-reports#Hollwood%20Redevelopment%20Project%20Area (accessed June 2015).

Hollywood Chamber of Commerce website, accessed July 22, 2018
http://www.hollywoodchamber.net/icons/history.asp

Los Angeles County Building Permits

Los Angeles CEQA Thresholds Guide, City of Los Angeles

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

Sanborn Fire Insurance Maps

Secretary of the Interior's Standards for Rehabilitation. http://www.cr.nps.gov/hps/tps/tax/rhb/stand.htm, 18 September 2008.

"SurveyLA Los Angeles Historic Resources Survey Report: Hollywood Community Plan Area," August 2011, revised November 2015, prepared for the City of Los Angeles by Historic Resources Group, Pasadena, CA

2017 California Environmental Quality Act (CEQA) Statute and Guidelines, California Association of Environmental Professionals, www.califaep.org

U. S. Department of the Interior. National Park Service. "Four Approaches to the Treatment of Historic Properties." Technical Preservation Services. https://www.nps.gov/tps/standards/four-treatments.htm (accessed April 2018).

Williams, Gregory Paul. *The Story of Hollywood: An Illustrated History*. BL Press, LLC, 2005.

———. National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, and edited by Rebecca H. Shrimpton. Washington, DC: 1990; revised for Internet, 2002. https://www.nps.gov/nr/publications/bulletins/nrb15/ (accessed April 2018).

———. National Park Service. *National Register Bulletin 16A: How to Complete the National Register Nomination Form*. Washington, DC: 1997. https://www.nps.gov/nr/publications/bulletins/nrb16a/ (accessed April 2018.)

APPENDIX A: CHRIS REOCRDS REVIEW

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

PrimaryString	TrinomialString	ResourceName	IsVoided	IsMissing	OtherIDs	Xrefs	ResType	Age	InfoBase	Attribs	ResourceDisclosure	ResourceCollections	AccessionNo	CollectionsFacility	ResourceNotes	RecordingEvents	Reports	CountyName	Maps	Address	PLSS	UTM
P-19-167949		1621 Gower St	No	No	OHP Property Number - 021922; Resource Name - 1621 Gower St		Building	Historic	Survey	HP03 (Multiple family property)	Unrestricted	No				1979 (Denver Miller, Christy Johnson, Hollywood Revitalization)		Los Angeles	HOLLYWOOD	1621 Gower St Hollywood		Zone 11 378080mE 3773900mN NAD83
P-19-168421		La Belle Tour	No	No	OHP Property Number - 023293; Resource Name - La Belle Tour; Other - Hollywood Tower		Building	Historic	Other	HP03 (Multiple family property); HP05 (Hotel/motel)	Unrestricted					1987 (C. McAvoy, Johnson Research Associates)		Los Angeles	HOLLYWOOD	6200 Franklin Ave Los Angeles		
P-19-171016		Security Trust & Savings	No	No	OHP Property Number - 025010; Resource Name - Security Trust & Savings; Other - Security Pacific Bank	Is an element of district 19-174178	Building	Historic	Other	HP07 (3+ story commercial building)	Unrestricted					1982 (C. Johnson, Questmark Associates)	LA-11206	Los Angeles	HOLLYWOOD	6381-85 Hollywood Blvd Los Angeles		
P-19-174178		Hollywood Blvd Commercial & Entertainment Distri	No	No	OHP Property Number - 074407; Resource Name - Hollywood Blvd Commercial & Entertainment Distri	Is a district with element 19-167073; Is a district with element 19-167075; Is a district with element 19-167076; Is a district with element 19-167095; Is a district with element 19-167272; Is a district with element 19-167546; Is a district with element 19-167547; Is a district with element 19-167548; Is a district with element 19-167549; Is a district with element 19-167550; Is a district with element 19-167551; Is a district with element 19-167552; Is a district with element 19-167553; Is a district with element 19-167554; Is a district with element 19-167557; Is a district with element 19-167558; Is a district with element 19-167559; Is a district with element 19-167560; Is a district with element 19-167561; Is a district with element 19-167562; Is a district with element 19-167564; Is a district with element 19-167566; Is a district with element 19-167567; Is a district with element 19-167568; Is a district with element 19-167569; Is a district with element 19-167570; Is a district with element 19-167571; Is a district with element 19-167572; Is a district with element 19-167573; Is a district with element 19-167574; Is a district with element 19-167576; Is a district with element 19-167577; Is a district with element 19-167578; Is a district with element 19-167579; Is a district with element 19-167580; Is a district with element 19-167581; Is a district with element 19-167582; Is a district with element 19-167583;	District	Historic	Other		Unrestricted					1984 (C. McAvoy, Hollywood Heritage); 2010	LA-09549, LA-10264, LA-10679, LA-11005, LA-11206, LA-11225	Los Angeles	HOLLYWOOD	6200-7000 Hollywood Blvd Los Angeles		
P-19-175206		6500 Yucca St	No	No	OHP Property Number - 097298; Resource Name - 6500 Yucca St		Building	Historic	Other		Unrestricted						LA-11225	Los Angeles	HOLLYWOOD	6500 Yucca St Los Angeles		
P-19-176308		Vista Del Mar- Carlos District	No	No	OHP Property Number - 100892; Resource Name - Vista Del Mar-Carlos District	Is a district with element 19-176309; Is a district with element 19-176310; Is a district with element 19-176311; Is a district with element 19-176312; Is a district with element 19-176313; Is a district with element 19-176314; Is a district with element 19-176315; Is a district with element 19-176316; Is a district with element 19-176317; Is a district with element 19-176318; Is a district with element 19-176319; Is a district with element 19-176320; Is a district with element 19-176321; Is a district with element 19-176322; Is a district with element 19-176323; Is a district with element 19-176324	District	Historic	Other	HP02 (Single family property)	Unrestricted	No				1984 (L. Heumann & C. McAvoy, Hollywood Heritage/CRA)	LA-12017	Los Angeles	HOLLYWOOD	1750-1771 Vista Del Mar Ave Los Angeles; 6118-6144 Carlos Ave; 1735 Gower St		
P-19-186999		Halifax Apts	No	No	OHP Property Number - 115096; Resource Name - Halifax Apts; Voided - 19-176739	See also 19-176739	Building	Historic	Other	HP03 (Multiple family property)	Unrestricted					1998 (C. McAvoy, HRG)		Los Angeles	HOLLYWOOD	6376 Yucca St Los Angeles		

APPENDIX B: AREA OF INVESTIGATION SUMMARY

	APN #	ADDRESS	RESOURCE	DATE BUILT	LISTING/ELIGIBILITY
HISTORICAL RESOURCES LOCATED ON THE PROJECT SITE					
	5546030028	1750 N Vine St.	Capitol Records Building	1956	HCM #857 Determined eligible for the National Register by consensus. Listed in the California Register."
	5546030032	6272-6284 Yucca St. (1770 N. Vine St.)	H.L. Gogerty Building	1930	Appears eligible for the California Register as an individual property through survey evaluation.
HISTORICAL RESOURCES LOCATED WITHIN THE STUDY AREA					
	6646031005	1750 Argyle Ave.	Little Country Church of Hollywood (site)	1934	HCM #567. Building destroyed by fire in 2008.
	5546002013	1830 N Cahuenga Blvd.	Two-story Renaissance Revival apartment	1923	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546032004	6118 Carlos Ave.	Two-and-half story Craftsman multi-family residence	1910	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546032005	6122 Carlos Ave	Two-story Craftsman multi-family residence	1940	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546031030	6125 Carlos Ave.	St. Stephen's Episcopal Church	1921	Appears eligible for California Register as an individual property through survey evaluation.
	5546032006	6128 Carlos Ave.	Two-story Craftsman multi-family residence	1950	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District

	5546032007	6136 Carlos Ave	Two-story Craftsman multi-family residence	1948	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546003014	6320 Franklin Ave.	Two-story Spanish Colonial Revival apartment	1923	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546002009	6400 Franklin Ave.	Five-story brick apartment building - Mediterranean Revival	1928	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546002010	6406 Franklin Ave.	Two-story Mediterranean Revival apartment	1923	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546032002	1735 N Gower St.	One-story Craftsman bungalow	1908	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546027002	6122 Hollywood Blvd.	Fonda Theatre/Music Box Theatre	1926	Appears eligible for listing on the National Register as an individual property through survey evaluation.
	5546030001	6233 Hollywood Blvd.	Pantages Theater	1930	HCM# 193. Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.
	5546030036	6253 Hollywood Blvd.	Hollywood Equitable Building	1929	HCM #1088. Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.
	5546029001	6280 Hollywood Blvd.	Taft Building and Neon Sign	1924	HCM #666. Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.

	5546009050	6300 Hollywood Blvd	The Broadway Hollywood	1928	HCM #664. Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.
	5546009004	6324-6332 Hollywood Blvd.	Regency Building; Hallmark	1942	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.
	5546004011	6331 Hollywood Blvd.	Guaranty Building	1923	Listed in the National Register and California Register as an individual property. Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.
	5546005014	6349 Hollywood Blvd.	Regal Shoe Store	1939	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.
	5546008021	6350 Hollywood Blvd.	Leed's	1935	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.
	5546008019	6360 Hollywood Blvd.	Palmer Building	1921	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.
	5546008001	6380 Hollywood Blvd.	Owl Drug Company; Julian Medical Building	1934	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.
	5546005029	6381 Hollywood Blvd.	Security Trust and Savings Building	1921	HCM #334 Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a district.
	N/A	Hollywood Blvd. between La Brea Ave. and Gower Ave. Vine St. between Yucca	Hollywood Walk of Fame	1958	HCM #194 Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.

		St. and Sunset Blvd.			
	556004031	1714 N. Ivar Ave.	Hollywood Knickerbocker Hotel	1923	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.
	5546005019	1741 Ivar Ave.	Hollywood-Ivar Building	1954	Appears eligible for the California Register as an individual property through survey evaluation.
	5546003004	1810 Ivar Ave.	Two-story apartment building	1921	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546003003	1812 Ivar Ave.	One-story Craftsman bungalow court	1922	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546002019	1817 Ivar Ave.	Two-story Tudor Revival apartment	1923	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546002007	1825 Ivar Ave.	Two-story Tudor Revival Apartment	1923	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546003002	1828 Ivar Ave	One-and-two-story Spanish Colonial Revival apartment; Two-story Mid-century Modern apartment	1921	Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546002008	1851 Ivar Ave.	Chateau Alto Nido	1930	Appears eligible for listing in the California Register both individually and as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District

	5546004403	1735 N. Vine St.	Hollywood Playhouse (Avalon)	1926	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district.
	5546031016	1750 Vista del Mar St	One-story Craftsman single family residence	1914	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546031011	1751 Vista del Mar	One-story Craftsman single family residence	1915	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546031015	1756 Vista del Mar St	Two-story Craftsman single family residence	1914	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546031010	1757 Vista del Mar St	One-story Craftsman multi-family residence	1914	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546031014	1760 Vista del Mar St	One-story Craftsman single family residence	1911	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546031013	1762 Vista del Mar St	Two-story Residential Vernacular multi-family residence	1913	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546031009	1763 Vista del Mar St	One-story Spanish Colonial Revival triplex	1922	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546031008	1765 Vista del Mar St	Two-story Residential Vernacular multi-family residence	1918	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a

					historic district. – Vista del Mar/Carlos District
	5546031012	1770 Vista del Mar St	Two-story Craftsman single family residence	1914	Contributor to a historic district listed in National Register by the Keeper. Listed in the California Register as a contributor to a historic district. – Vista del Mar/Carlos District
	5546003016	6301-6305 Yucca St.	Yucca-Vine Tower	1928-1929	Appears eligible for listing on the NR as an individual property through survey evaluation.
	5546004026	6316-6324 Yucca St.	Art Deco Storefronts	1932	Appears eligible for listing on the NR as an individual property through survey evaluation.
	5546005025	6358 Yucca St.	St. Elmo Apartments	1924	Appears eligible for listing in the California Register as a contributor to a district through survey evaluation. – Hollywood North Multi-family Residential Historic District
	5546005001	6376 Yucca St.	Halifax Apartments	1923	Individual property listed in National Register by the Keeper. Listed in the California Register. Appears eligible for listing in the California Register as a contributor to a California Register eligible district through survey evaluation. – Hollywood North Multi-family Residential Historic District
OTHER PROPERTIES LOCATED WITHIN THE STUDY AREA					
	5546033900	Northwest corner of Yucca St. and Argyle Ave.	LADWP Distribution Center 52	1959	Not a distinctive example of building type, architectural style or method of construction, and no important historic associations have been discovered.
	5546030029	1755 Argyle Ave.	Argyle House Luxury Apartments	2017	Constructed in 2017. Not eligible for listing in the NR, CR or as an HCM.
	5546033015	1800 Argyle Ave.	The Everly Hotel	2017	Constructed in 2017. Not eligible for listing in the NR, CR or as an HCM.
	5546005007	1724 N Cahuenga Blvd	Two-story brick building	1915	Found ineligible for National Register, California Register or Local designation through survey evaluation.

	5546002016	1800 N Cahuenga Blvd	One-story commercial building	1976	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546002014	1822 N Cahuenga Blvd	Two-story hotel building	1953	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546031024	6109 Carlos Ave.	Two-story apartment house	1919	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546032019	1715 N Gower St.	One-story brick building	1948	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546032002	1725 N Gower St.	Two-story Minimal Traditional apartment building	1946	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546031026	1763 N Gower St.	Two-story apartment house	1919	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546031022	1769 N Gower St.	Two-story apartment house	1920	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546031021	1777 N Gower St.	Two-story apartment house	1920	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546032400	6125 Hollywood Blvd.	One-story commercial building	1985	Not eligible for listing in the NR, CR or as an HCM.

	5546027001	6140 Hollywood Blvd.	One-story commercial building	1938	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	546032BRK	6201 Hollywood Blvd.	Eastown Apartments	2013	Constructed in 2013. Not eligible for listing in the NR, CR or as an HCM.
	5546004014	6317 Hollywood Blvd.	One-story commercial building	1936	Non-contributing building to a district listed in the National Register and California Register.
	5546009005	6320 Hollywood Blvd.	Three-story commercial building	2004	Non-contributing building to a historic district listed in the National Register and California Register.
	5546004013	6321 Hollywood Blvd.	Vine Theater	1927	Non-contributing building to a historic district listed in the National Register and California Register.
	5546004012	6327 Hollywood Blvd.	Paloma Hollywood	1919/ 1922	Non-contributing building to a district listed in the National Register and California Register.
	5546009003	6334 Hollywood Blvd.	One-story commercial building	1932	Non-contributing building to a district listed in the National Register and California Register.
	5546009026	6340 Hollywood Blvd.	Two-story commercial building	1930	Non-contributing building to a district listed in the National Register and California Register.
	5546008020	6356 Hollywood Blvd.	Two-story commercial building	1934	Non-contributing building to a district listed in the National Register and California Register.
	5546005013	6363 Hollywood Blvd.	One-story commercial building	1924	Non-contributing building to a district listed in the National Register and California Register.
	5546008003	6368 Hollywood Blvd	Three-story commercial building	1993	Non-contributing building to a district listed in the National Register and California Register.
	5546008002	6374 Hollywood Blvd	One-story commercial building	1936	Non-contributing building to a district listed in the National Register and California Register.
	5546005011	6377 Hollywood Blvd	One-story commercial building	1927	Non-contributing building to a district listed in the National Register and California Register.

	5546005015	1715 Ivar Ave.	One-story garage ancillary building	1955	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546005016	1723 Ivar Ave.	Two-story commercial building	1926; 1940	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546004030	1746 Ivar Ave.	One-story commercial office building	1962	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546005022	1763 Ivar Ave.	One-story commercial building	1966	Not a distinctive example of building type, architectural style or method of construction, and no important historic associations have been discovered.
	5546005023	1775 Ivar Ave.	Joseph's Restaurant	1933	Found ineligible for the National Register by consensus through Section 106. Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546002003	1811 Ivar Ave.	Two-story apartment building	1923	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546002006	1819 Ivar Ave	Two-story apartment building	1955	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem

					properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546004404	1717 N. Vine St.	Former Redbury Hotel currently being remodeled.	2009	Constructed in 2009. Not eligible for listing in the NR, CR or as an HCM.
	5546030027	1718 N. Vine St.	Manor on Vine Nightclub	1935	Determined ineligible for listing in the National Register by consensus through Section 106. Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546004027	1771 N. Vine St.	Five-story commercial building.	1961	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546033022	1800 Vine St.	Three-story office building.	1982	Constructed in 1982 and extensively remodeled in 2017. Not a distinctive example of building type, architectural style or method of construction, and no important historic associations have been discovered...
	5546033005	1818 Vine St.	Two-story hotel building	1942	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546003010	1823 Vine St.	Two-story apartment building	1923	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546003011	1831 Vine St.	Two-story apartment building	1965	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546033020	1860 Vine St.	One-story commercial/ industrial building	1990	Not eligible for listing in the NR, CR or as an HCM.
	5546031007	1771 Vista del Mar St	One-story single family residence	1920	Non-contributing building to a district listed in the National Register and California Register. – Vista del Mar/Carlos District

	5546033023	6201 Yucca St.	Two-story brick apartment building	1925	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546031031	6210 Yucca St.	Two-story U-shaped Mid-century modern apartment building	1953	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546003019	6333 Yucca St.	One-story commercial building	1922	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546004029	6334 Yucca St.	AMDA leased building (Former Enterprise Rental Car sales office.)	1978	Not a distinctive example of building type, architectural style or method of construction, and no important historic associations have been discovered.
	5546005023	6340 Yucca St.	One-and-two-story commercial building	1931	Found ineligible for National Register, California Register or Local designation through survey evaluation.
	5546002001	6341 Yucca St.	One-story commercial building.	1936	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546002002	6355 Yucca St.	One-story multiple storefront building.	1922	Originally constructed in 1922 but substantially altered. Not eligible for listing in the NR, CR or as an HCM. Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or

					require review under the California Environmental Quality Act (CEQA)."
	5546005025	6364 Yucca St.	Three-story apartment	1926	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546002018	6373 Yucca St	Two-story mixed use commercial and residential building	1923	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."
	5546002017	6383 Yucca St	Two-story multi-family residence	1922	Assigned a status code of "6DQ" in the Hollywood Redevelopment Area Survey published in 2010. This code was specifically developed for the Redevelopment Area survey to identify "properties or areas that may warrant special consideration in the local planning process". This code does "not deem properties eligible for designation or require review under the California Environmental Quality Act (CEQA)."

VACANT PARCELS WITHIN THE STUDY AREA					
	5546005029	1720 N Cahuenga Blvd		1922	Surface parking lot
	5546005006	1726 N Cahuenga Blvd		1956	Surface parking lot
	5546005028	1750 N Cahuenga Blvd		N/A	Surface parking lot
	5546005002	1754 N Cahuenga Blvd		1964	Surface parking lot
	5546027017	1645 N Gower St		2007	Surface parking lot
	5546032003	1719 N Gower St		N/A	Surface parking lot
	5546027004	6104 Hollywood Blvd		2007	Surface parking lot
	5546032401	6111 Hollywood Blvd		1985	Surface parking lot
	5546028010	6150 Hollywood Blvd		N/A	Surface parking lot
	5546028003	6160 Hollywood Blvd		N/A	Surface parking lot
	5546028002	6200 Hollywood Blvd		N/A	Surface parking lot
	5546028001	6240 Hollywood Blvd		N/A	Surface parking lot
	5546030011	6251 Hollywood Blvd		1947	Surface parking lot
	5546004015	6301 Hollywood Blvd		N/A	Surface parking lot
	5546004006	1754 Ivar Ave		1934	Surface parking lot
	5546030034	1720 Vine St		1938	Surface parking lot
	5546004020	1749 Vine St		1943	Surface parking lot
	5546004021	1755 Vine St		1947	Surface parking lot
	5546003018	1837 Vine St		N/A	Vacant parcel

	5546031028	1776 Vista del Mar St		N/A	Surface parking lot
	5546003020	6321 Yucca St		1974	Surface parking lot
	5546031027			N/A	Surface parking lot
	5546005026			1937	Surface parking lot
	5546031029			N/A	Surface parking lot
	5546033026			N/A	Surface parking lot
	5546003009			N/A	Surface parking lot
	5546027018			N/A	Surface parking lot
	5546030002			N/A	Surface parking lot
	5546030033			N/A	Surface parking lot
	5546005027			N/A	Surface parking lot

APPENDIX C: PROJECT PLANS AND DRAWINGS

Hollywood Center Project
Historic Resources Technical Report
April 2020

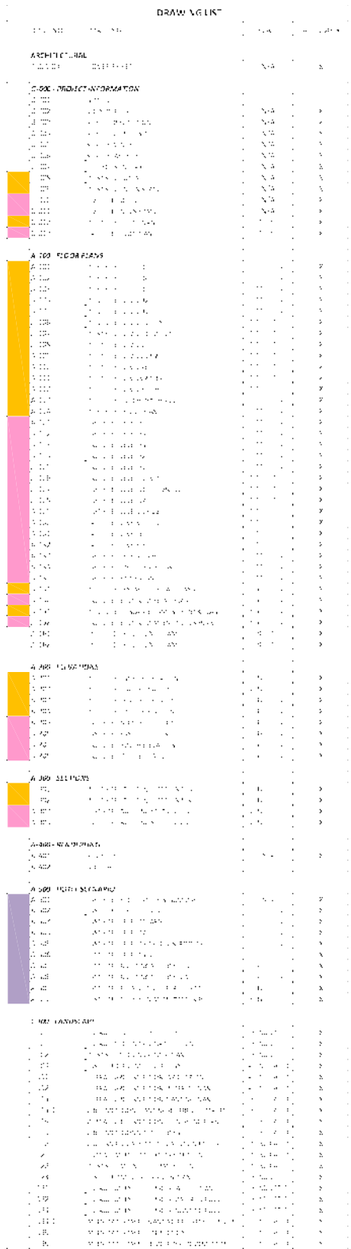
HISTORIC RESOURCES GROUP

HOLLYWOOD CENTER

LOS ANGELES, CA

APRIL 2018



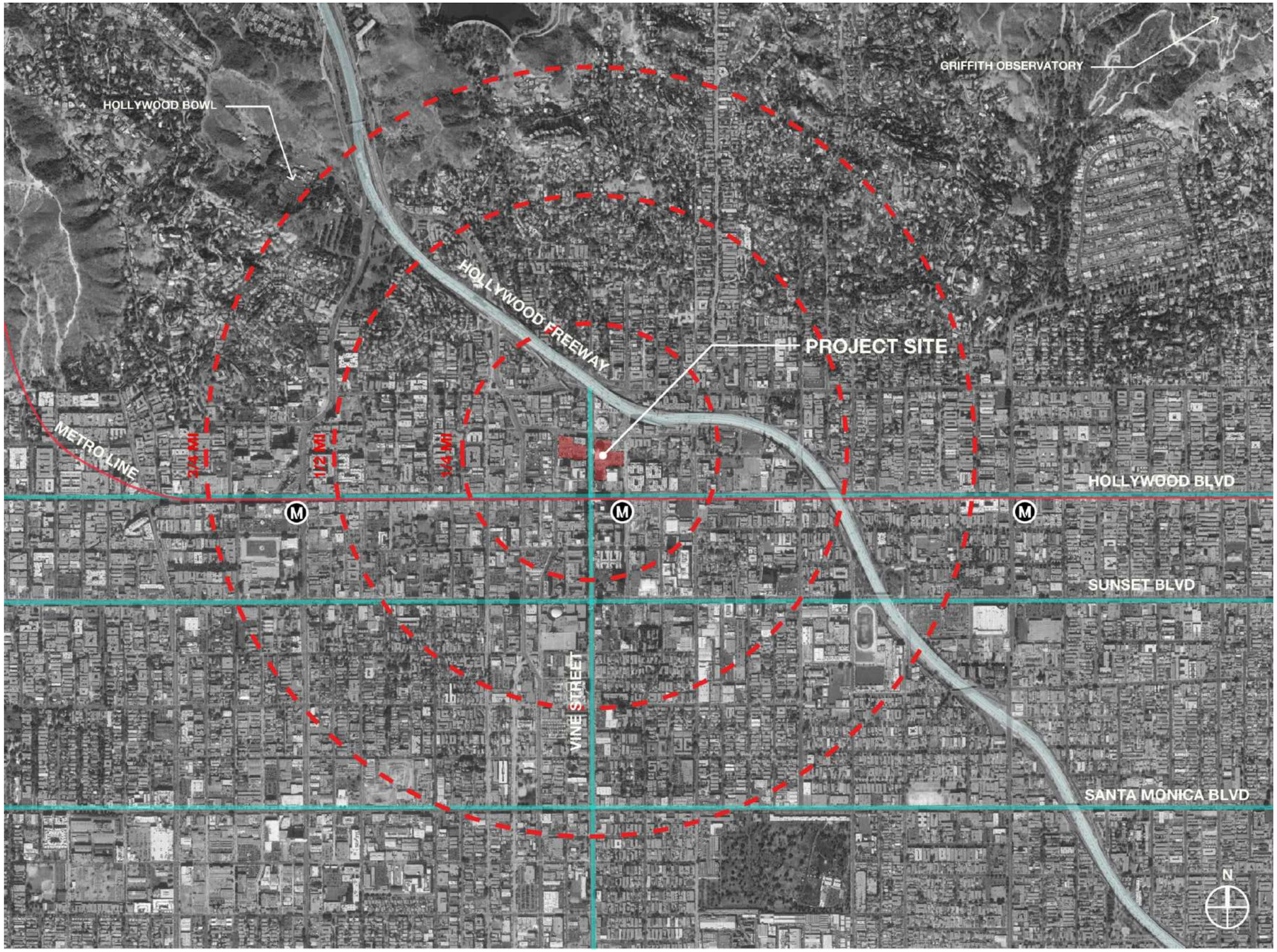


ENTITLEMENT SUBMISSION APRIL 2018

APPLICANT	ARCHITECT	LANDSCAPE ARCHITECT	SURVEY
MCAF VINE LLC 1995 BROADWAY, 3RD FLOOR NEW YORK, NY 10023 212.875.4900	HANDEL ARCHITECTS LLP 120 BROADWAY, 6TH FLOOR NEW YORK, NY 10271 212.595.4112	JAMES CORNER FIELD OPERATIONS 475 TENTH AVENUE, 9TH FL NEW YORK, NY 10018 212.433.1450	KPFF 700 S. FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 213.418.0201

VICINITY PLAN

SCALE: NTS



HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

VICINITY PLAN

DRAWING NO:

G-002

© Handel Architects LLP 2018

SURVEY DESCRIPTION
SCALE: NTS

DESIGN SURVEY

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00000084186-6044-LT2-DB DATED JANUARY 26, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (PORTION OF 5546-039-008)

THAT PORTION OF LOT 1 OF TRACT NO. 18237, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 529, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE PARCH IS PARALLEL WITH AND DISTANT 280.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF VINE STREET, 100 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF A LINE WHICH IS PARALLEL WITH THE MOST SOUTHERLY LINE OF SAID LOT 1 AND DISTANT 119.94 FEET NORTHERLY THEREFROM, MEASURED AT RIGHT ANGLES.

PARCEL B: (REMAINDER OF 5546-036-026)

THE SOUTH 58 FEET OF LOT 12 OF CENTRAL HOLLYWOOD TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: (5546-030-031)

THE EAST 50 FEET OF THE NORTH 2 FEET OF LOT 12 OF CENTRAL HOLLYWOOD TRACT NO. 2, AND THE EAST 50 FEET OF LOT 13 OF SAID CENTRAL HOLLYWOOD TRACT NO. 2, WITH THE EXCEPTION OF THAT PORTION DEEDED TO THE CITY FOR STREET PURPOSES OF LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: (5546-030-032)

THE WEST 100 FEET OF LOTS 12 AND 13 OF CENTRAL HOLLYWOOD TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 58 FEET OF SAID LOT 12.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF YUCCA STREET AS DESCRIBED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 302550, NOTICE OF PENDENCY OF SAID ACTION WAS RECORDED ON AUGUST 06, 1928 AS INSTRUMENT NO. 1775, IN BOOK 80 RE, PAGE 270 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

SAID PROPERTY IS ALSO KNOWN AS AND IS DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1, TRACT NO. 18237, AS PER MAP RECORDED IN BOOK 529, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF VINE STREET 100 FEET WIDE; THENCE NORTH 00°15'52" WEST 119.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°15'52" WEST 291.05 FEET; THENCE NORTH 89°52'48" EAST 159.02 FEET; THENCE SOUTH 00°15'52" EAST 84.63 FEET TO THE SOUTHERLY RIGHT OF WAY OF YUCCA STREET 84 FEET WIDE; THENCE NORTH 89°52'48" EAST 59.65 FEET; THENCE SOUTH 00°15'52" EAST 272.10 FEET; THENCE SOUTH 89°37'24" WEST 27.30 FEET TO A POINT WHICH IS 232.67 FEET PARALLEL WITH AND EASTERLY OF THE CENTERLINE OF VINE STREET 100 FEET WIDE; THENCE SOUTH 89°37'24" WEST 182.67 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:

A NON-EXCLUSIVE EASEMENT FOR PARKING SPACES AS SET FORTH IN THAT CERTAIN UNRECORDED PARKING EASEMENT AGREEMENT DATED AS OF MARCH 27, 2001, SUBJECT TO THE TERMS THEREIN PROVIDED, AS DISCLOSED BY THAT CERTAIN INSTRUMENT ENTITLED "MEMORANDUM OF PARKING EASEMENT AGREEMENT" RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01-0526743 OF OFFICIAL RECORDS, AND SUBJECT TO THE TERMS AND PROVISION OF THAT CERTAIN "SUBORDINATION, NON- DISTURBANCE AND ATTORNMENT AGREEMENT" RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01- 0526748 OF OFFICIAL RECORDS, SAID PARKING SPACES ARE LOCATED ON THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO SAID MEMORANDUM OF PARKING EASEMENT AGREEMENT.

PARCEL F: (5546-004-030, 5546-004-021)

LOTS 20, 21 AND THOSE PORTIONS OF LOTS 19 AND 22 IN BLOCK 21 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 58 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 19, DISTANT NORTHERLY THEREON, 400.23 FEET FROM THE NORTH LINE OF HOLLYWOOD BOULEVARD, 80.00 FEET WIDE, AS ESTABLISHED BY THE CITY ENGINEER OF SAID CITY, MEASURED ALONG THE EASTERLY LINES OF LOTS 13 TO 19 INCLUSIVE IN SAID BLOCK 21; THENCE WESTERLY IN A DIRECT LINE, A DISTANCE OF 151.50 FEET TO A POINT IN THE WEST LINE OF SAID LOT 19, DISTANT NORTHERLY, THEREON 400.39 FEET, MEASURED ALONG THE WESTERLY LINE OF SAID LOT 13 TO 19 INCLUSIVE OF SAID BLOCK FROM THE NORTHERLY LINE OF SAID HOLLYWOOD BOULEVARD; THENCE NORTHERLY ALONG THE WESTERLY LINES OF SAID LOTS 19, 20, 21 AND 22; THENCE THE NORTHERLY LINE OF THE SOUTHERLY 17.20 FEET OF SAID LOT 22; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 22; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 22, 21, 20 AND 19 TO THE POINT OF BEGINNING.

PARCEL G: (5546-004-006)

LOTS 3, 4 AND THOSE PORTIONS OF LOTS 2 AND 5 IN BLOCK 21 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 58 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTH 16.80 FEET OF SAID LOT 5 WITH THE EASTERLY LINE THEREOF; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTHERLY ALONG THE WESTERLY LINES OF SAID LOT 5, 4, 3 AND 2 OF SAID BLOCK, TO THE NORTHERLY LINE OF THE SOUTHERLY 9.80 FEET OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 2, 3, 4 AND 5 TO THE POINT OF BEGINNING.

PARCEL H: (5546-004-029, 5546-004-032)

THOSE PORTIONS OF LOTS 1 AND 2 IN BLOCK 21 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 28, PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2, WHICH IS A POINT IN THE EAST LINE OF NAR AVENUE (73 FEET WIDE); THENCE ALONG SAID WEST LINE OF SAID LOT 1 NORTH 00°05'58" EAST 5.31 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF YUCCA STREET, AS DESCRIBED IN DEED, 117 OF DEEDS OF CONDEMNATION ENTERED IN CASE NO. 200-090 OF THE SUPERIOR COURT OF SAID COUNTY, AS CERTIFIED COPY OF SAID DECREE BEING RECORDED ON OCTOBER 25, 1929 AS INSTRUMENT NO. 1085, IN BOOK 9421, PAGE 172 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID YUCCA STREET NORTH 48°33'16" EAST 13.26 FEET AND SOUTH 80°09'52" EAST 122.48 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOTS 1 AND 2; THENCE SOUTHERLY ALONG THE EAST MENTIONED WEST LINE 84.50 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 9.80 FEET OF SAID LOT 2; THENCE WESTERLY ALONG SAID NORTH LINE 131.50 FEET TO THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE 99.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL I:

PARCEL I: (APN: 5546-030-033)

THAT PORTION OF LOT 1 OF TRACT NO. 18237, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 529 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT TO A LINE WHICH IS PARALLEL WITH THE MOST SOUTHERLY LINE OF SAID LOT 1 AND DISTANT 119.96 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES, SO SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A LINE WHICH IS PARALLEL WITH AND DISTANT 280.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF VINE STREET 100.00 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 18237; THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 89°52'27" EAST ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE EASTERLY TERMINUS OF THAT CURTAIN COURSE IN THE NORTHERLY LINE OF SAID LOT SHOWN ON THE MAP OF SAID TRACT AS HAVING A BEARING AND LENGTH OF SOUTH 89°52'27" WEST 193.64 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE IN THE BOUNDARY LINE OF SAID LOT CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 14.49 FEET AND AN ARC LENGTH OF 23.51 FEET TO THE END THEREOF; THENCE SOUTH 0° 16' 02" EAST ALONG THE EASTERLY LINE OF SAID LOT, 80 A POINT 179.58 FEET, NORTHERLY MEASURED ALONG SAID EASTERLY LINE FROM THE SOUTHEASTERLY CORNER OF SAID LOT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0° 16' 02" EAST ALONG SAID EASTERLY LINE 171.83 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 89° 27' 45" WEST 109.59 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 48° 55' 47" WEST 38.24 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 89° 37' 45" WEST ALONG THE SOUTHERLY LINE OF SAID LOT AND ITS WESTERLY PROLONGATION THEREIN ON SAID MAP AS HAVING A BEARING OF SOUTH 89° 20' 45" WEST AND A LENGTH OF 26.92 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 232.67 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF VINE STREET ABOVE DESCRIBED; THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO A POINT ON THAT LINE ABOVE DESCRIBED AS BEING PARALLEL WITH THE MOST SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID LINE TO THE LINE ABOVE DESCRIBED AS BEING PARALLEL WITH AND DISTANT 280.00 FEET EASTERLY OF THE CENTER LINE OF VINE STREET; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PERPENDICULAR TO THE LINE ABOVE DESCRIBED AS THE EASTERLY LINE OF SAID LOT AT THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 44' EAST ALONG SAID PERPENDICULAR LINE TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1, TRACT NO. 18237, AS PER MAP RECORDED IN BOOK 529 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF VINE STREET 100' WIDE; THENCE N00 DEGREES 15'52"W 119.98'; THENCE N89 DEGREES 37'24"E 182.67' TO THE TRUE POINT OF BEGINNING; THENCE N89 DEGREES 37'24"E 27.30'; THENCE N00 DEGREES 15'52"W 84.63'; THENCE N89 DEGREES 44'08"E 159.07' TO THE WESTERLY RIGHT OF WAY OF ARGYLE AVENUE 75' WIDE; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY; S00 DEGREES 15'48"E 171.25' TO THE NORTHERLY RIGHT OF WAY OF A PUBLICLY DEDICATED ALLEY WAY BEING 20' WIDE THENCE ALONG SAID RIGHT OF WAY; S89 DEGREES 37'24"W 308.50' THENCE N48 DEGREES 54'08"W 30.22' THENCE S89 DEGREES 37'24"W 45.18' TO A POINT WHICH BEARS S00 DEGREES 15'52"E FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00 DEGREES 15'52"E 49.98' RETURNING TO THE POINT OF BEGINNING.

PARCEL J:

A NON-EXCLUSIVE EASEMENT FOR PARKING SPACES AS SET FORTH IN THAT CERTAIN UNRECORDED PARKING EASEMENT AGREEMENT DATED AS OF MARCH 27, 2001, SUBJECT TO THE TERMS THEREIN PROVIDED, AS DISCLOSED BY THAT CERTAIN INSTRUMENT ENTITLED "MEMORANDUM OF PARKING EASEMENT AGREEMENT" RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01-0526743, OFFICIAL RECORDS, AND SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN "SUBORDINATION, NON- DISTURBANCE AND ATTORNMENT AGREEMENT" RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01- 0526748 OF OFFICIAL RECORDS. SAID PARKING SPACES ARE LOCATED ON THE PROPERTY DESCRIBED IN EXHIBIT B ATTACHED TO SAID MEMORANDUM OF PARKING EASEMENT AGREEMENT.

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00000084186-6044-LT2-DB DATED JANUARY 26, 2018) (CONTINUED)

PARCEL K: (APN 5546-030-034)

THOSE PORTIONS OF LOT 1 OF TRACT NO. 18237, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 529 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LOT 6 OF CENTRAL HOLLYWOOD TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 6 PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE CENTRAL HOLLYWOOD TRACT NO. 2, PER MAP RECORDED IN BOOK 6 PAGE 144 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 6, NORTH 89° 37' 45" EAST 163.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE EASTERLY 87.00 FEET OF SAID LOT 6; THENCE NORTH 0° 15' 52" WEST 40.00 FEET TO THE SOUTHERLY LINE OF LOT 1 OF TRACT NO. 18237, PER MAP RECORDED IN BOOK 529, PAGES 10 AND 11, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE BOUNDARY OF SAID LOT 1, NORTH 89° 37' 45" EAST 57.00 FEET, NORTH 0° 14' 00" WEST 10.00 FEET, SOUTH 89° 37' 45" WEST 22.00 FEET, AND NORTH 0° 22' 15" WEST 40.00 FEET; THENCE SOUTH 89° 37' 45" WEST 5.22 FEET, MORE OR LESS, ALONG THE WESTERLY PROLONGATION OF A COURSE IN THE SOUTHERLY BOUNDARY OF SAID LOT 1, TO A LINE WHICH IS PARALLEL WITH AND DISTANT 232.67 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF VINE STREET (100 FEET WIDE); THENCE NORTH 0° 15' 52" WEST 49.97 FEET, MORE OR LESS, ALONG LAST SAID PARALLEL LINE TO A LINE WHICH IS PARALLEL WITH AND 119.96 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE MOST SOUTHERLY BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 89° 37' 45" WEST 182.67 FEET TO THE EAST LINE OF VINE STREET; THENCE SOUTH 0° 15' 52" EAST 179.86 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 01-526740.

EXCEPTIONS

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00000084186-6044-LT2-DB DATED JANUARY 26, 2018)

THE FOLLOWING MATTERS AFFECT PARCELS A, B, C, D & E:

(3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC STREET AND HIGHWAY
RECORDING DATE: OCTOBER 18, 1929
RECORDING NUMBER: BOOK 9421, PAGE 173, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 16, 1955
RECORDING NO: 2631, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

(5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 21, 1957
RECORDING NO: 3791, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

6. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: DECEMBER 18, 2000
RECORDING NO: 00-1946612, OFFICIAL RECORDS

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS AFFECTING PARCELS A, B, C, D & E NOT LISTED HEREON ARE NOT EASEMENT ITEMS AND/OR ARE BLANKET IN NATURE

THE FOLLOWING MATTERS AFFECT PARCELS F & G:

22. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: FEBRUARY 23, 2001
RECORDING NO: 01-0307280, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS AFFECTING PARCELS F & G NOT LISTED HEREON ARE NOT EASEMENT ITEMS AND/OR ARE BLANKET IN NATURE

THE FOLLOWING MATTERS AFFECT PARCEL H:

(26) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR

PURPOSES(S): FUTURE STREET
RECORDING DATE: JULY 1, 1987
RECORDING NO: 87-1172284 OF OFFICIAL RECORDS

AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.

LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HERE IN ABOVE.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 12, 1988 AS INSTRUMENT NO. 88- 567553 OF OFFICIAL RECORDS.

MATTERS AFFECTING PARCEL H NOT LISTED HEREON ARE NOT EASEMENT ITEMS AND/OR ARE BLANKET IN NATURE

MATTERS AFFECTING PARCELS I & J NOT LISTED HEREON ARE NOT EASEMENT ITEMS AND/OR ARE BLANKET IN NATURE



VICINITY MAP
NOT TO SCALE

AREAS

TOTAL EXISTING PROPERTY AREA
194,498 SQ. FT. OR 4.466 AC.
TOTAL PROPOSED SIDEWALK EASEMENT AREA
2,163 SQ. FT. OR 0.119 AC.
TOTAL PROPOSED ALLEY MERGER AREA
1,967 SQ. FT. OR 0.039 AC.
TOTAL AREA FOR F.A.R. CALCULATIONS
200,628 SQ. FT. OR 4.613 AC.

STREET DESIGNATIONS

NAR AVENUE	LOCAL STREET STD.
YUCCA STREET WEST	AVENUE II
VINE STREET	AVENUE II
YUCCA STREET EAST	LOCAL STREET STD.
ARGYLE AVENUE	LOCAL STREET STD.

COMMENTS

BOUNDARY LINES . . . MORE ESTABLISHED FROM THE RECORDED DATA, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THIS SURVEY.

(B) . . . . . INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON

SITE ADDRESS . . . . 1746, 1755, 1777 VINE STREET, 1754 NAR AVENUE, AND 6334 YUCCA STREET, LOS ANGELES, CA

APN NO. . . . . 5546-004-030, 5546-004-006, 5546-004-029, 5546-004-032, 5546-004-021, 5546-004-026, 5546-004-030, 5546-004-031, 5546-004-033, 5546-039-008, 5546-030-031, 5546-030-032, 5546-030-033, 5546-030-034 (PORTION)

DATE OF SURVEY . . . FEBRUARY 11, 2018

BASIS OF BEARINGS . . THE BEARING OF N00°15'52"W ALONG THE CENTERLINE OF VINE STREET AS SHOWN ON TRACT No. 18541, AS FILED IN BOOK 1225, PAGES 54 & 55, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK . . . . CITY OF L.A. BM# 12-20989,
WT N/O N CURB YUCCA ST 3FT E/O BOR E/O VINE ST W/S CO
ELEV. = 480.848 FT; ADJD 1929, RECORDED 1986

FLOOD INSURANCE RATE MAP. . . . . SAID EXTERIOR PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06037C1634F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY NUMBER 060563, IN COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

UTILITIES . . . . . ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE OBSERVED WITH USE OF LA SUBSURFACE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

PUBLIC ACCESS . . . PUBLIC ACCESS TO USE FROM YUCCA STREET, NAR STREET, VINE STREET AND ARGYLE AVENUE.

ZONING . . . . . EXISTING (T)(Q)C2-1-SN
ZONING INFORMATION WAS OBTAINED FROM CITY OF LA ZIMAS WEBSITE DECEMBER 15, 2017
http://zimas.lacity.org/

SETBACKS
FRONT: NONE REQUIRED
SIDE: NONE REQUIRED
REAR: NONE REQUIRED

FAR: 6:1 LIMIT

BUILDING HEIGHT: NO LIMIT

PREPARED UNDER THE DIRECTION OF:

Digitally signed by Christopher Jones, PLS
DN: CN=Christopher Jones, PLS, E=chrisjones@pjsllc.com, O=PJS, OU=LA Survey, C=US
Date: 2018.03.30 10:30:00-07'00'

Christopher Jones, PLS 8783 — 03/30/2018

CHRISTOPHER JONES, PLS 8783 — DATE

LICENSED LAND SURVEYOR No. 8783 STATE OF CALIFORNIA

NO.	DATE	REVISIONS
6		
5		
4	18/03/30	AREA UPDATE
3	18/03/29	BOUNDARY AND AREA UPDATE
2	18/03/08	MAP UPDATE, TITLE REPORT & LEGAL UPDATE
1	18/02/15	MAP UPDATE

PROJECT # 1700668
DATE PREPARED 12/22/2017
DRAWN BY DA
CHECKED BY CJ

HOLLYWOOD CENTER

PREPARED FOR:
MAYER BROWN LLP
ATTN: MR. ESKARR KAVALATIAN
350 SOUTH GRAND AVENUE, 25TH FLOOR
LOS ANGELES, CA 90071

kpff
700 S FLOWER ST., Suite 2100
LOS ANGELES, CA 90017
P: 213.418.0201
F: 213.394.9284
www.kpff.com

SHEET 1 OF 4

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

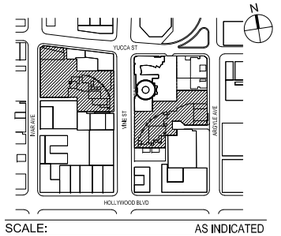
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

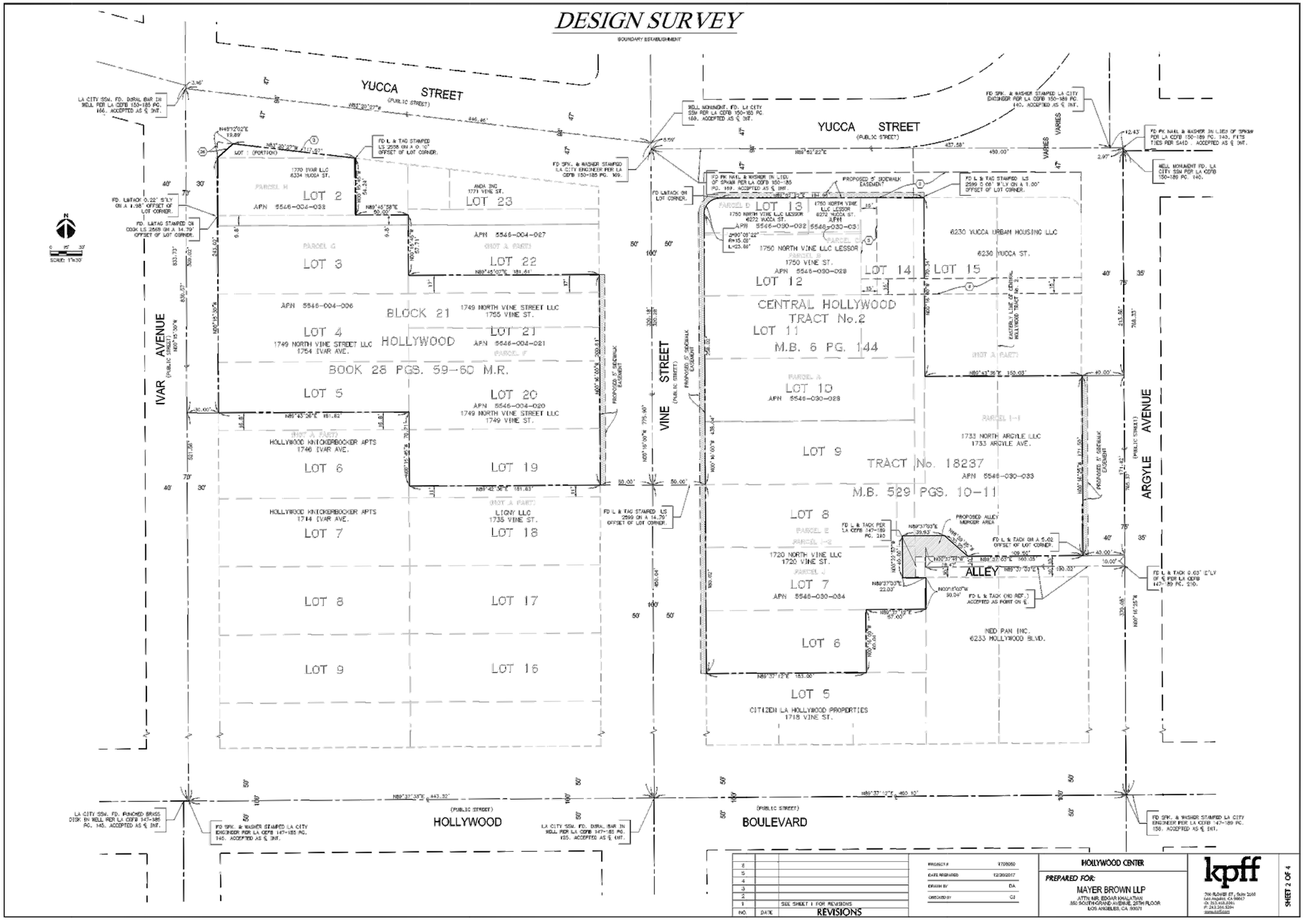
DRAWING TITLE:
SURVEY DESCRIPTION

DRAWING NO:
G-003

© Handel Architects LLP 2018

SURVEY OVERALL SITE

SCALE: NTS



HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

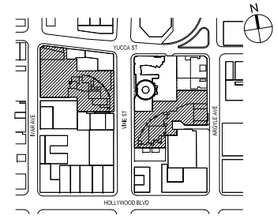
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

SURVEY
OVERALL SITE

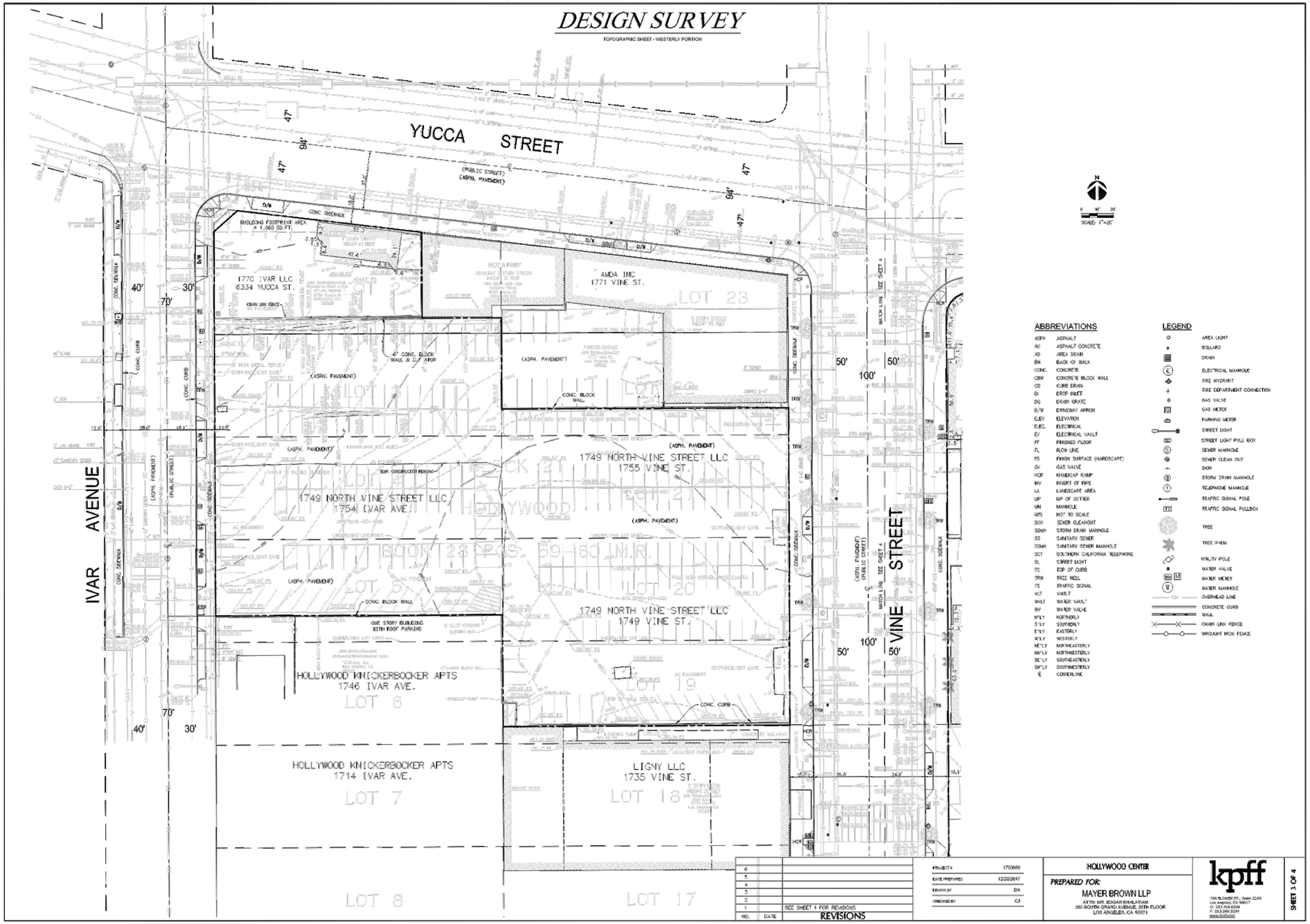
DRAWING NO:

G-004

© Handel Architects LLP 2018

SURVEY WEST SITE

SCALE: NTS



HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

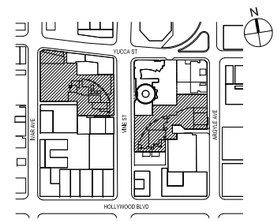
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

SURVEY WEST SITE

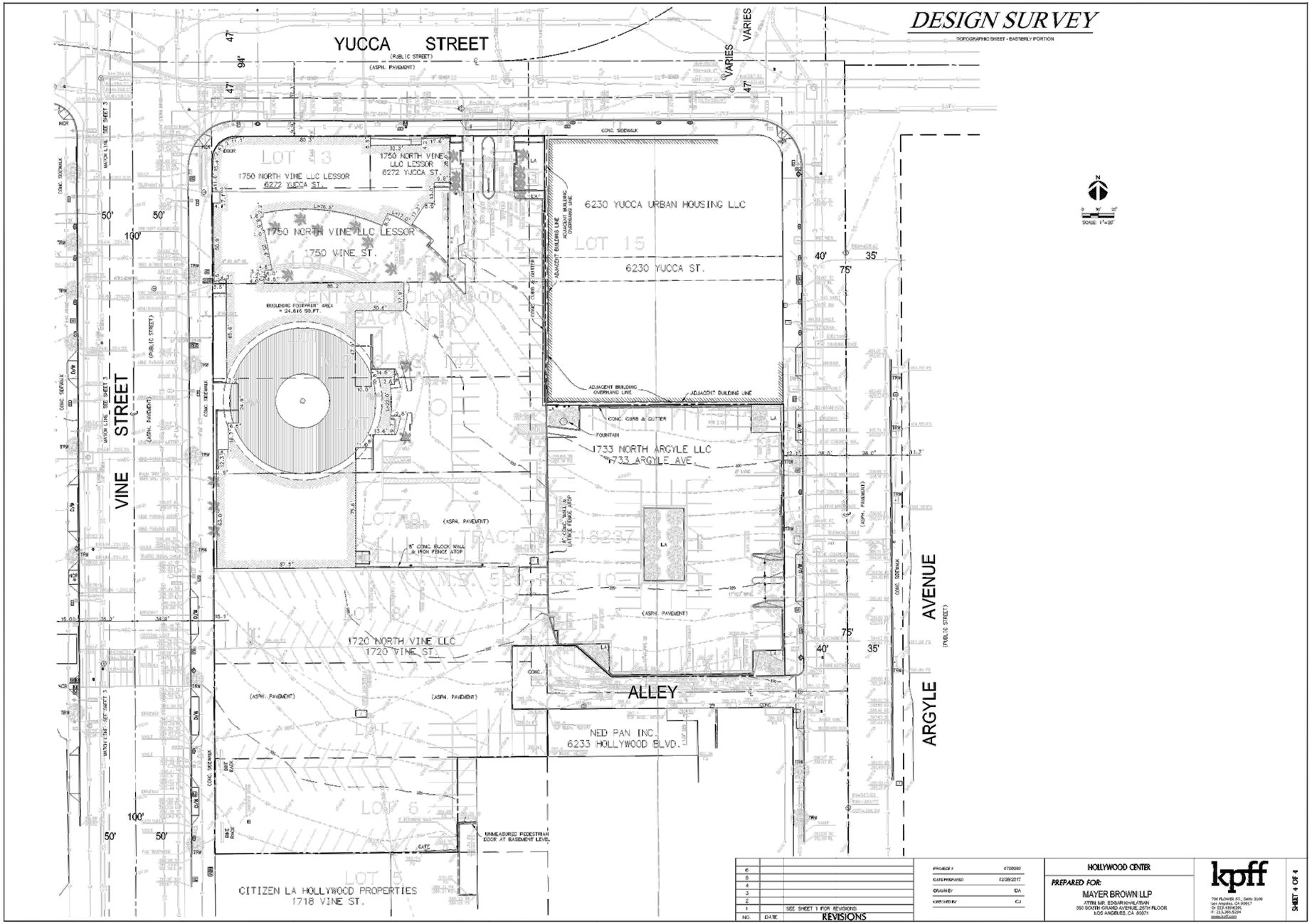
DRAWING NO:

G-005

© Handel Architects LLP 2018

SURVEY EAST SITE

SCALE: NTS



HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

SURVEY EAST SITE

DRAWING NO:

G-006

© Handel Architects LLP 2018

PROJECT SUMMARY

UNIT MIX SUMMARY	WEST	EAST	TOTAL
RESIDENTIAL BUILDINGS			
1BR	195	175	**370**
2BR	198	172	**370**
3BR	56	76	**132**
SUB-TOTAL	**449**	**423**	**872**
SENIOR BUILDINGS			
1BR	59	53	**112**
2BR	9	12	**21**
SUBTOTAL	**68**	**65**	**133**
TOTAL PROVIDED	**517**	**488**	**1005**
TOTAL ALLOWED (200,925 / 200)			**1005**

PARKING & BIKE SUMMARY	CAR		BIKE			
			SHORT TERM		LONG TERM	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
EXISTING						
CAPITOL RECORDS	97	219	-	-	-	-
NEW						
RESIDENTIAL	830	1,242	47	47	474	474
COMMERCIAL	60	60	15	15	15	15
SUBTOTAL	890	1,302	62	62	489	489
TOTAL	987	1,521	62	62	489	489

NOTE: PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

RESIDENTIAL OPEN SPACE SUMMARY	REQUIRED	PROVIDED
OPEN SPACE	**120,175**	**120,175**
PLANTING	**23,844**	**23,844**
TREES	**252**	**252**

PROJECT ADDRESS	6236-6334 West Yucca Street 1745-1770 North Vine Street 1733-1741 Argyle Avenue
GENERAL PLAN DESIGNATION	Regional Center Commercial
EXISTING ZONE	(T)(Q) C2-2-SN; C4-2D-SN
PROPOSED ZONE	C2-2-SN

APN & LEGAL				
APN	**LOT**	**ARB**	**BLOCK**	**TRACT**
5546-030-028	LT 1	2	None	TR 18237
5546-030-031	FR 13	3	None	Central Hollywood Tract No. 2
5546-030-032	FR 13	2	None	Central Hollywood Tract No. 2
5546-030-033	LT 1	3	None	TR 18237
5546-030-034	FR 6	None	None	Central Hollywood Tract No. 2
5546-004-032	FR 1	None	21	Hollywood
5546-004-029	FR 2	1	21	Hollywood
5546-004-006	4	1	21	Hollywood
5546-004-020	21	2	21	Hollywood
5546-004-021	21	1	21	Hollywood

SITE SUMMARY			
WEST SITE AREA		78,629	
EAST SITE AREA	+	115,866	
TOTAL SITE AREA		**194,495**	**SF**
EAST SITE ALLEY MERGER	+	1,267	
SIDEWALK MERGER AREA	+	5,163	**SF**
TOTAL PROJECT SITE LOT AREA		**200,925**	
TOTAL PROPOSED			
BUILDABLE AREA @ 6.0 : 1 FAR (Base)		1,205,550	
BUILDABLE AREA @ 8.1 : 1 FAR (Density Bonus)		1,627,493	
WEST BUILDING		582,640	
WEST SENIOR BUILDING		66,104	
EAST BUILDING		572,755	
EAST SENIOR BUILDING	+	65,651	
TOTAL NEW PROPOSED FLOOR AREA		**1,287,150**	SF
EXISTING CAPITOL RECORDS BUILDING	+	*114,303*	
TOTAL BUILDABLE AREA USED		**1,401,453**	**SF**
TOTAL FAR		6.975	

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
PROJECT SUMMARY

DRAWING NO:
G-007

© Handel Architects LLP 2018

WEST SITE

WEST SITE UNIT MIX

	TYPE	AVG. AREA	COUNT	AREA
WEST BUILDING	1BR	901 sf	195	175,614
	2BR	1,316 sf	198	260,582
	3BR	1,669 sf	51	85,115
	PH	2,727 sf	5	13,636
	TOTAL		**449**	**534,947** *
	TYPE	AVG. AREA	COUNT	AREA
WEST SENIOR BUILDING	1BR	858 sf	59	50,628
	2BR	1296 sf	9	11,661
	TOTAL		**68**	**62,289** *
TOTAL			**517**	**597,235** *

* NOTE: NUMBERS ARE ROUNDED UP TO THE NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN OR EQUAL TO .5

WEST SITE AREA BREAKDOWN

	TOTAL BUILDING PROGRAM *		PARKING	RETAIL / RESTAURANT	RESIDENTIAL	RESIDENTIAL AMENITY, LOBBIES, BOH
	LEVEL	ZONING FLOOR AREA (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF) (EXCLUDES BALCONY AREA)	AREA PER FLOOR (SF)
WEST SENIOR BUILDING	**IVAR GROUND**	1,920	-			1,920.0
	2	6,224		-	4,328.6	1,895.0
	3-10 (8 FLOORS)	51,520			6,440.0	-
	11	6,440			6,440.0	-
	MECH PH	-			-	-
	SUB-TOTAL	**66,104** *	**-** **-**	**-**	**62,288.6**	**3,815.0**
WEST BUILDING						
	B5	-				
	B1-B4	-				
	VINE GROUND	13,059	-	3,810.2		9,248.6
	1M	34,634		8,881.0		25,752.6
	2-25 (LO-TIER, 24 FLOORS)	379,136		-	15,797.3	
	26-34 (HI-TIER, 9 FLOORS)	142,176	-	-	15,797.3	-
	35	13,635		-	13,635.3	
	MECH PH	-	-	-		-
	SUB-TOTAL	**582,640** *	**-** **-**	**12,691.2**	**534,946.9**	**35,001.3**
WEST SITE DEVELOPMENT TOTALS		**648,744** *	**-** **-**	**12,691.2**	**597,235.5**	**38,816.3**

* NOTE: NUMBERS ARE ROUNDED UP TO NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN .5

CAR PARKING WEST SITE

WEST BUILDING					
	UNIT TYPE	sp/br	# Units	Code Required	Provided
	0~1 BR	0.5	195	97.5	212
	2 BR	0.5	198	198.0	315
	3 BR	0.5	56	84.0	129
	SUBTOTAL		449	**379.5**	**656**
WEST SENIOR BUILDING					
		sp/br	# Units	Code Required	Provided
	0~1 BR	0.5	59	29.5	30
	2 BR	0.5	9	9.0	9
	SUBTOTAL		68	**38.5** *	**39**
COMMERCIAL					
	Per 1000sf	2	12,691	**25.4**	**25**
CAPITOL RECORDS REPLACEMENT (FROM EAST SITE)				**0**	**117**
TOTAL PARKING SPACES				**443** *	**837**
NUMBER OF EV SPACES (INCLUSIVE)					**40**

BIKE PARKING

	LONG TERM				SHORT TERM	
Unit Range	sp/unit	# Units	Req/Prd		sp/unit	Req/Prd
1~25	1.00	25	25		0.100	2.50
26~100	0.67	75	50		0.067	5.00
101~200	0.50	100	50		0.050	5.00
200+	0.25	249	62		0.025	6.23
		449	187			**18.7**
sp/ unit		# Units	Req/Prd			
1~25	1.00	25	25		0.100	2.5
26~100	0.67	43	29		0.067	2.9
		68	54			**5.4**
1 / 2000sf		12,691	**6**			**6**
TOTAL BIKE SPACES REQUIRED & PROVIDED			**247**			**30**

* NOTE: PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

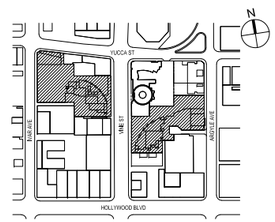
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - DATA

DRAWING NO:

G-008

© Handel Architects LLP 2018

WEST SITE OPEN SPACE

WEST SITE TREE CALCULATION	
PER LAMC SECTION 12.21 G.2 - MIN. 24" BOX TREE PER 4 UNITS REQUIRED	
TREES REQUIRED WITH 449 UNITS	112.25
TREES REQUIRED WITH 68 UNITS	17.00
TOTAL WEST SITE TREES REQUIRED	**130.00**
WEST SITE TREES PROVIDED:	119
WEST SITE STREET TREES PROVIDED:	11
TOTAL TREES PROVIDED	130

REFER TO LANDSCAPE SHEETS L-001 TO L-136 FOR ADDITIONAL INFORMATION

WEST SITE OPEN SPACE PROVIDED			
OUTDOOR COMMON OPEN SPACE			
LEVEL 1 VINE STREET	7,656		
LEVEL 1M GARDEN	1,000		
LEVEL 2 AMENITY DECK	20,419		
LEVEL 2 SENIOR AFFORDABLE AMENITY DECK	1,080		
SENIOR AFFORDABLE ROOF DECK	4,050		
TOTAL OUTDOOR COMMON SPACE	**34,205**	**SF**	56.00%
REQUIRED OUTDOOR COMMON SPACE	*30,538*		
INDOOR AMENITY SPACES			
LEVEL 1M RESIDENTIAL AMENITY	12,075		
LEVEL 2 RESIDENTIAL AMENITY PAVILIONS	1,000		
LEVEL 2 SENIOR AFFORDABLE AMENITY	1,895		
TOTAL INDOOR AMENITY SPACE	**14,970**	**SF**	24.51%
			80.52%
PRIVATE OPEN SPACE			
RESIDENTIAL BALCONIES	**11,900**	**SF**	19.48%
TOTAL OPEN SPACE PROVIDED	**61,075**	**SF**	100.00%
TOTAL OPEN SPACE REQUIRED	**61,075**	**SF**	

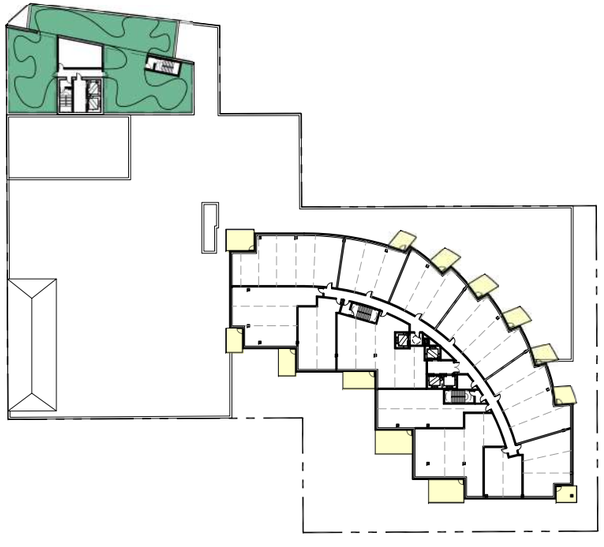
PER LAMC SECTION 12.21 G.2:

WEST SITE OPEN SPACE REQUIRED			
WEST BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	195	100 SF	19,500 SF
2BR (3 Habitable Rooms)	198	125 SF	24,750 SF
3BR (4 Habitable Rooms)	56	175 SF	9,800 SF
TOTAL	449		**54,050 SF**
WEST SENIOR BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	5	100 SF	5,900 SF
2BR (3 Habitable Rooms)	0	125 SF	1,125 SF
3BR (4 Habitable Rooms)	0	175 SF	0 SF
TOTAL	68		**7,025 SF**

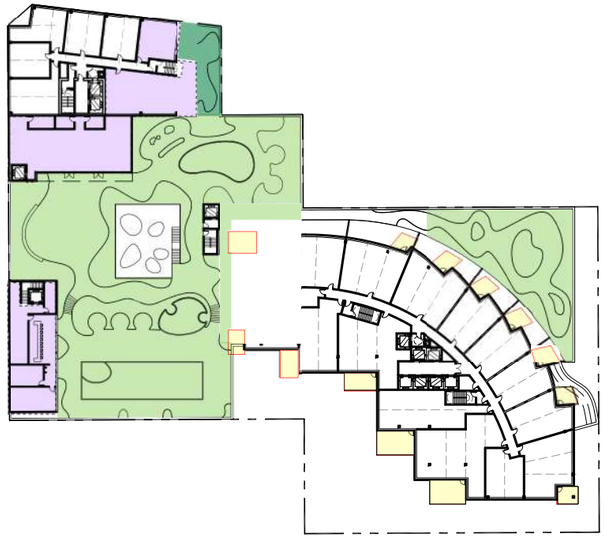
TOTAL 61,075 SF

PLANTING REQUIREMENT -		
25% OF COMMON OPEN SPACE IS REQUIRED TO BE PLANTED		
= 34,205sf + 14,970 sf = 49,175 sf x 25%	12,294	SF
LEVEL 1 PLANTING	-	
LEVEL 1M GARDEN PLANTING	430	
LEVEL 2 AMENITY DECK PLANTING	10,184	
LEVEL 2 SENIOR AFF. AMENITY DECK PLANTING	490	
SENIOR AFF. ROOF DECK PLANTING	2,290	
SF OF PLANTED COMMON OPEN SPACE PROVIDED	**13,394**	**SF**

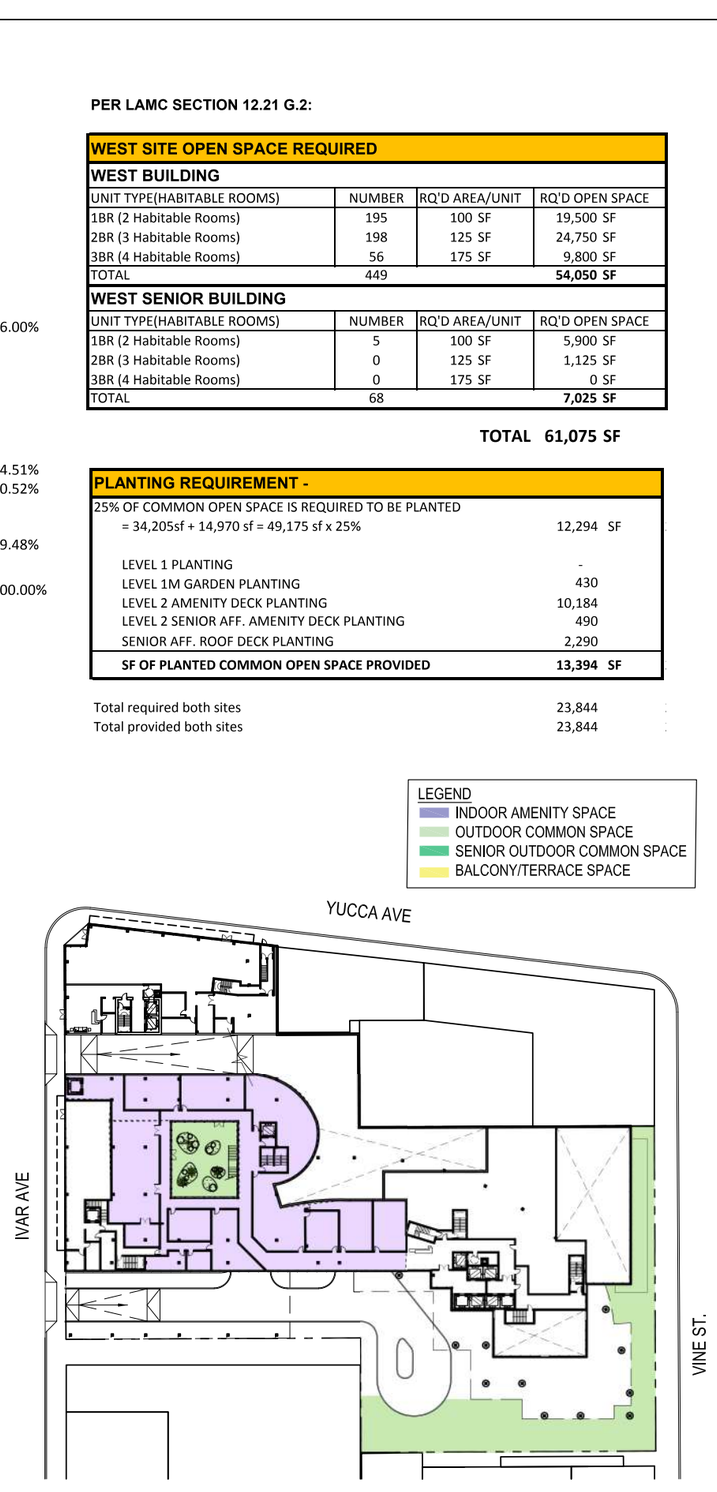
Total required both sites	23,844
Total provided both sites	23,844



SENIOR AFFORDABLE ROOF PLAN (3)
SCALE: NTS



LEVEL 2 AMENITY DECK (2)
SCALE: NTS



GROUND LEVEL PLAN (1)
SCALE: NTS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

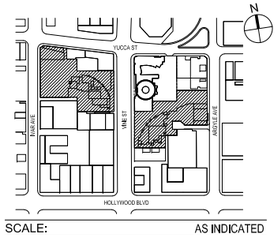
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - OPEN SPACE

DRAWING NO:
G-009

© Handel Architects LLP 2018

EAST SITE

EAST SITE UNIT MIX

	TYPE	AVG. AREA	COUNT	AREA
EAST BUILDING	1BR	927 sf	175	162,158
	2BR	1,398 sf	172	240,384
	3BR	1,629 sf	71	115,693
	PH	2,171 sf	5	10,857
	TOTAL		**423**	**529,092 ***
	TYPE	AVG. AREA	COUNT	AREA
EAST SENIOR BUILDING	1BR	840 sf	53	44,551
	2BR	1,435 sf	12	17,226
	TOTAL		**65**	**61,777 ***
TOTAL			**488**	**590,869 ***

* NOTE: NUMBERS ARE ROUNDED UP TO THE NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN OR EQUAL TO .5

EAST SITE AREA BREAKDOWN

	TOTAL BUILDING PROGRAM *		PARKING		RETAIL / RESTAURANT	RESIDENTIAL	RESIDENTIAL AMENITY, LOBBIES, BOH
	LEVEL	ZONING FLOOR AREA (SF)	AREA PER FLOOR (SF)		AREA PER FLOOR (SF)	AREA PER FLOOR (SF) (EXCLUDES BALCONY AREA)	AREA PER FLOOR (SF)
EAST SENIOR BUILDING	ARGYLE GROUND	1,840	-				1,840.0
	2	6,381			-	4,347.0	2,034.1
	3-10 (8 FLOORS)	51,049				6,381.1	-
	11	6,381				6,381.1	-
	MECH PH	-				-	-
	SUBTOTAL	**65,651 ***	**-**	**-**	**-**	**61,776.9**	**3,874.1**
EAST BUILDING							
	B5		-				
	B1-B4	4,196	-	-	-	-	4,196.1
	BM (ARGYLE)	7,580	-	-	7,580.2	-	
	VINE GROUND	19,283	-		9,905.3	-	9,377.6
	2	12,604	-	-	-	-	12,604.0
	3-6 (LO-TIER, 4 FLOORS)	48,208	-	-	-	12,052.0	
	7-29 (MID-TIER, 23 FLOORS)	277,196	-		-	12,052.0	
	30-45 (HI-TIER, 16 FLOORS)	192,832	-		-	12,052.0	-
	46	10,856	-		-	10,856.0	-
	MECH PH	-	-		-		-
	SUB-TOTAL	**572,755 ***	**-**	**-**	**17,485.5**	**529,092.0**	**26,177.7**
EAST SITE DEVELOPMENT TOTALS		**638,406 ***	**-**	**-**	**17,485.5**	**590,868.9**	**30,051.8**

* NOTE: NUMBERS ARE ROUNDED UP TO NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN .5

CAR PARKING EAST SITE

EAST BUILDING						
	UNIT TYPE	sp/br	# Units	Code Required		Provided
	0~1 BR	0.5	175	87.5	152.3	152
	2 BR	0.5	172	172.0	224.5	224
	3 BR	0.5	76	114.0	132.2	132
	SUBTOTAL		423	**373.5**	*	**508**
EAST SENIOR BUILDING						
		sp/br	# Units	Code Required		Provided
	0~1 BR	0.5	53	26.5		27
	2 BR	0.5	12	12.0		12
	SUBTOTAL		65	**38.5**	*	**39**
COMMERCIAL						
	Per 1000sf	2	17,485	**35.0**		**35**
CAPITOL RECORDS REPLACEMENT (PER C of O)				**97.0**		**102**
TOTAL PARKING SPACES				**544**	*	**684**
NUMBER OF EV SPACES (INCLUSIVE)						**30**

BIKE PARKING

LONG TERM				SHORT TERM	
Unit Range	sp/unit	# Units	Req/Prd	sp/unit	Req/Prd
1~25	1.00	25	25	0.100	2.5
26~100	0.67	75	50	0.067	5.0
101~200	0.50	100	50	0.050	5.0
200+	0.25	223	56	0.025	5.6
		423	181		**18.1**
sp/ unit		# Units	Req/Prd		
1~25	1.00	25	25	0.100	2.5
26~100	0.67	40	27	0.067	2.7
		65	52		**5.2**
1 / 2000sf		17,485	**9**		**8.7**
TOTAL BIKE SPACES REQUIRED & PROVIDED			**242**		**32**

* NOTE: PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

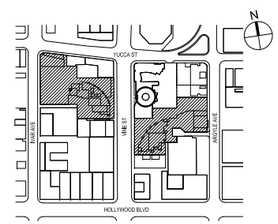
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - DATA

DRAWING NO:

G-010

© Handel Architects LLP 2018

EAST SITE

EAST SITE TREE CALCULATION	
PER LAMC SECTION 12.21 G.2 - MIN. 24" BOX TREE PER 4 UNITS REQUIRED	
TREES REQUIRED WITH 423 UNITS	105.75
TREES REQUIRED WITH 65 UNITS	16.25
TOTAL EAST SITE TREES REQUIRED	**122.00**
EAST SITE TREES PROVIDED:	108
EAST SITE STREET TREES PROVIDED:	14
TOTAL TREES PROVIDED	122

REFER TO LANDSCAPE SHEETS L-001 TO L-136 FOR ADDITIONAL INFORMATION

EAST SITE OPEN SPACE PROVIDED			
OUTDOOR COMMON OPEN SPACE			
LEVEL 1 VINE/ARGYLE STREET	22,300		
LEVEL 2 AMENITY DECK	8,200		
SENIOR AFFORDABLE ROOF DECK	4,800		
TOTAL OUTDOOR COMMON SPACE	**35,300**	**SF**	59.73%
REQUIRED OUTDOOR COMMON SPACE	*29,550*		
INDOOR AMENITY SPACES			
LEVEL 2 RESIDENTIAL AMENITY	8,900		
LEVEL 2 SENIOR AFFORDABLE AMENITY	2,000		
TOTAL INDOOR AMENITY SPACE	**10,900**	**SF**	18.44%
			78.17%
PRIVATE OPEN SPACE			
RESIDENTIAL BALCONIES	**12,900**	**SF**	21.83%
TOTAL OPEN SPACE PROVIDED	**59,100**	**SF**	100.00%
TOTAL OPEN SPACE REQUIRED	**59,100**	**SF**	

PER LAMC SECTION 12.21 G.2:

EAST SITE OPEN SPACE REQUIRED			
EAST BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	175	100 SF	17,500 SF
2BR (3 Habitable Rooms)	172	125 SF	21,500 SF
3BR (4 Habitable Rooms)	76	175 SF	13,300 SF
TOTAL	423		**52,300 SF**
EAST SENIOR BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	53	100 SF	5,300 SF
2BR (3 Habitable Rooms)	12	125 SF	1,500 SF
3BR (4 Habitable Rooms)	0	175 SF	0 SF
TOTAL	65		**6,800 SF**

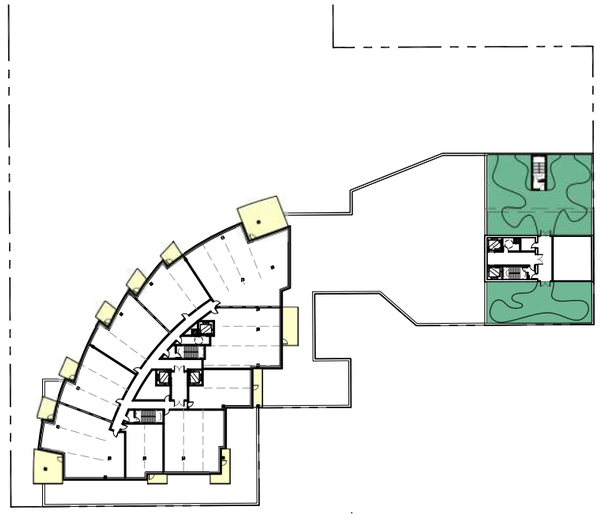
TOTAL 59,100 SF

PLANTING REQUIREMENT -		
25% OF COMMON OPEN SPACE IS REQUIRED TO BE PLANTED		
= 35,300 sf + 10,900 sf = 46,200 sf x 25%	11,550	SF
LEVEL 1 PLANTING	2,100	
LEVEL 2 AMENITY DECK PLANTING	5,810	
SENIOR AFF. ROOF DECK PLANTING	2,540	
TOTAL OPEN SPACE PLANTING PROVIDED	**10,450 ***	**SF**

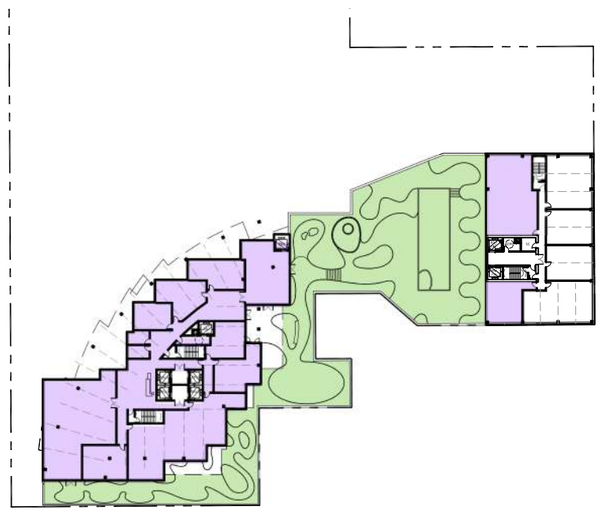
* NOTE: BALANCE OF 1,225 SF ON WEST SITE

Total required both sites	23,844	
Total provided both sites	23,844	

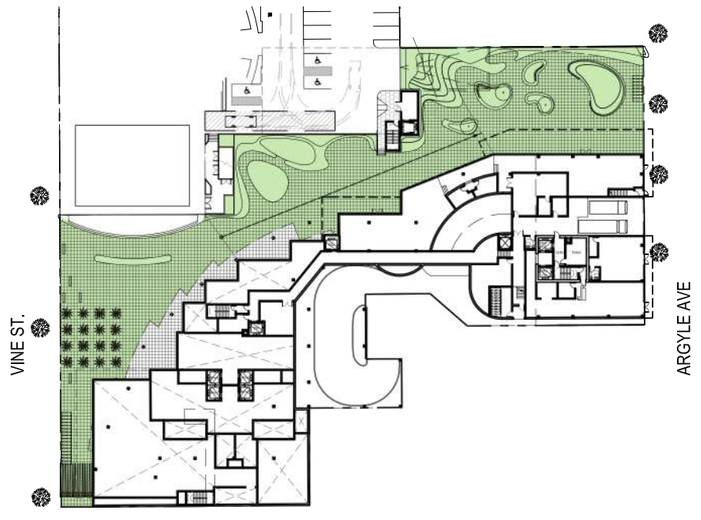
LEGEND
- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- SENIOR OUTDOOR COMMON SPACE
- BALCONY/TERRACE SPACE



SENIOR AFFORDABLE ROOF PLAN (3)
SCALE: NTS



LEVEL 2 AMENITY DECK (2)
SCALE: NTS



GROUND LEVEL PLAN (1)
SCALE: NTS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

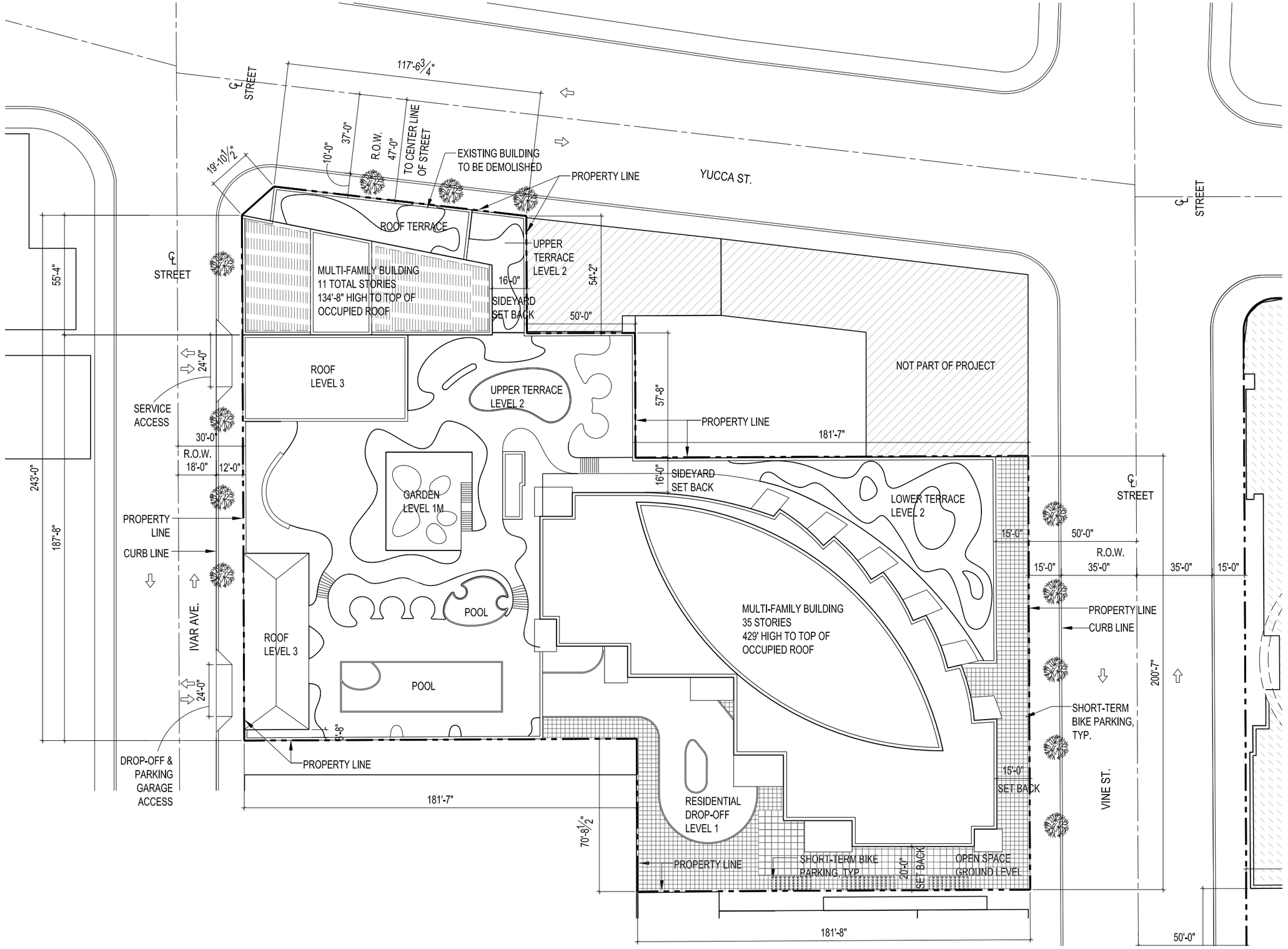


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - OPEN SPACE

DRAWING NO:
G-011

© Handel Architects LLP 2018



N 0' 10' 20' 40' 60'
SCALE: 1" = 20'

WEST SITE - PLOT PLAN
SCALE: 1"=20'

1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

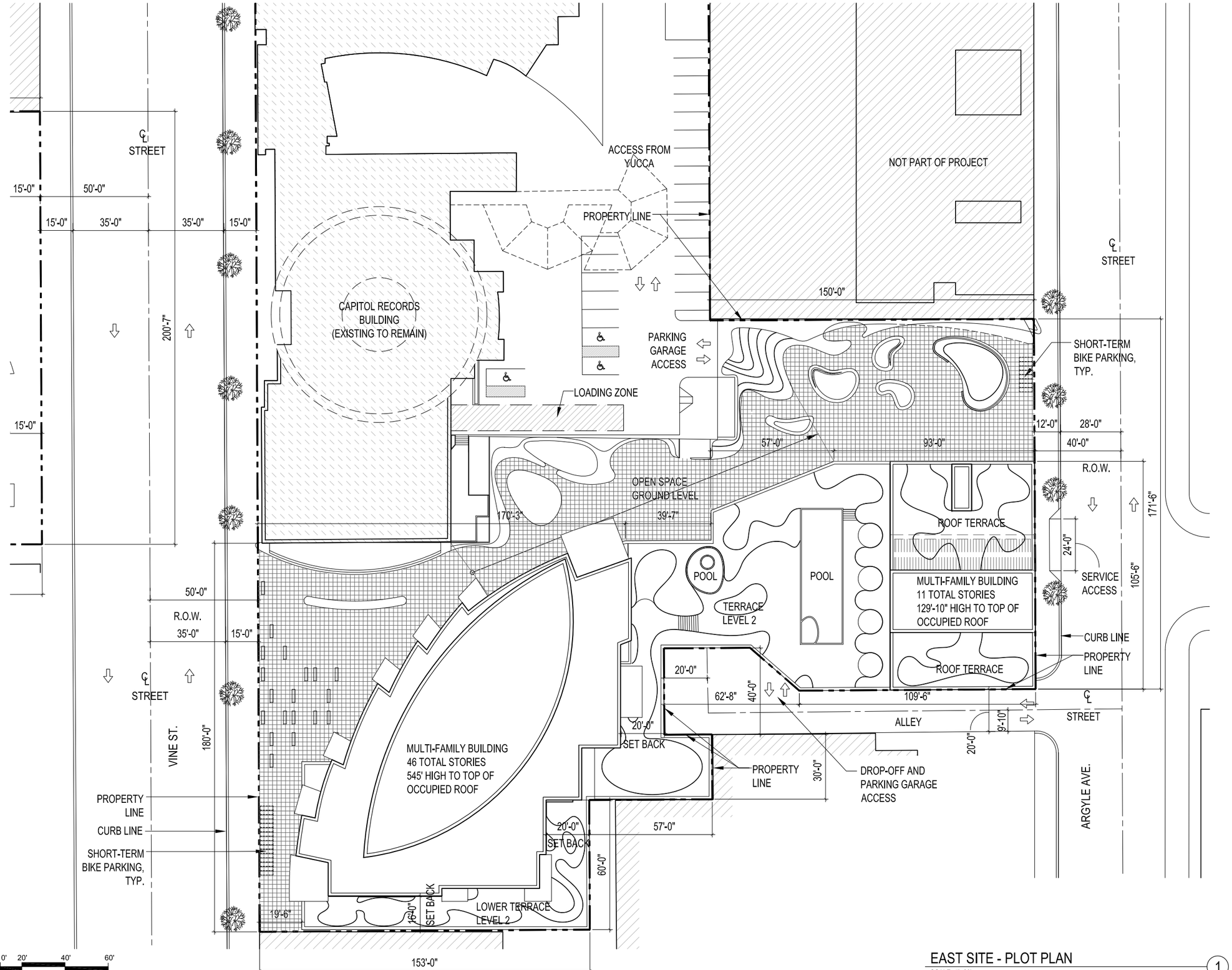


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - PLOT PLAN

DRAWING NO:
G-012

© Handel Architects LLP 2018



EAST SITE - PLOT PLAN

SCALE: 1"=20'

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

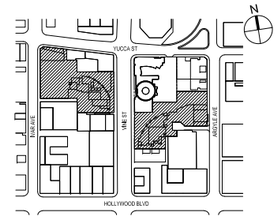
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

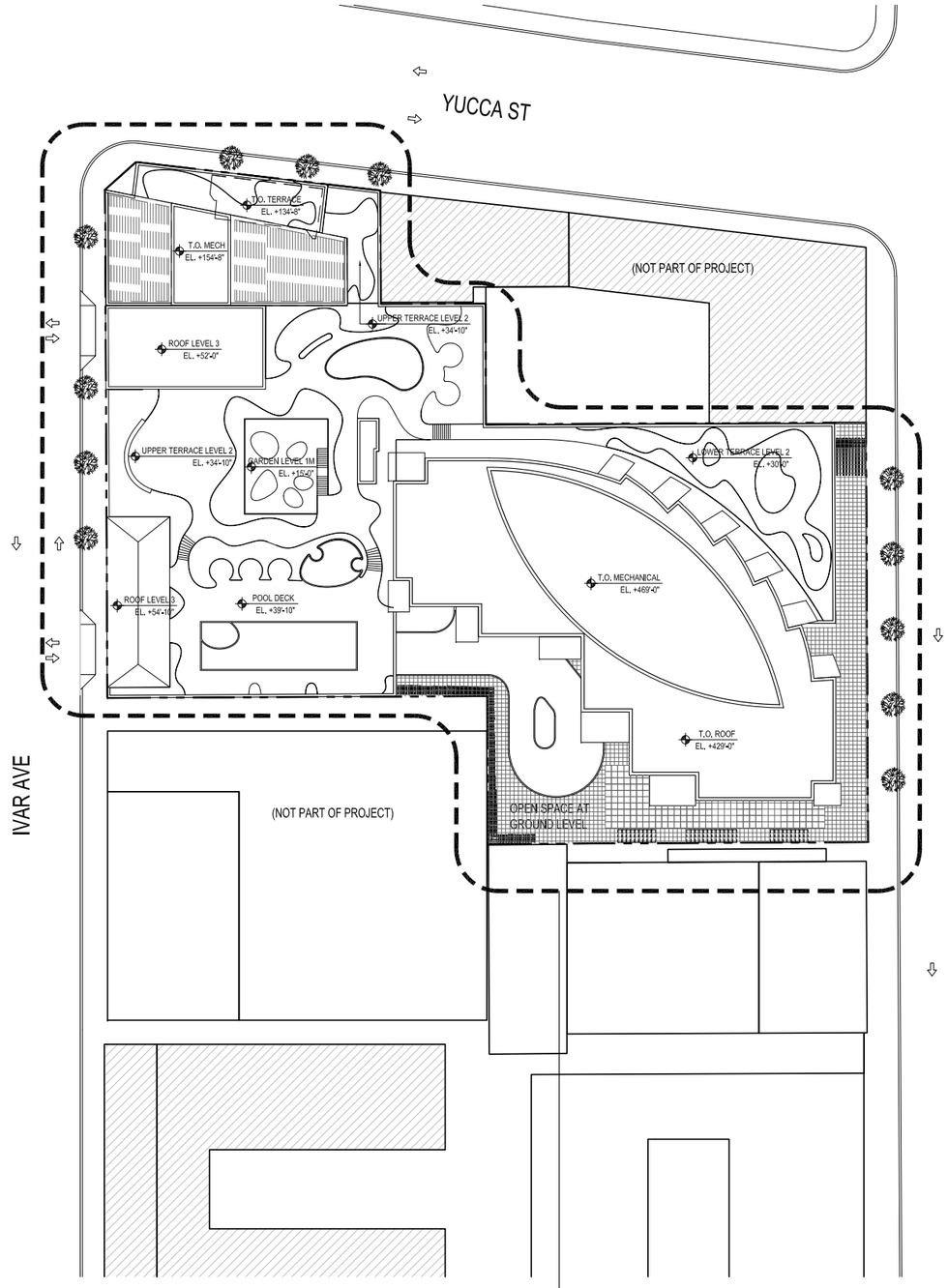
DRAWING TITLE:

EAST SITE - PLOT PLAN

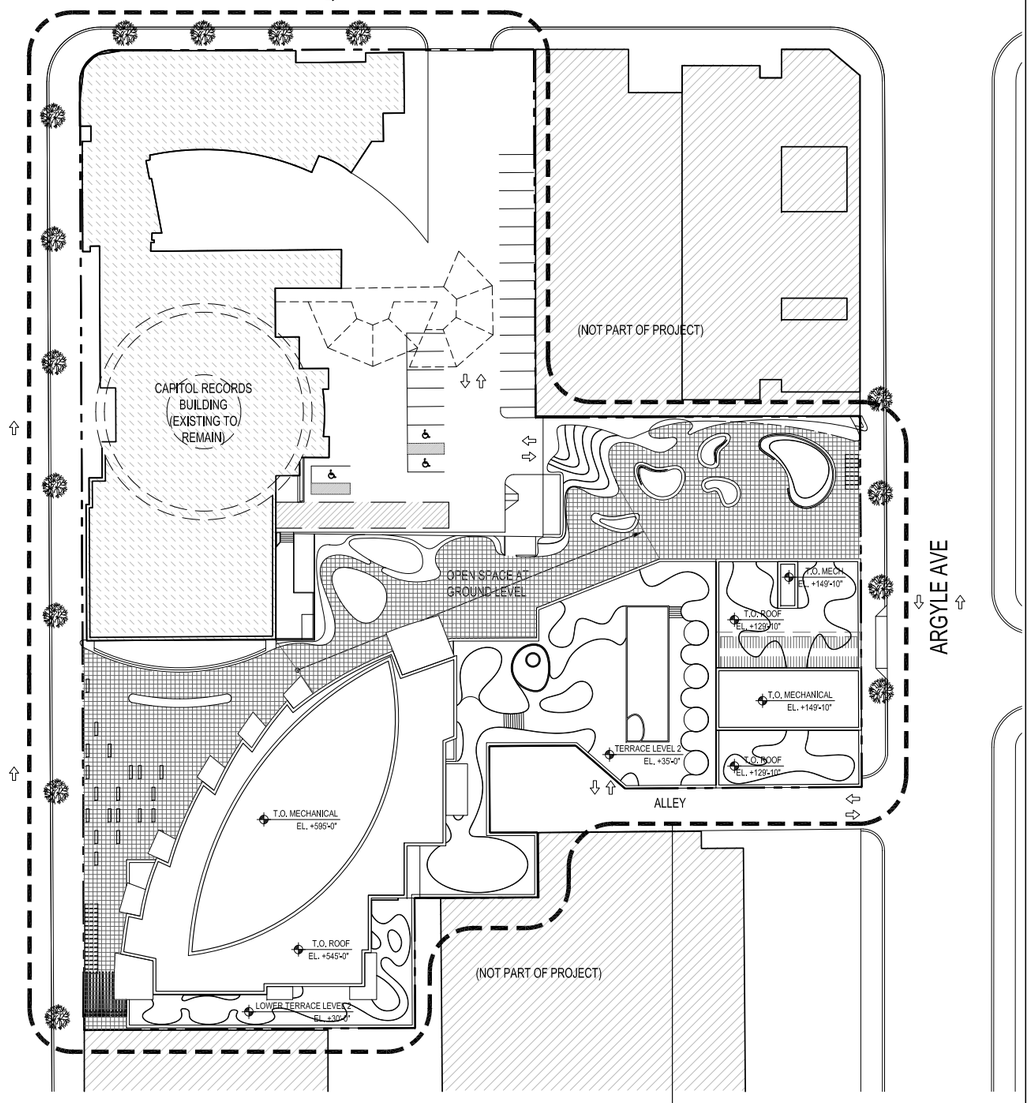
DRAWING NO:

G-013

© Handel Architects LLP 2018



WEST SITE



EAST SITE

N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

SITE PLAN

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

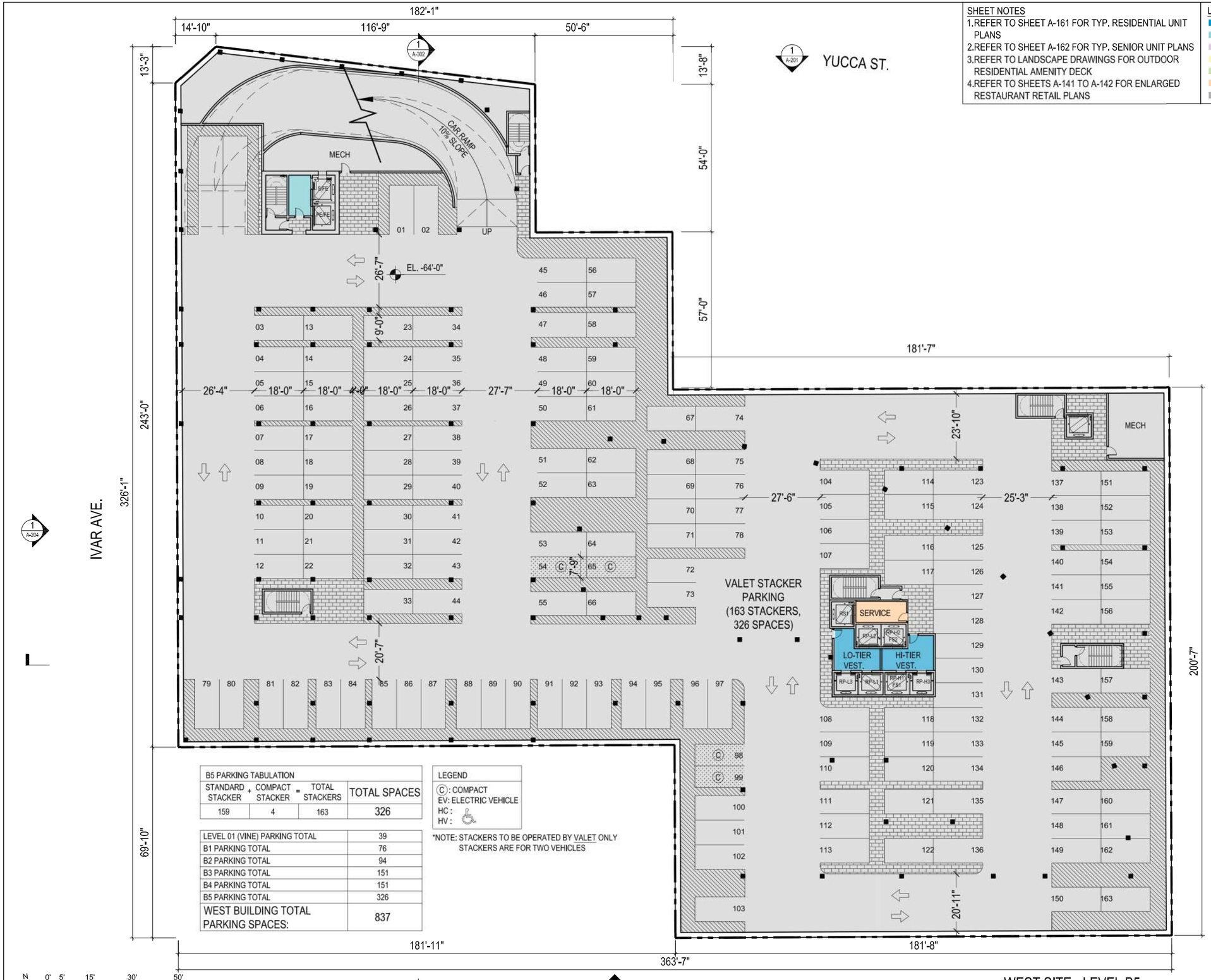
DRAWING TITLE:

SITE PLAN

DRAWING NO:

A-100

© Handel Architects LLP 2018



B5 PARKING TABULATION			
STANDARD STACKER +	COMPACT STACKER =	TOTAL STACKERS	TOTAL SPACES
159	4	163	326

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND
Ⓒ : COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

*NOTE: STACKERS TO BE OPERATED BY VALET ONLY
STACKERS ARE FOR TWO VEHICLES

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B5
SCALE: 1/16"= 1'-0"
1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

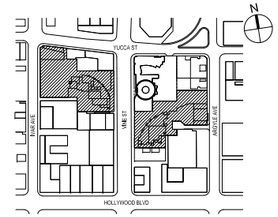
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

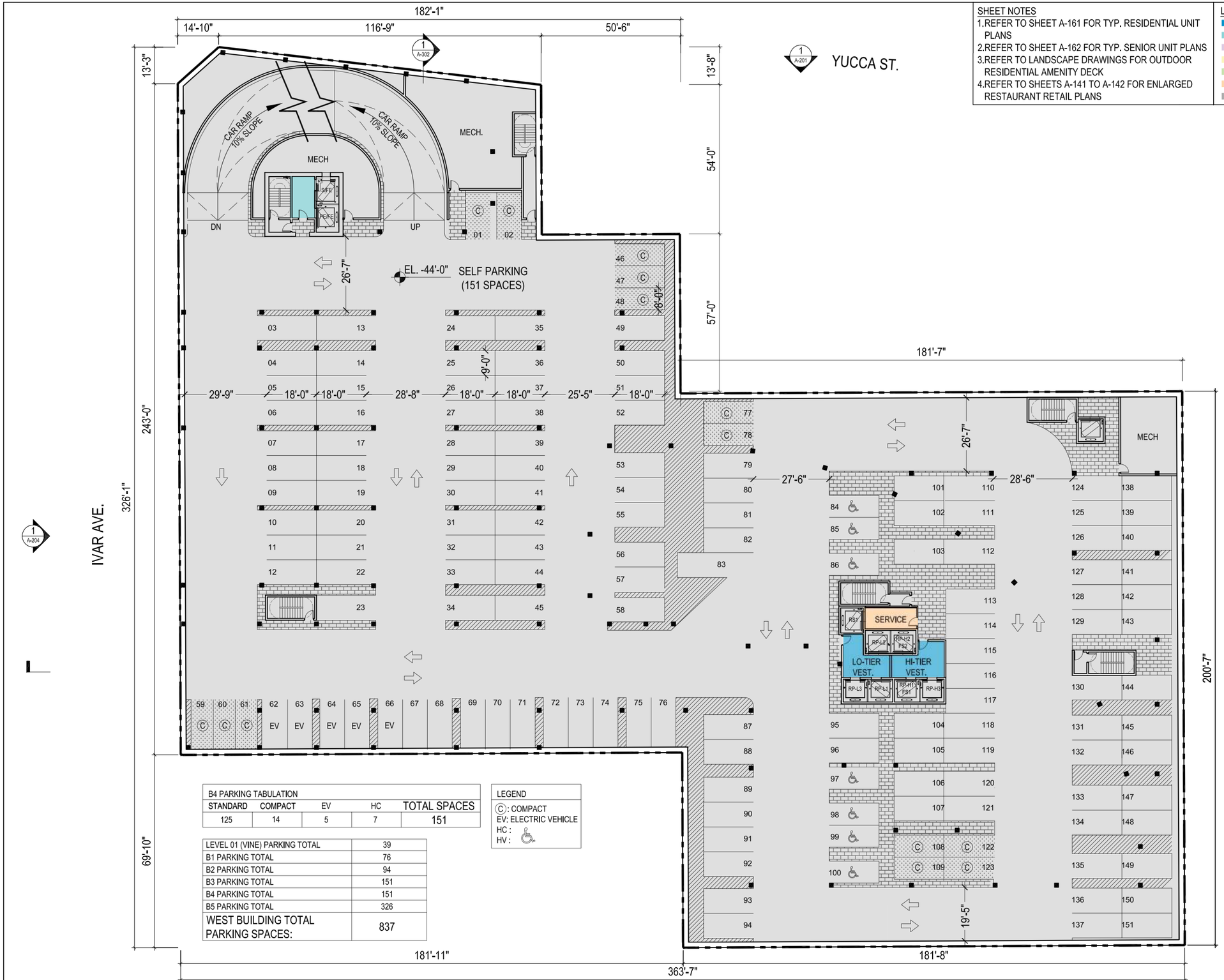


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B5

DRAWING NO:
A-101

© Handel Architects LLP 2018



B4 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
125	14	5	7	151

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B4
SCALE: 1/16"= 1'-0"

1

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

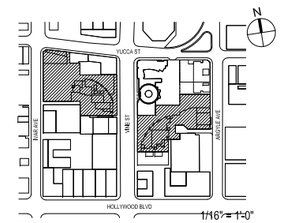
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

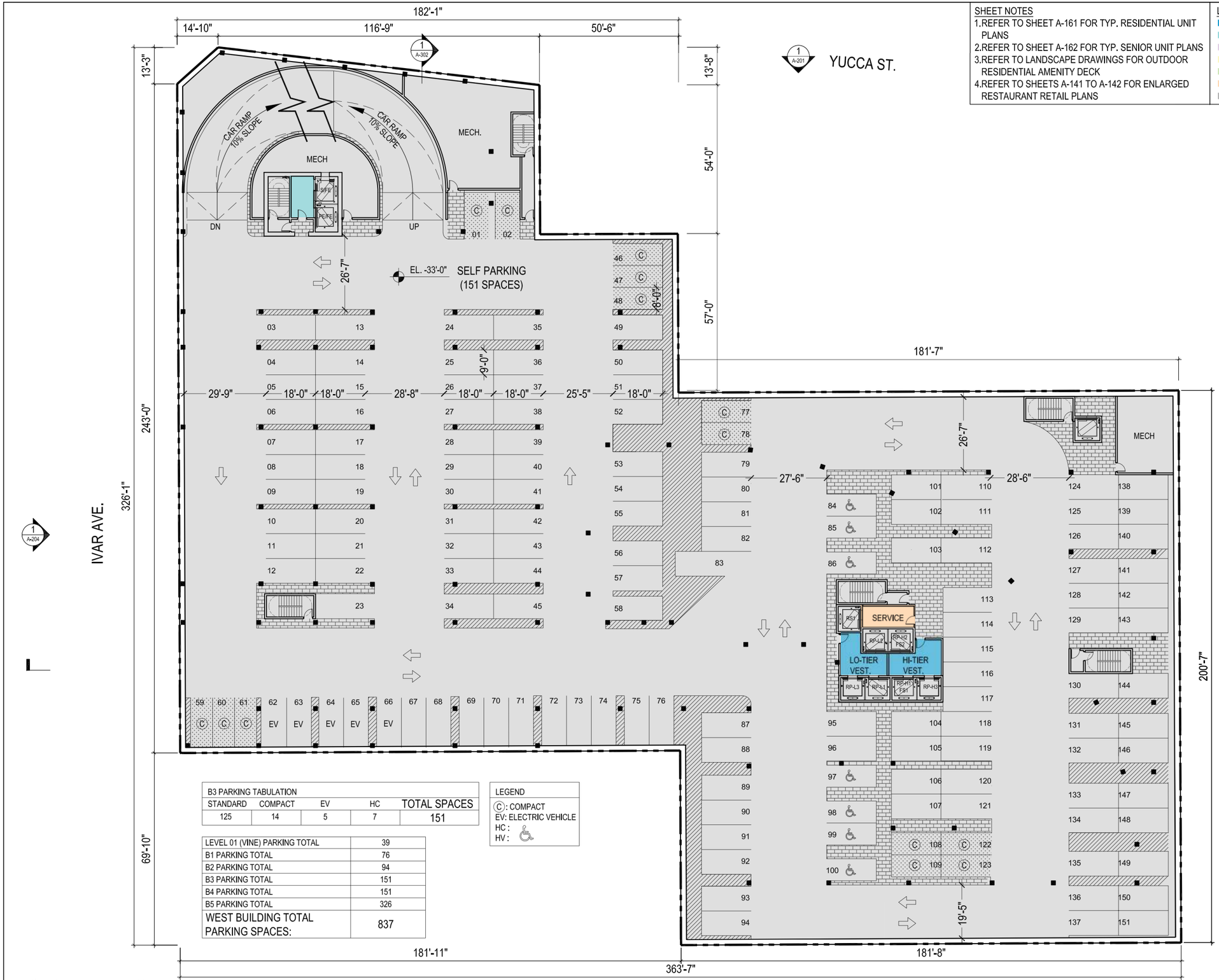


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B4

DRAWING NO:
A-102

© Handel Architects LLP 2018



B3 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
125	14	5	7	151

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B3
SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

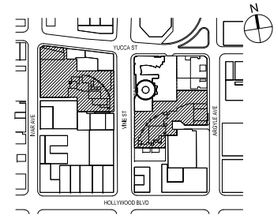
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

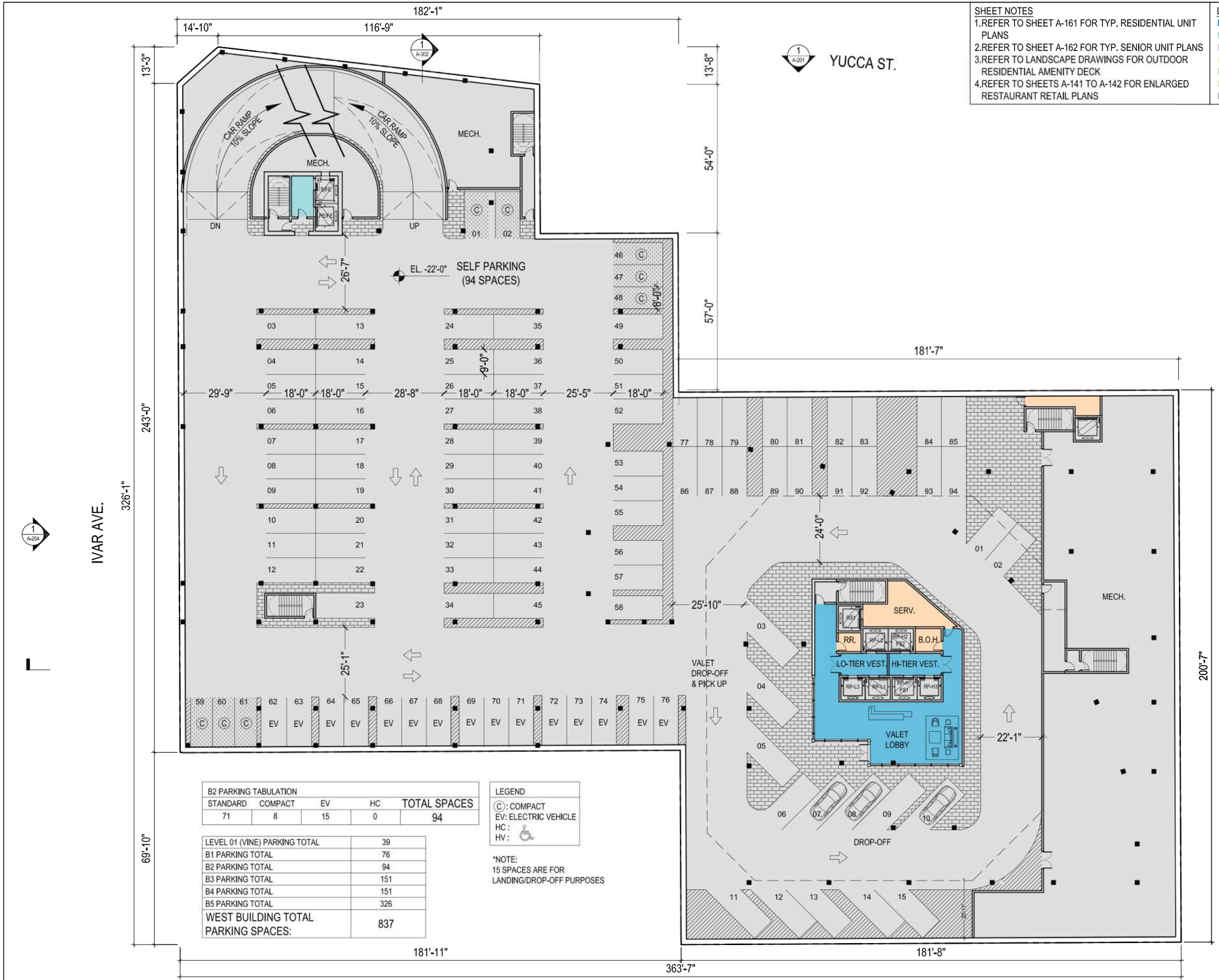


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B3

DRAWING NO:
A-103

© Handel Architects LLP 2018



B2 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
71	8	15	0	94

LEGEND
Ⓒ : COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

*NOTE:
15 SPACES ARE FOR LANDING/DROP-OFF PURPOSES

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B2
SCALE: 1/16"= 1'-0"

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

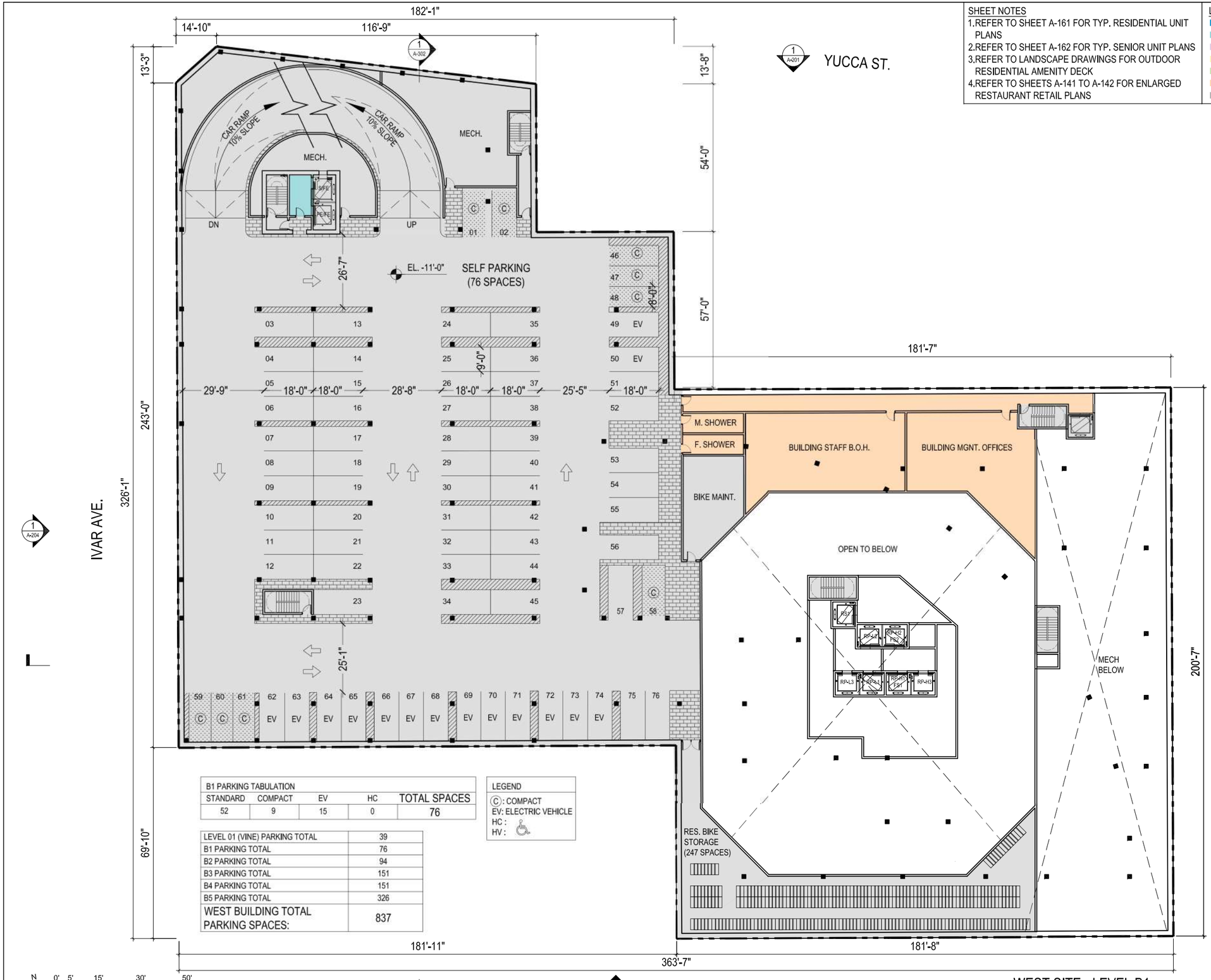
KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B2

DRAWING NO:
A-104

© Handel Architects LLP 2018



B1 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
52	9	15	0	76

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL B1
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

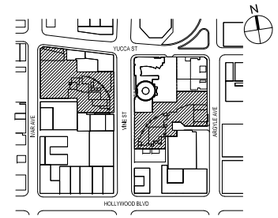
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

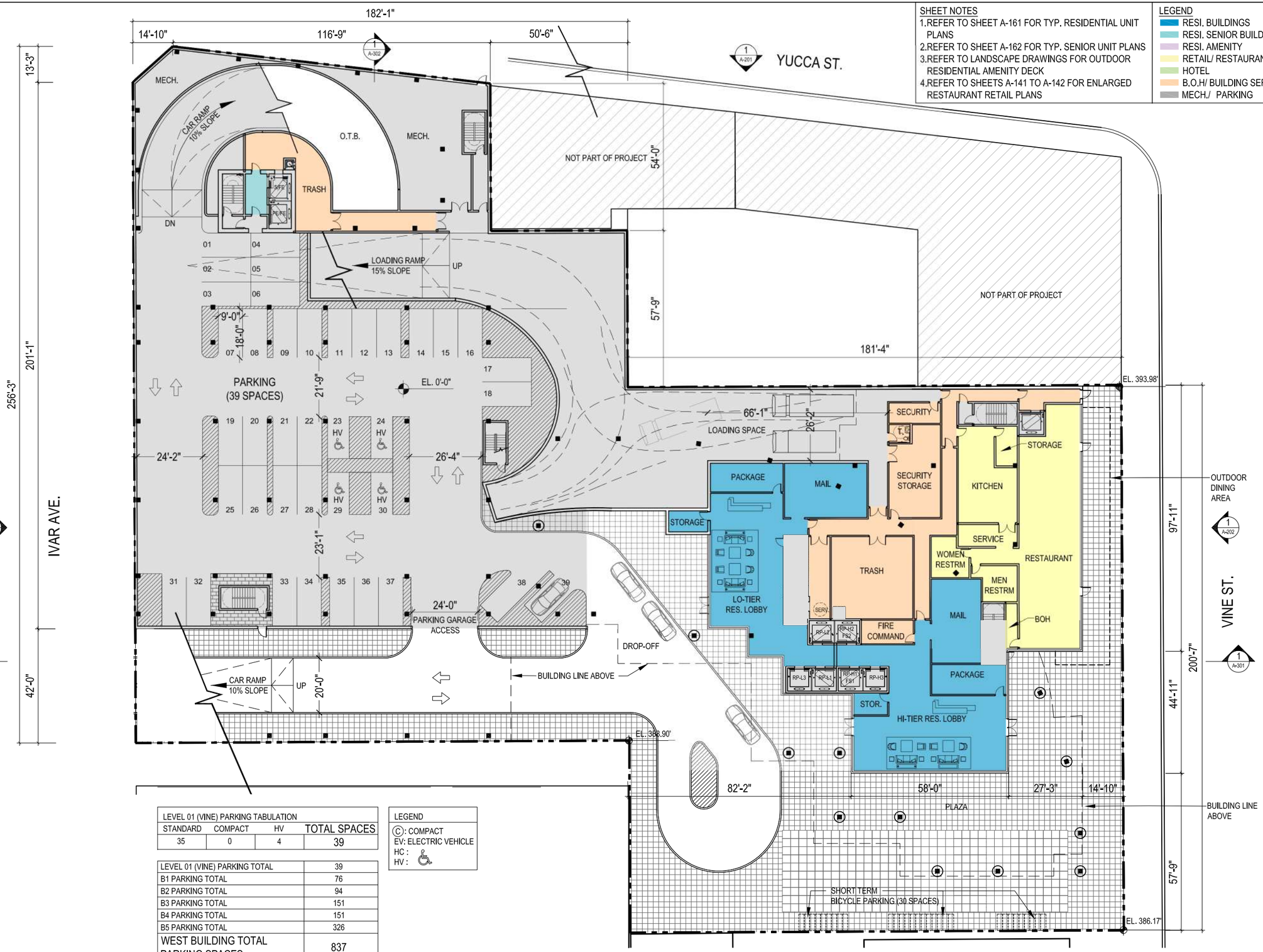


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL B1

DRAWING NO:
A-105

© Handel Architects LLP 2018



SHEET NOTES
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

LEVEL 01 (VINE) PARKING TABULATION			
STANDARD	COMPACT	HV	TOTAL SPACES
35	0	4	39

LEVEL 01 (VINE) PARKING TOTAL	39
B1 PARKING TOTAL	76
B2 PARKING TOTAL	94
B3 PARKING TOTAL	151
B4 PARKING TOTAL	151
B5 PARKING TOTAL	326
WEST BUILDING TOTAL PARKING SPACES:	837

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL 01 VINE
SCALE: 1/16"= 1'-0"
1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

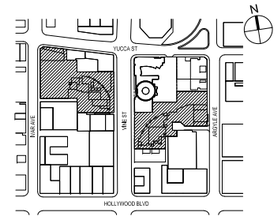
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL 01 (VINE)

DRAWING NO:
A-106

© Handel Architects LLP 2018

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

PROPERTY LINE
EL. 406.04'
EL. 405.20'
EL. 401.07'
EL. 395.06'
EL. 393.71'
EL. 388.90'
EL. 393.98'
EL. 386.17'
131'-7"
14'-10"
116'-9"
50'-6"
13'-3"
201'-1"
256'-3"
42'-0"
54'-0"
57'-9"
181'-4"
97'-11"
44'-11"
200'-7"
57'-9"
82'-2"
58'-0"
27'-3"
14'-10"
31'-8"
38'-2"
38'-0"
YUCCA ST.
VINE ST.
IVAR AVE.
OUTDOOR DINING AREA
CANOPY BELOW
SERVICE ACCESS
RESIDENTIAL ACCESS
LOADING RAMP 15% SLOPE
CAR RAMP 10% SLOPE
DN
BUILDING LINE ABOVE
DROP-OFF BELOW
NOT PART OF PROJECT
RESTAURANT
SENIOR AFF. LOBBY
MAIL
BOH
SFF
PEPE
WOMEN RR.
MEN RESTRM
SERVICE
KITCHEN
STORAGE
RES. SCREENING
FITNESS
OUTDOOR GARDEN
LOUNGE
LIBRARY
RECREATIONAL ROOM
GAME ROOM
MEN RR
WOMEN RR
MEN LOCKER
WOMEN LOCKER
KIC
MEP
SERVICE DESK
RST
RSF-L2
RSF-H2
LO-TIER VESTIBULE
HI-TIER VESTIBULE
HI-TIER RES. LOBBY OPEN TO BELOW
RESTAURANT OPEN TO BELOW
ING DOCK
I TO BELOW
1 A-204
1 A-202
1 A-201
1 A-203
1 A-301
N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL 01_MEZZ (IVAR AVE)
SCALE: 1/16"= 1'-0"
1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

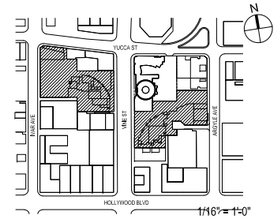
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

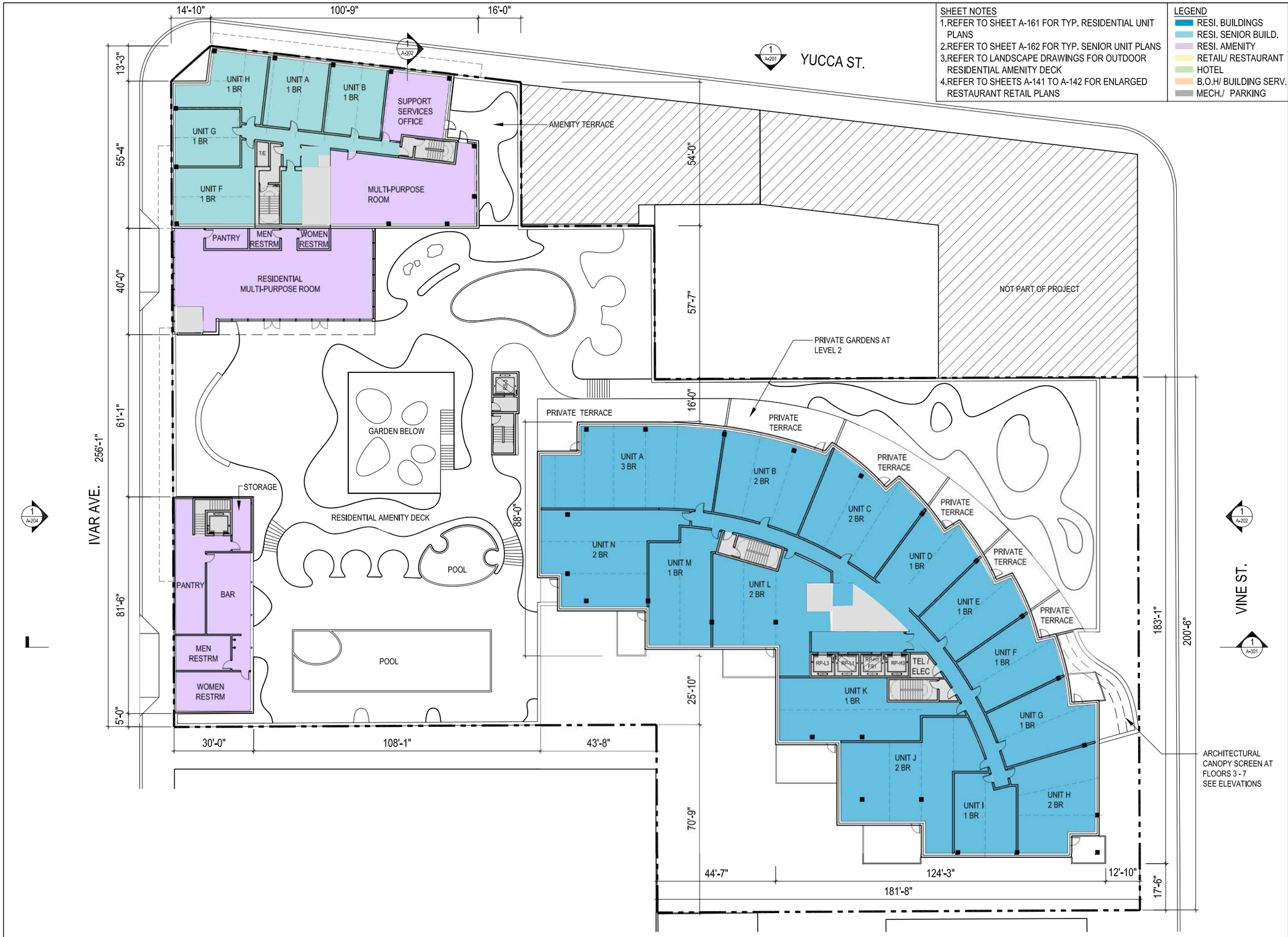


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL 01_MEZZ (IVAR)

DRAWING NO:
A-107

© Handel Architects LLP 2018



SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL 02

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

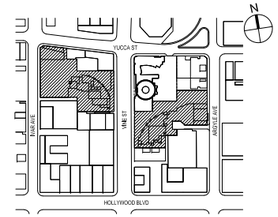
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

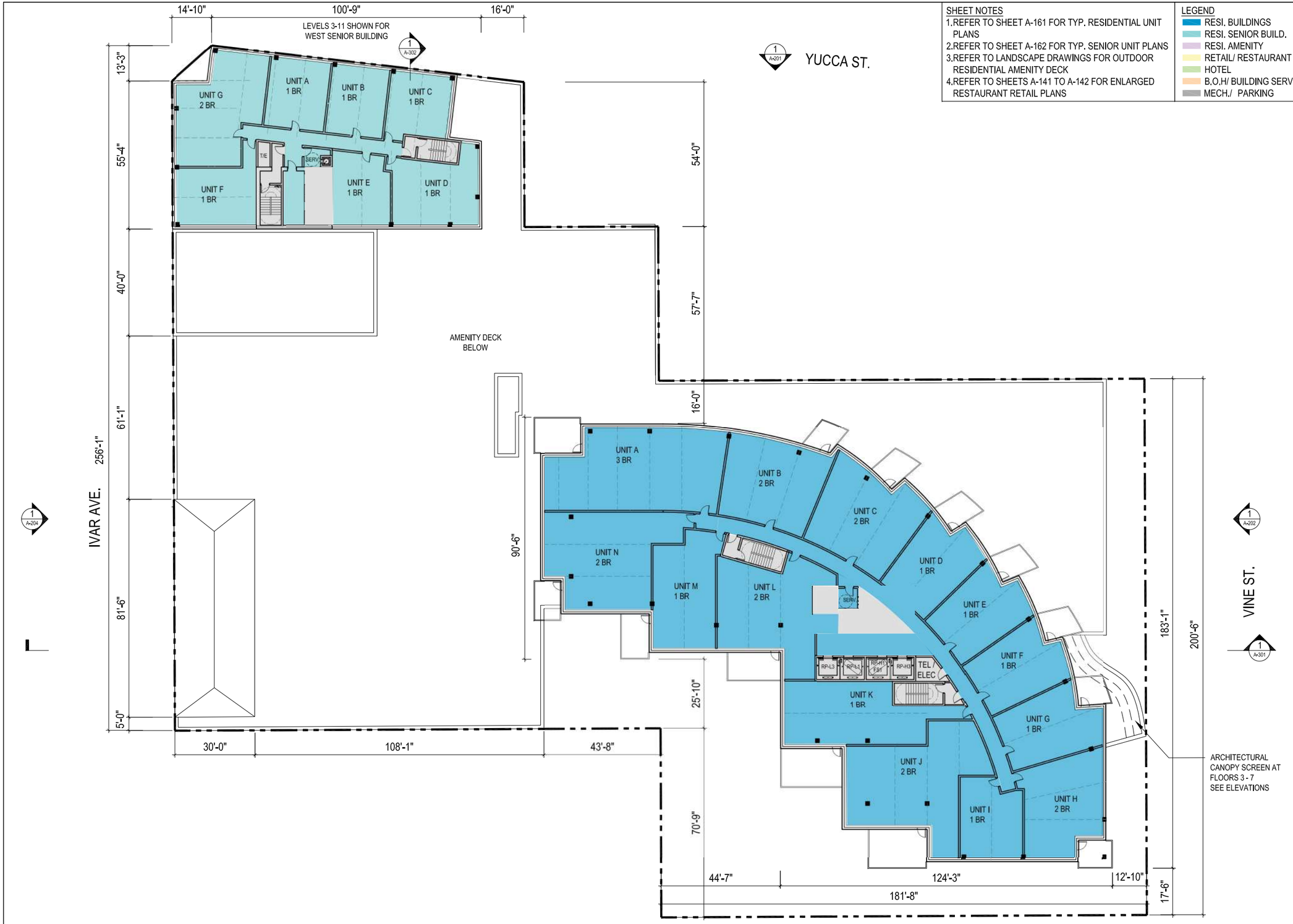
DRAWING TITLE:

WEST SITE - LEVEL 02

DRAWING NO:

A-108

© Handel Architects LLP 2018



N

0' 5' 15' 30' 50'

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

WEST SITE - LEVEL 03-25

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

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

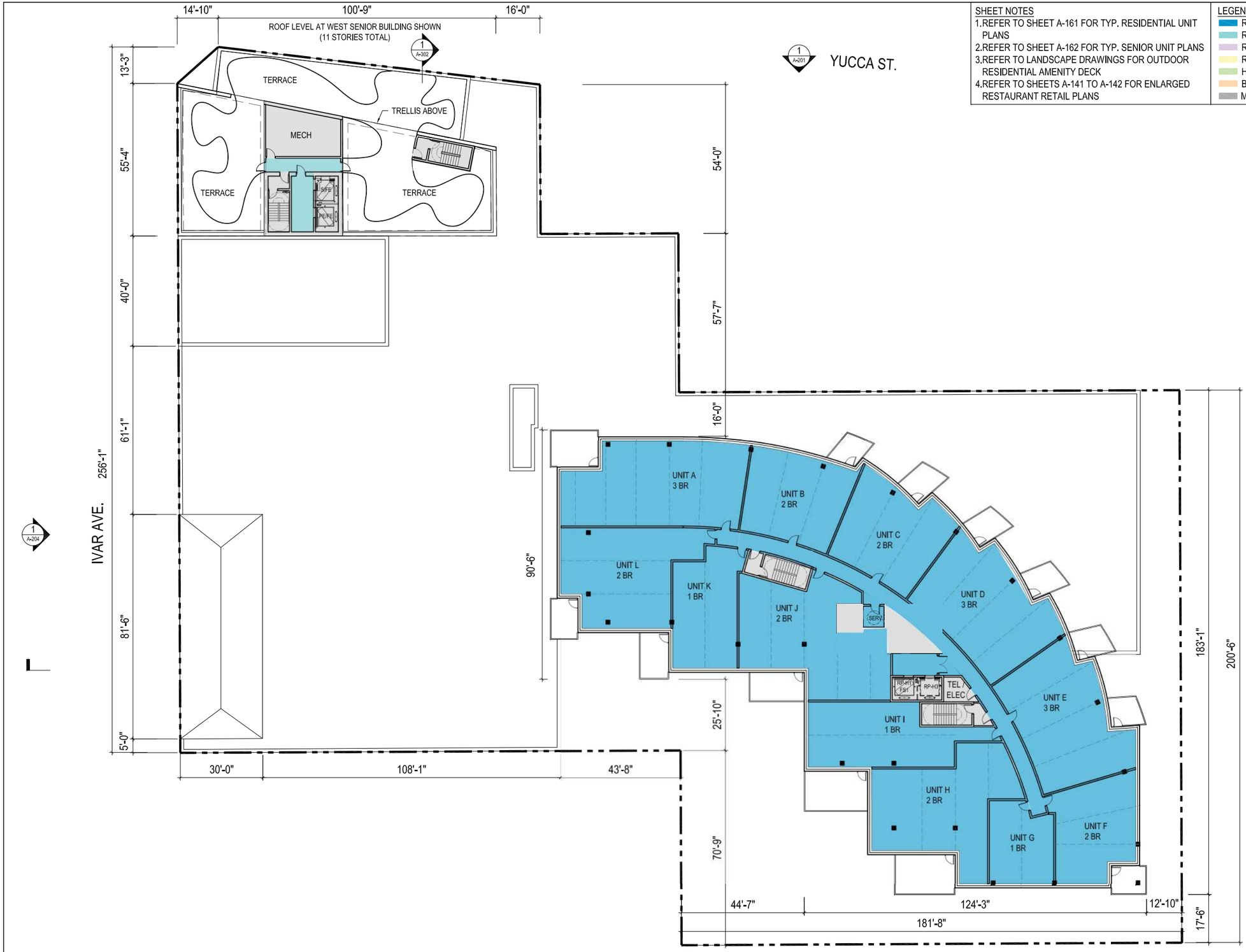
DRAWING TITLE:

WEST SITE - LEVEL 03-25

DRAWING NO:

A-109

© Handel Architects LLP 2018



WEST SITE - LEVEL 26

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

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

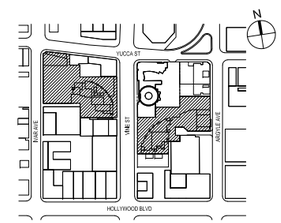
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

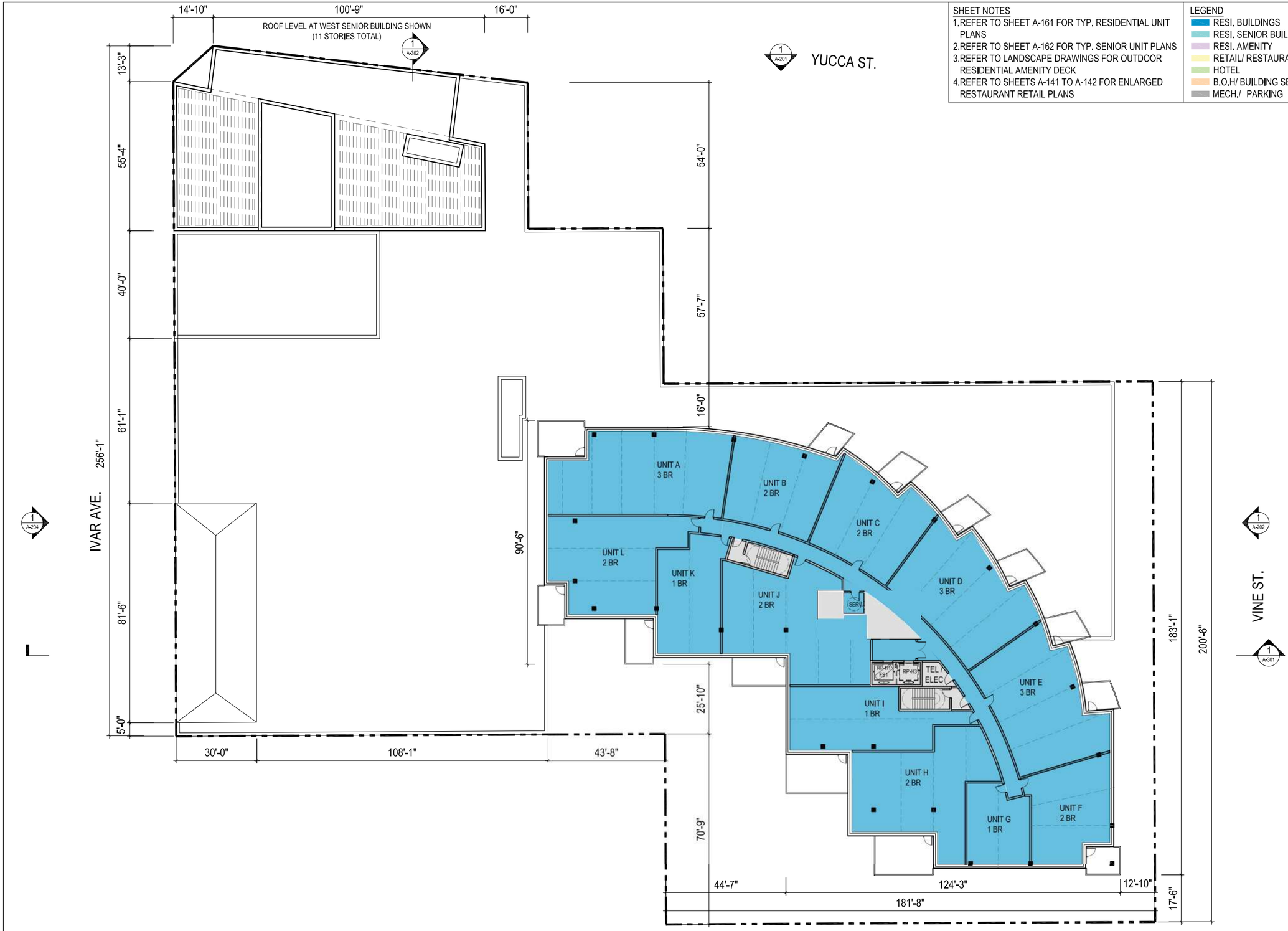
DRAWING TITLE:

WEST SITE - LEVEL 26

DRAWING NO:

A-110

© Handel Architects LLP 2018



SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - LEVEL 27 - 34
SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

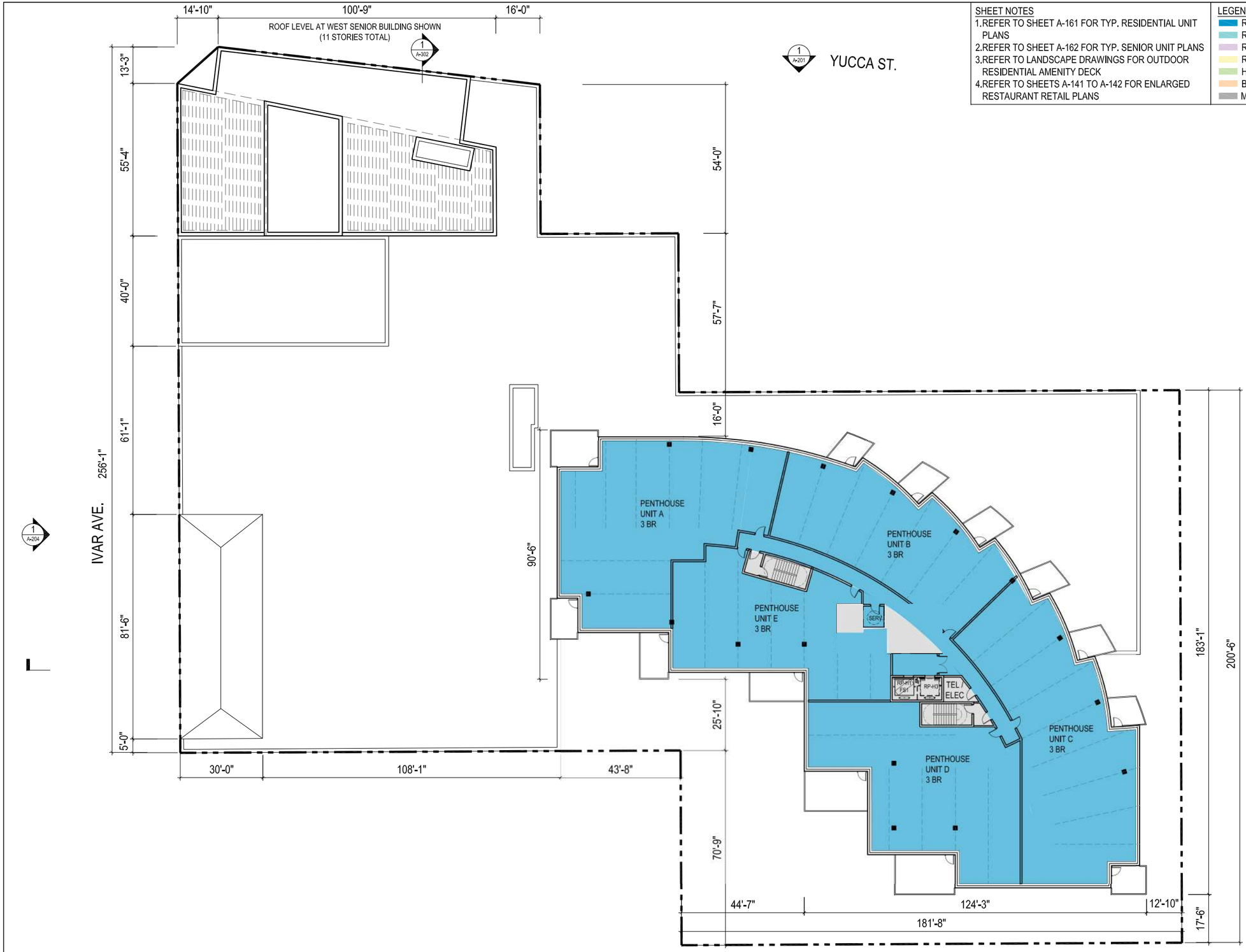


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - LEVEL 27-34

DRAWING NO:
A-111

© Handel Architects LLP 2018



N

0' 5' 15' 30' 50'

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

1
A-203

WEST SITE - LEVEL 35 PH

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

1

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

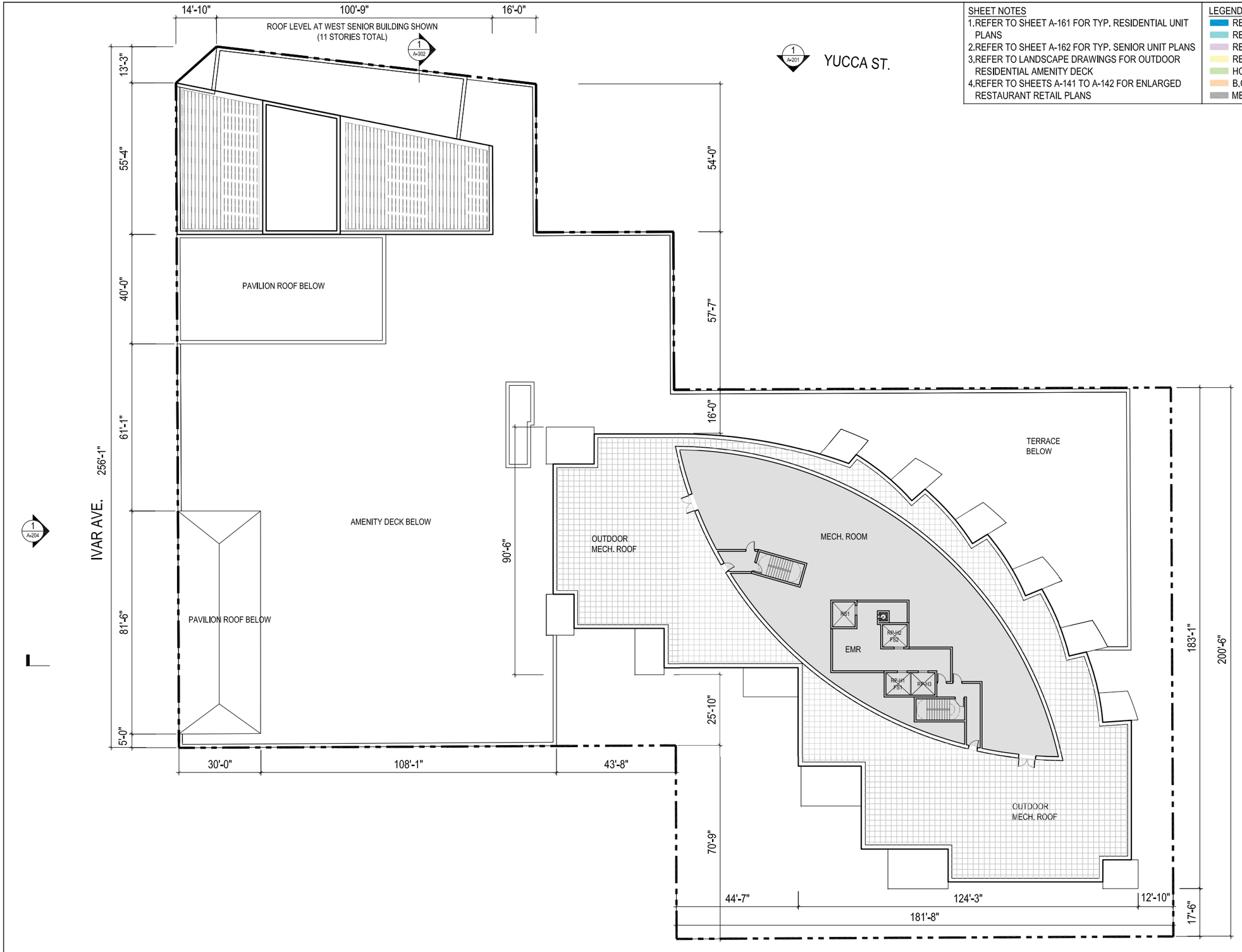
DRAWING TITLE:

WEST SITE - LEVEL 35 PH

DRAWING NO:

A-112

© Handel Architects LLP 2018



SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

WEST SITE - MECHANICAL PENTHOUSE 1
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

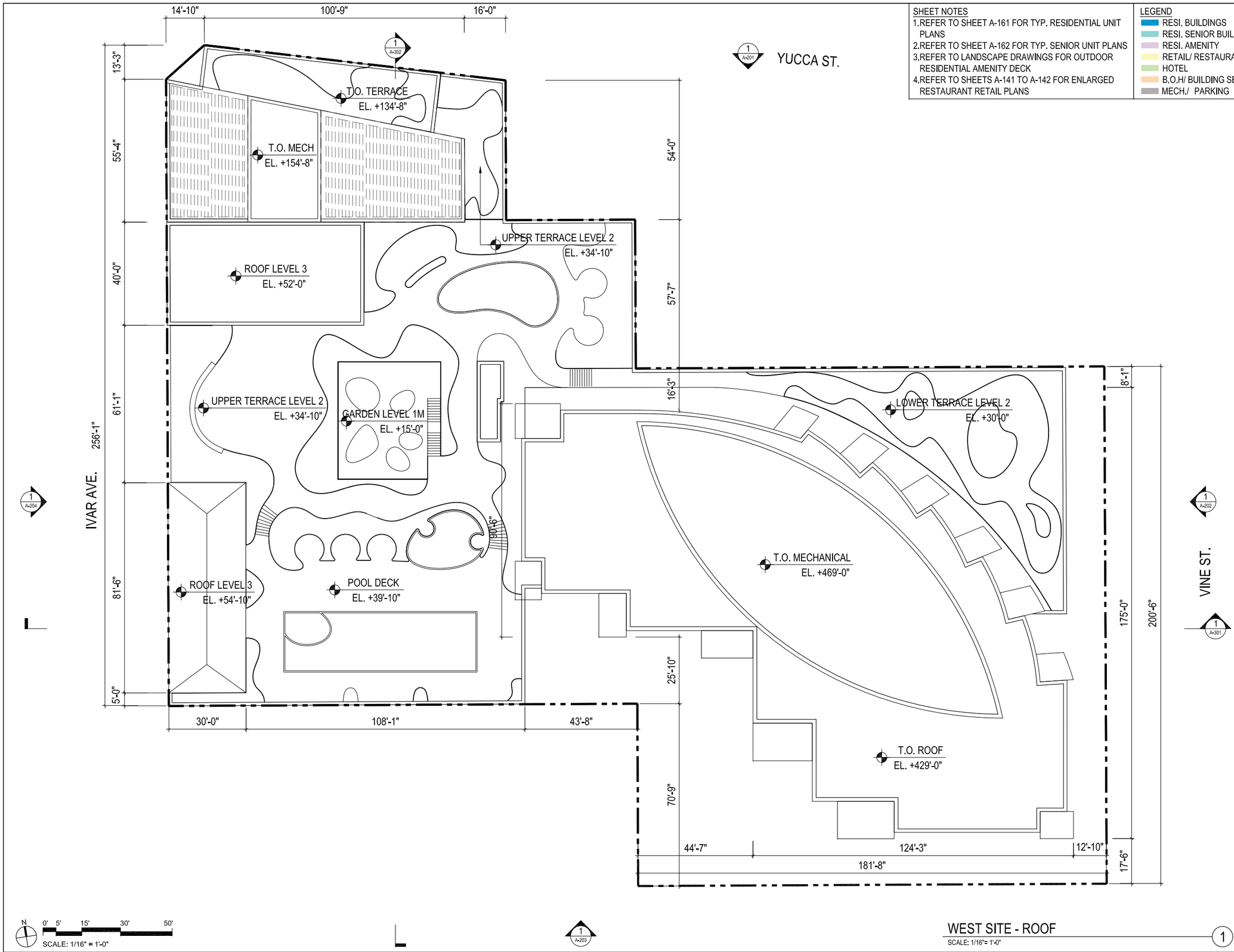


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - MECHANICAL PENTHOUSE

DRAWING NO:
A-113

© Handel Architects LLP 2018



WEST SITE - ROOF

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

1

SHEET NOTES
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
RESI. BUILDINGS
RESI. SENIOR BUILD.
RESI. AMENITY
RETAIL/ RESTAURANT
HOTEL
B.O.H/ BUILDING SERV.
MECH./ PARKING

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

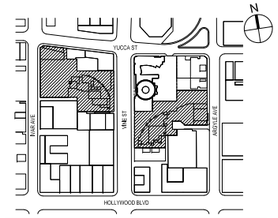
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

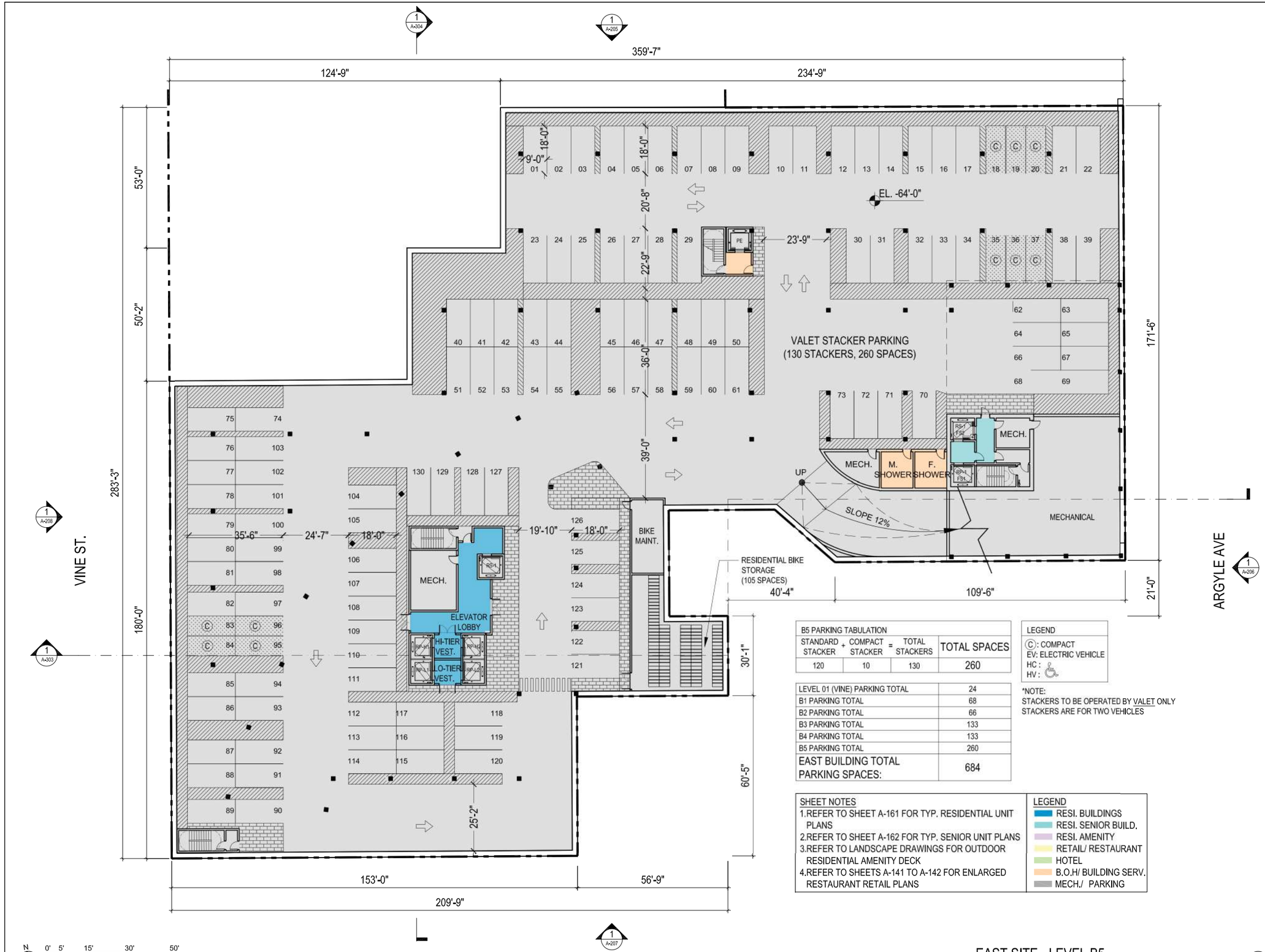
DRAWING TITLE:

WEST SITE - ROOF

DRAWING NO:

A-114

© Handel Architects LLP 2018



B5 PARKING TABULATION			
STANDARD STACKER	+ COMPACT STACKER	= TOTAL STACKERS	TOTAL SPACES
120	10	130	260

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

*NOTE:
STACKERS TO BE OPERATED BY VALET ONLY
STACKERS ARE FOR TWO VEHICLES

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL B5
SCALE: 1/16"= 1'-0"
1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

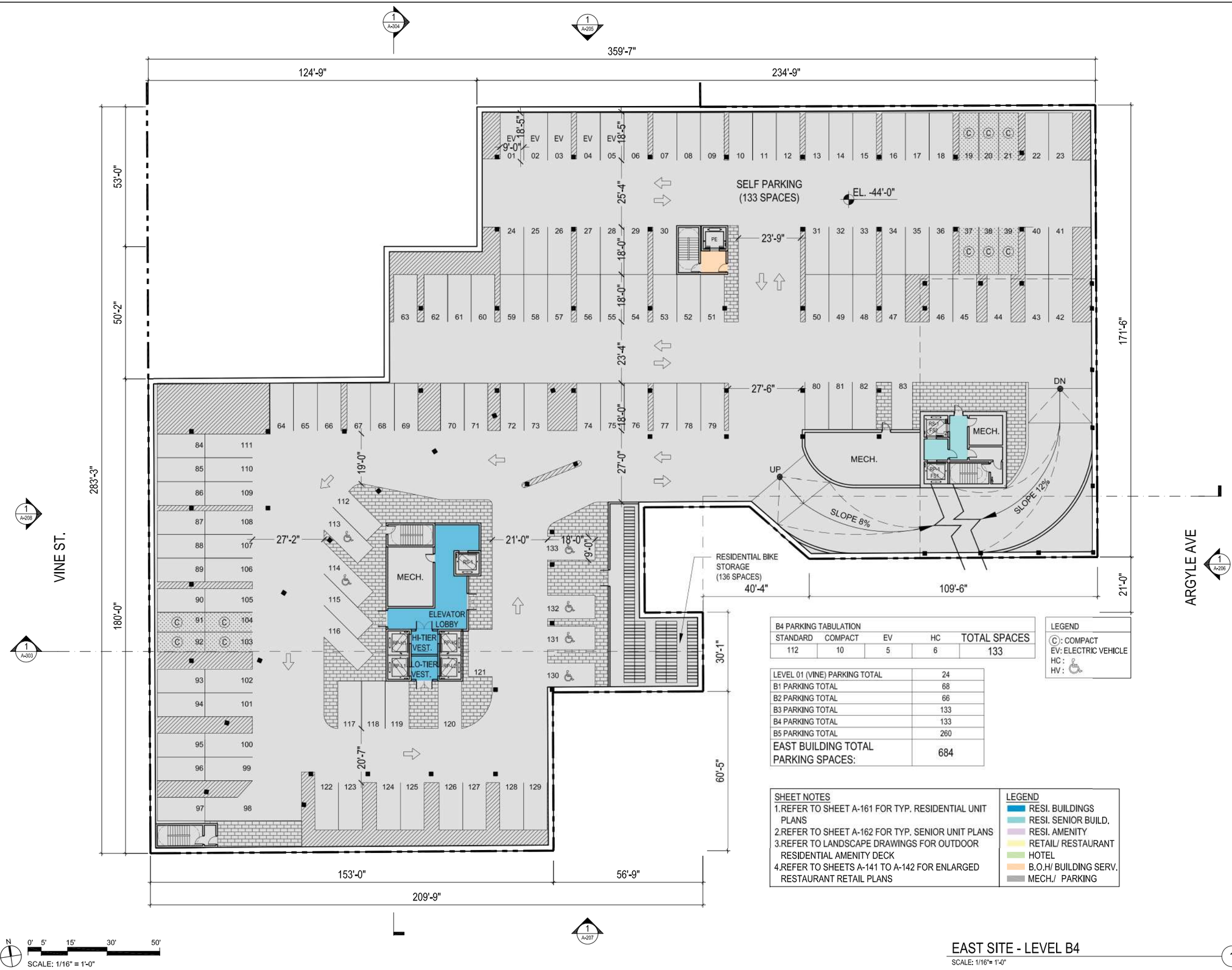


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL B5

DRAWING NO:
A-121

© Handel Architects LLP 2018



B4 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
112	10	5	6	133

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
- Ⓒ: COMPACT
- EV: ELECTRIC VEHICLE
- HC :
- HV :

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL B4
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

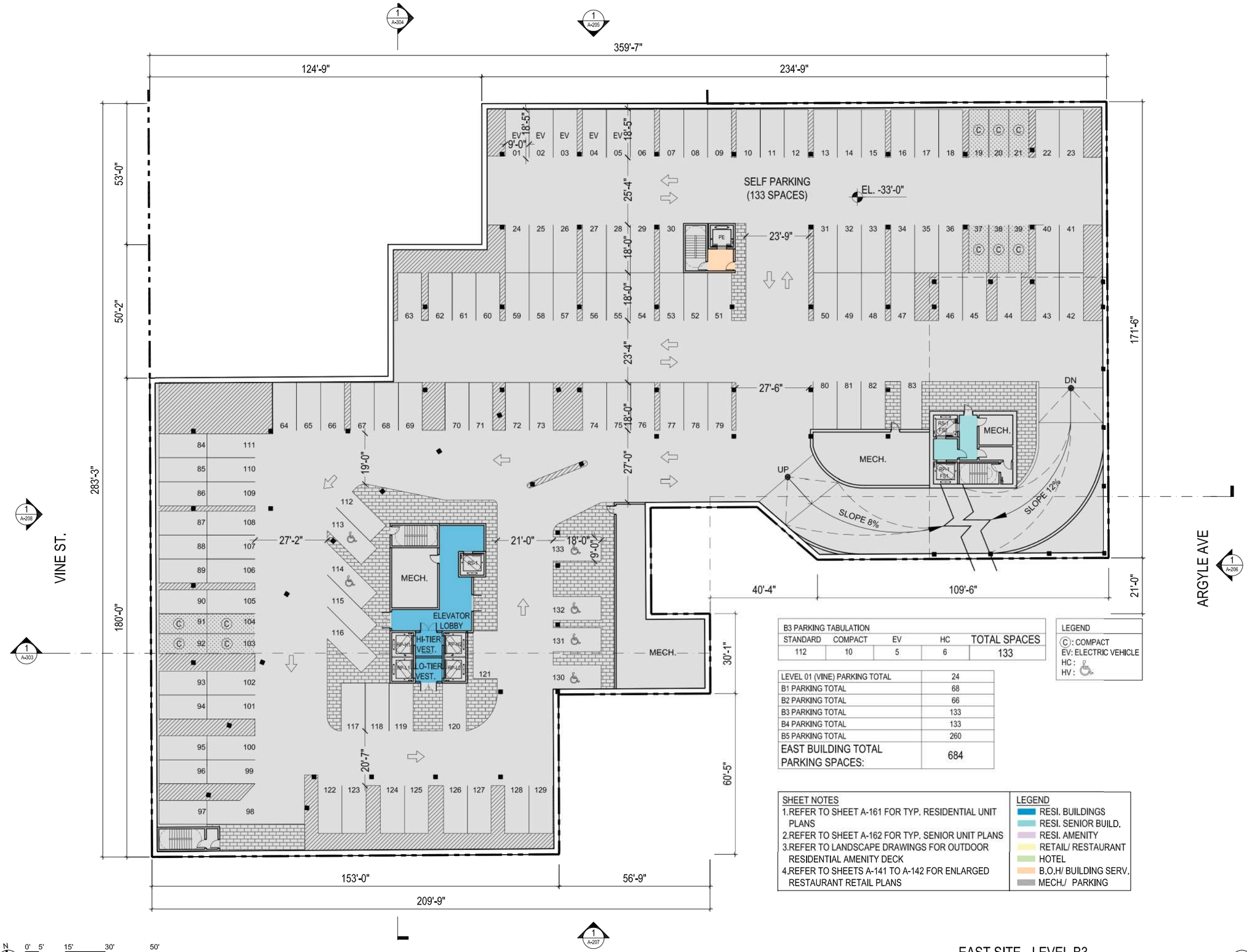
KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SIDE - LEVEL B4

DRAWING NO:
A-122

© Handel Architects LLP 2018



B3 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
112	10	5	6	133

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

N

0' 5' 15' 30' 50'

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

EAST SITE - LEVEL B3

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

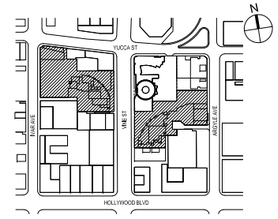
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

EAST SIDE - LEVEL B3

DRAWING NO:

A-123

© Handel Architects LLP 2018



B2 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
50	6	10	0	66

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

*NOTE: 23 SPACES ARE FOR LANDING/DROP-OFF PURPOSES

LEGEND
- Ⓒ: COMPACT
- EV: ELECTRIC VEHICLE
- HC :
- HV :

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL B2
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

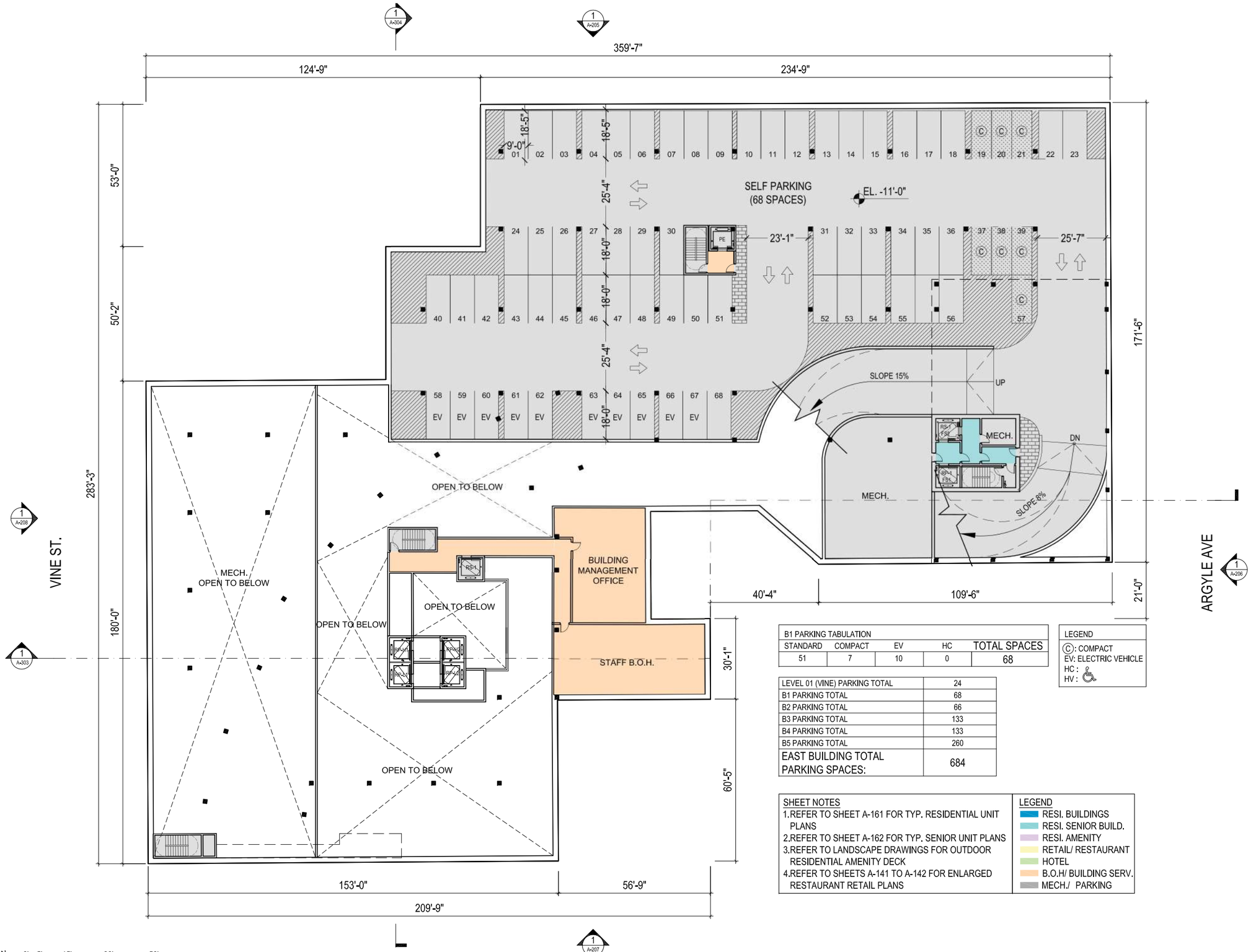
KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL B2

DRAWING NO:
A-124

© Handel Architects LLP 2018



B1 PARKING TABULATION				
STANDARD	COMPACT	EV	HC	TOTAL SPACES
51	7	10	0	68

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
- Ⓒ: COMPACT
- EV: ELECTRIC VEHICLE
- HC :
- HV :

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL B1 — 1
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

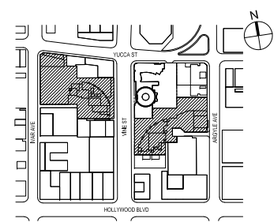
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

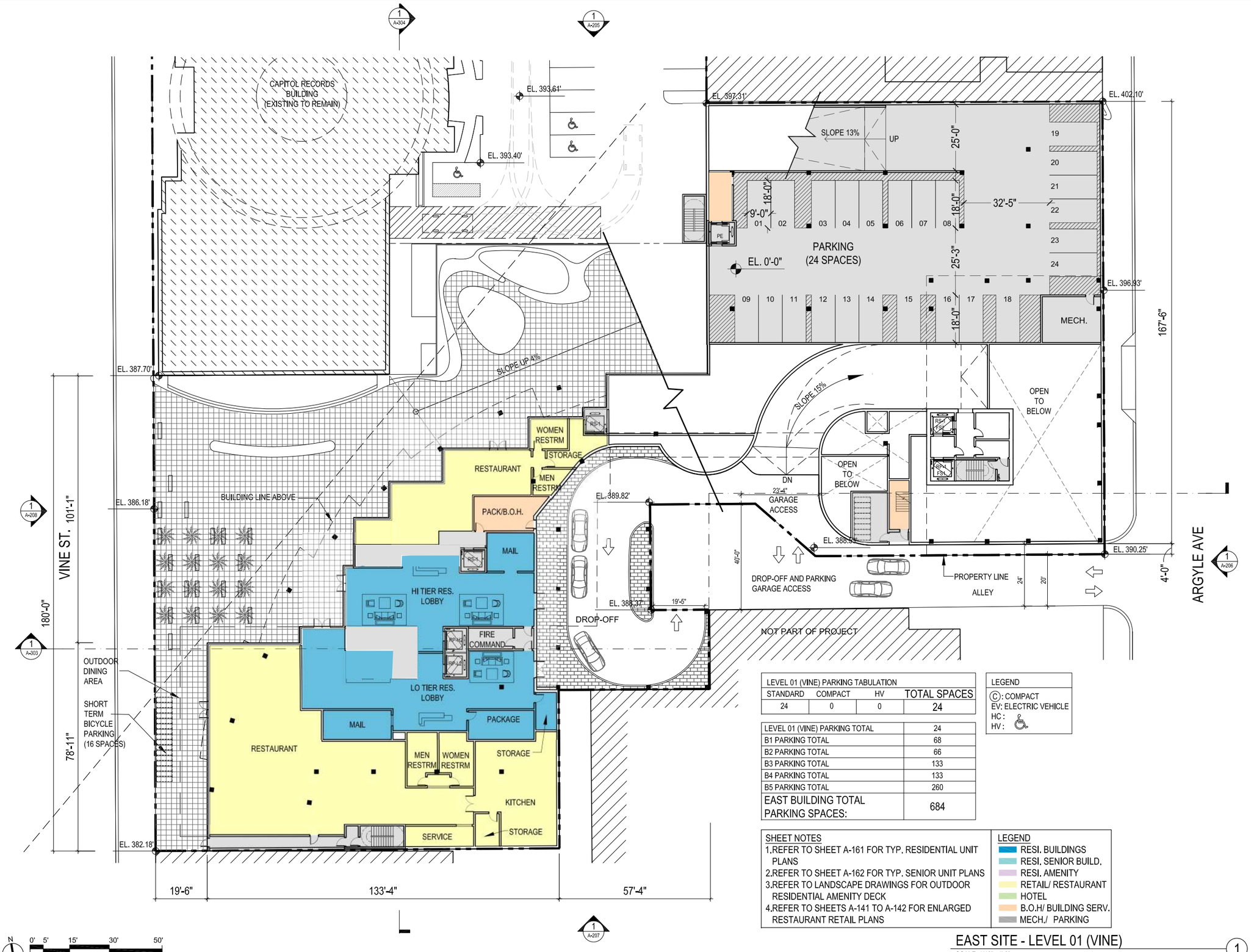


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL B1

DRAWING NO:
A-125

© Handel Architects LLP 2018



LEVEL 01 (VINE) PARKING TABULATION			
STANDARD	COMPACT	HV	TOTAL SPACES
24	0	0	24

LEVEL 01 (VINE) PARKING TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL 01 (VINE)

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

1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

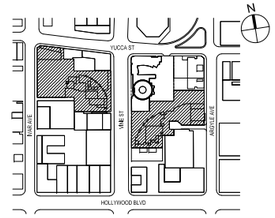
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL 01 (VINE)

DRAWING NO:
A-126

© Handel Architects LLP 2018

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

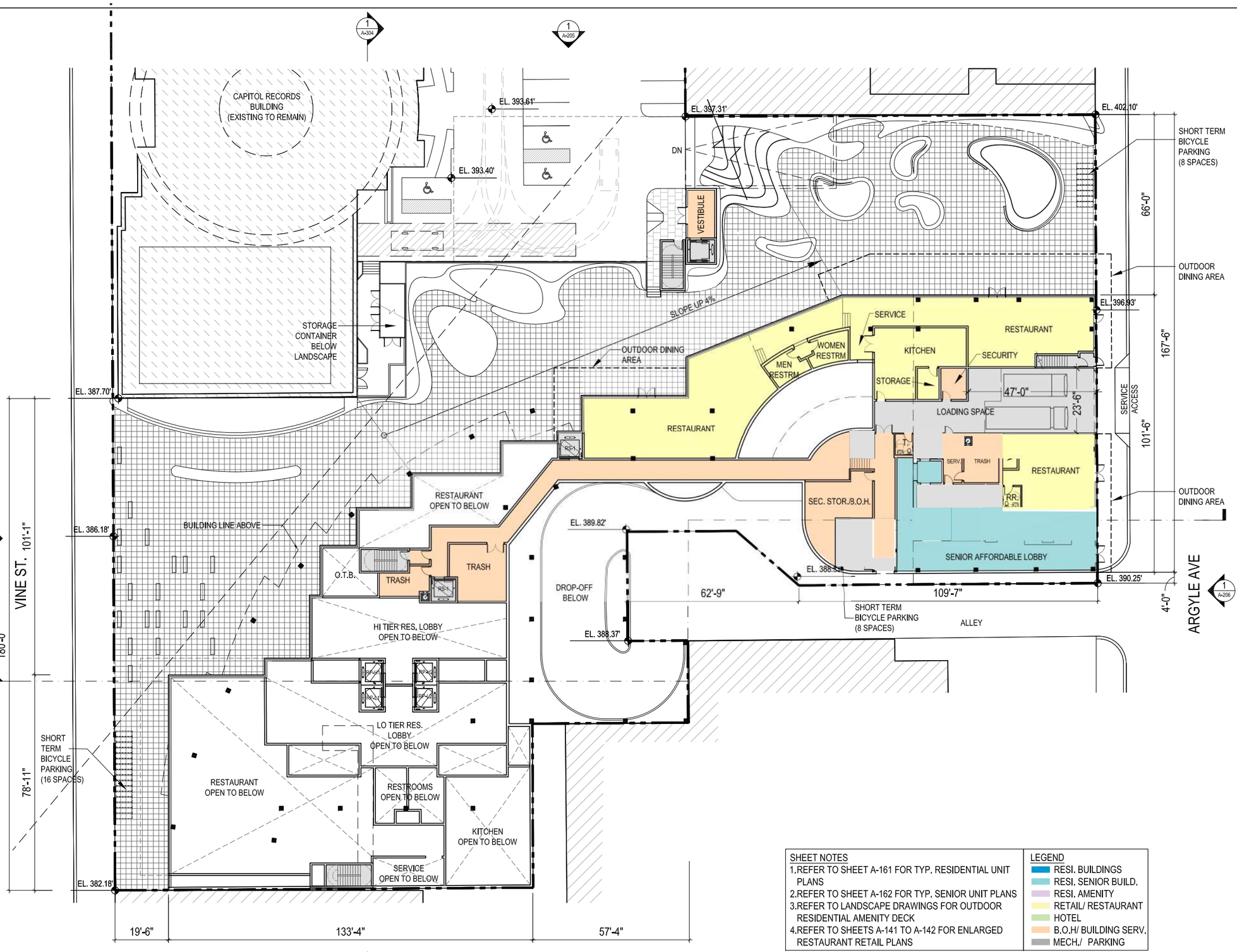


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL 01_MEZZ (ARGYLE)

DRAWING NO:
A-127

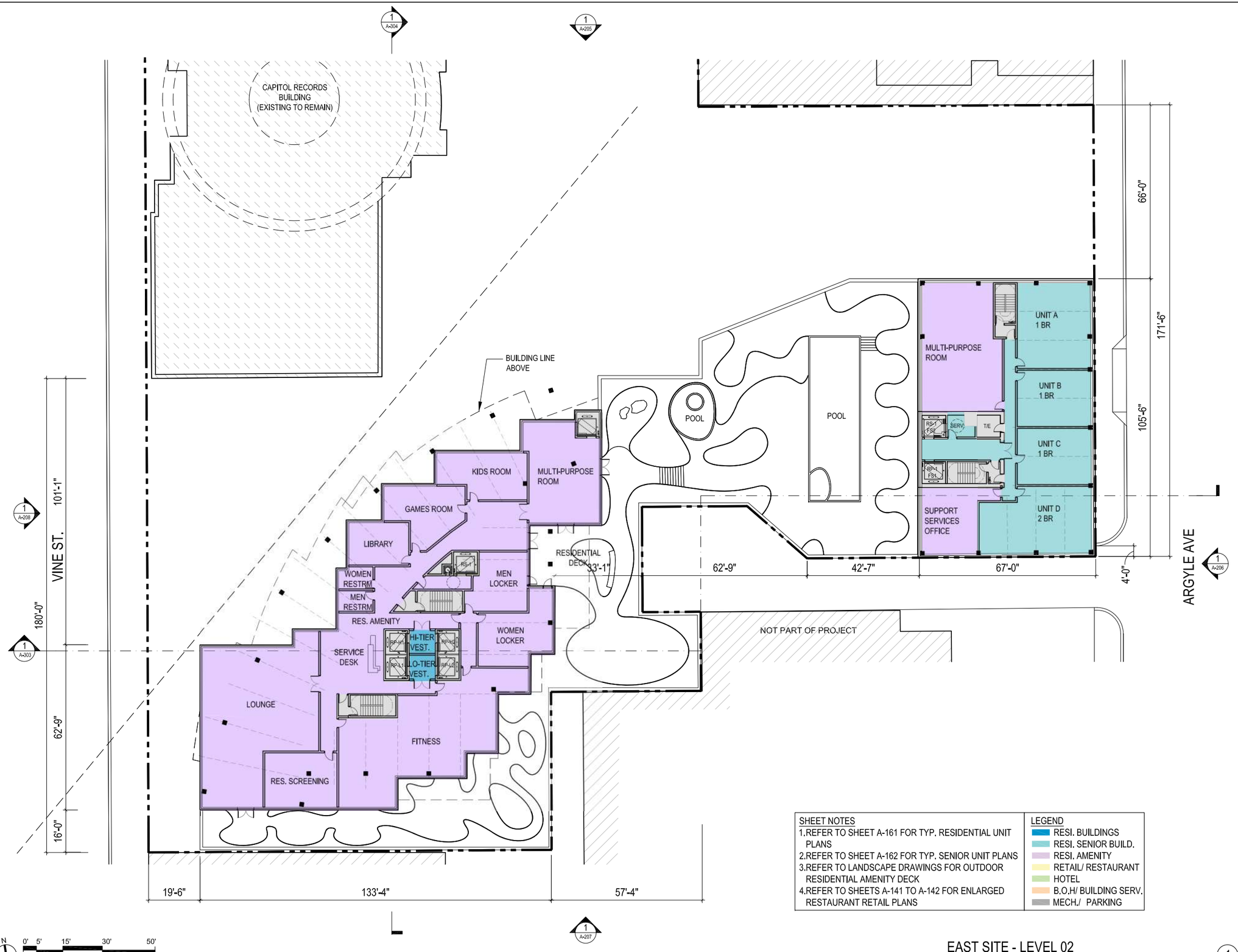
© Handel Architects LLP 2018



SHEET NOTES	LEGEND
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL 01_MEZZ (ARGYLE AVE) 1
SCALE: 1/16"= 1'-0"



SHEET NOTES	LEGEND
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL 02
SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

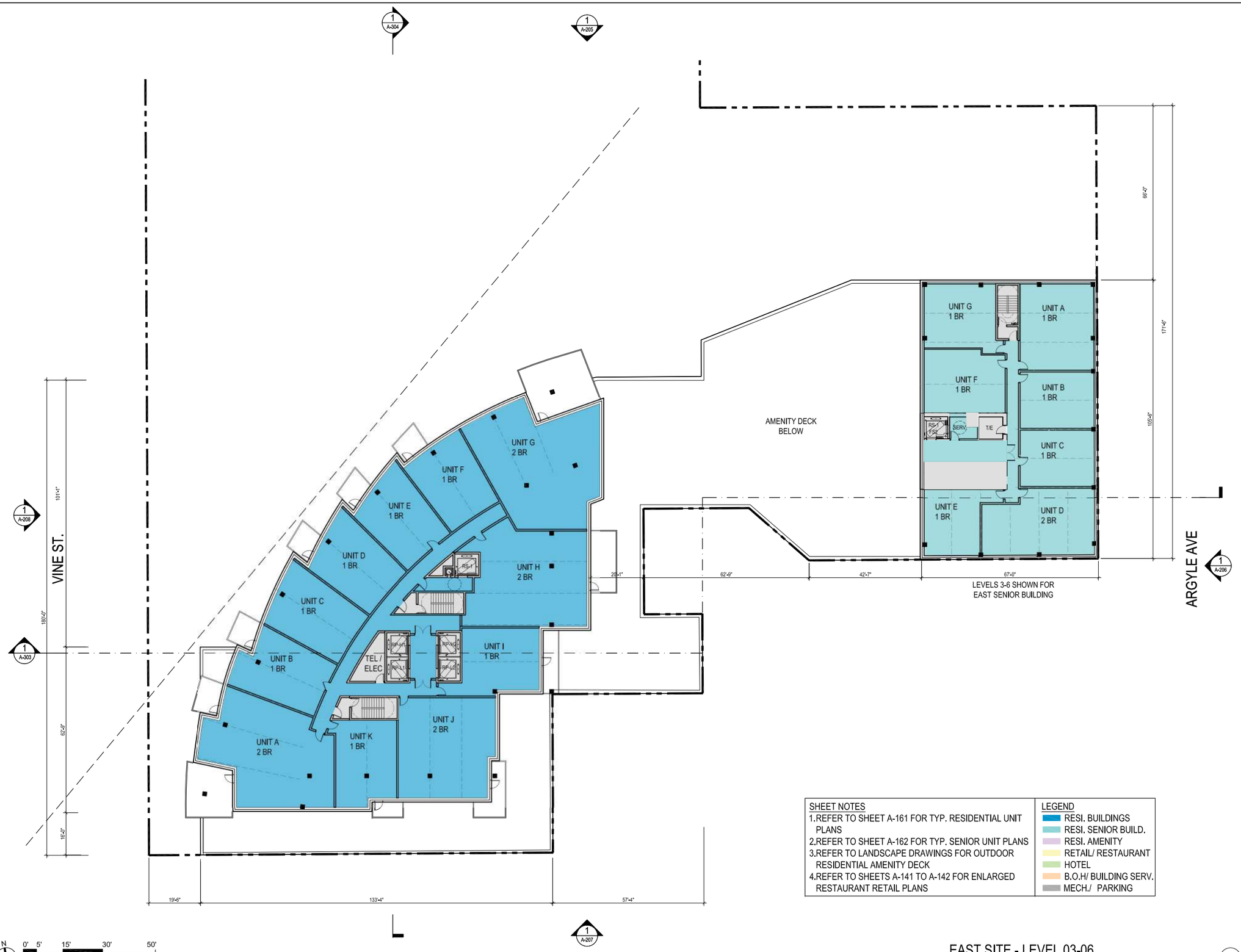
DRAWING TITLE:

EAST SITE - LEVEL 02

DRAWING NO:

A-128

© Handel Architects LLP 2018



SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL 03-06 (1)
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

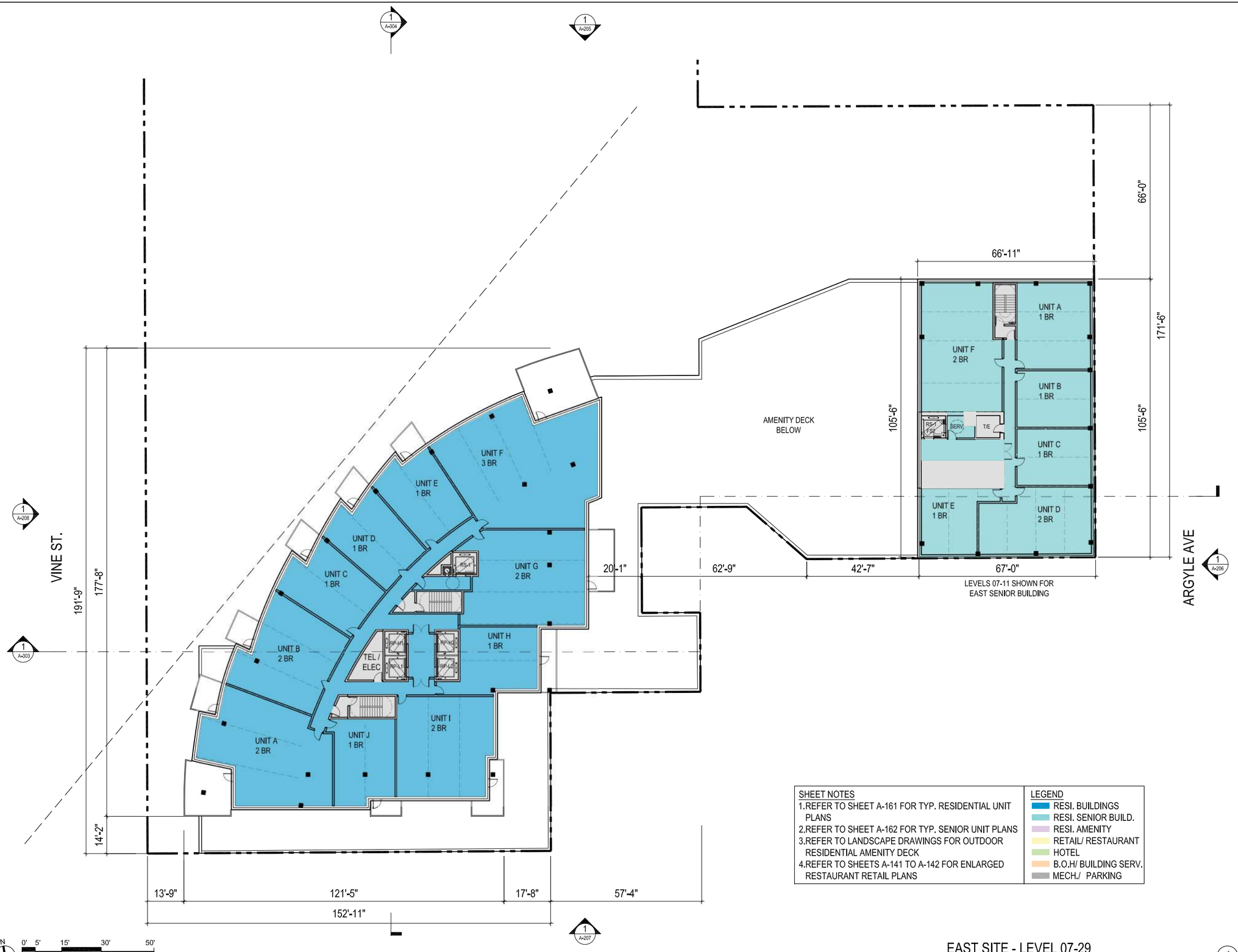


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL 03-06

DRAWING NO:
A-129

© Handel Architects LLP 2018



SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL 07-29

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

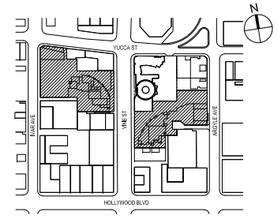
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

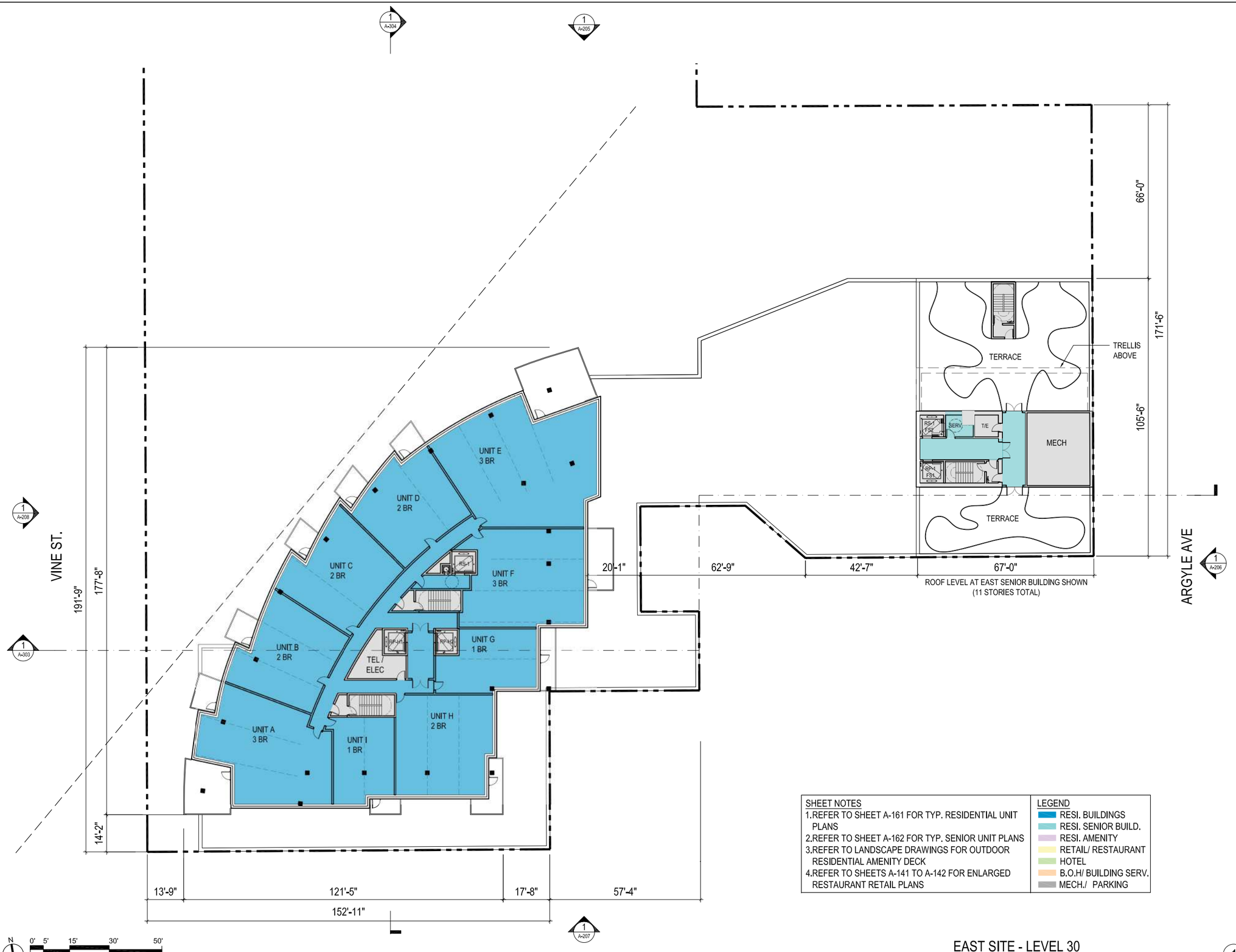
DRAWING TITLE:

EAST SITE - LEVEL 07-29

DRAWING NO:

A-130

© Handel Architects LLP 2018



SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL 30

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

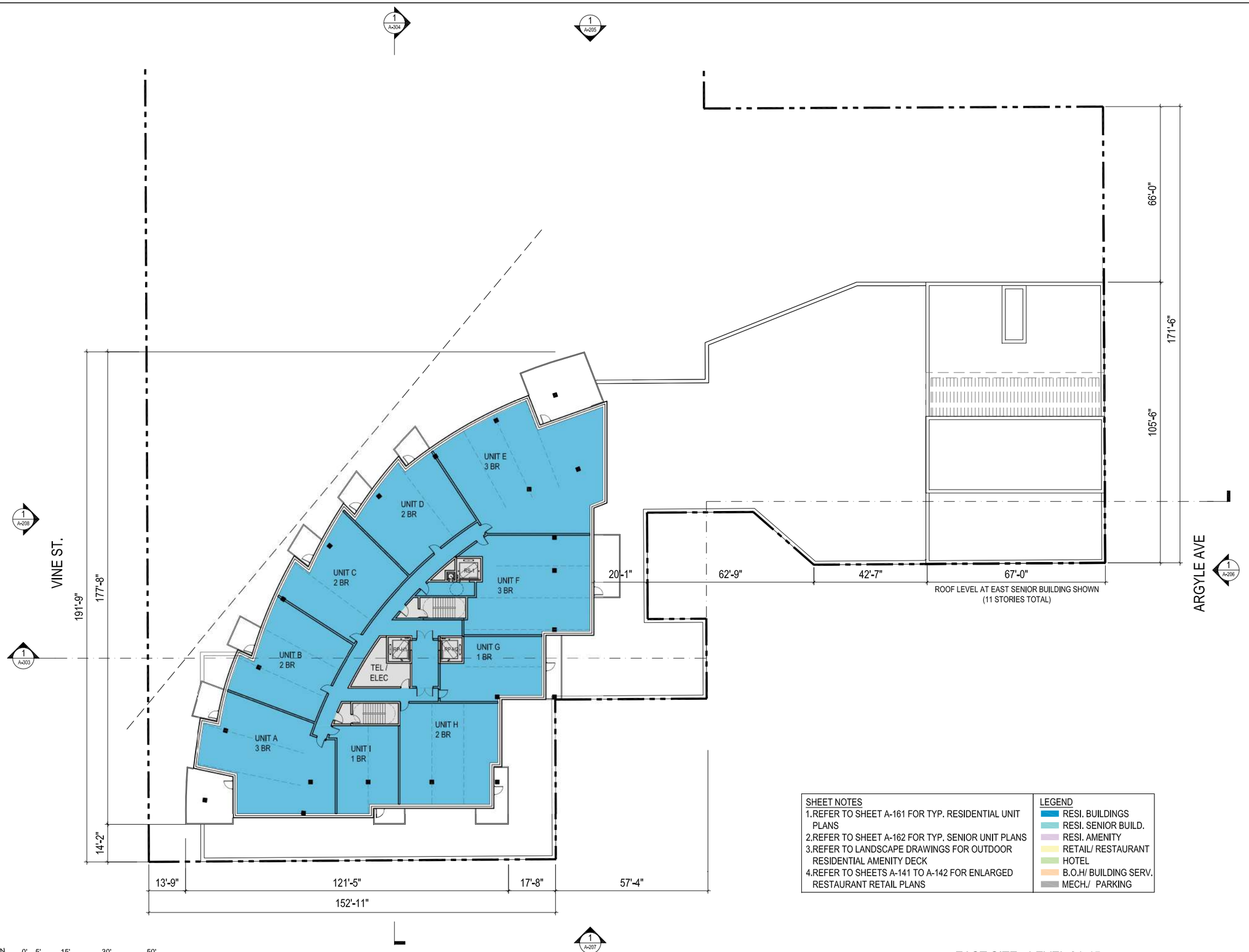
DRAWING TITLE:

EAST SITE - LEVEL 30

DRAWING NO:

A-131

© Handel Architects LLP 2018



SHEET NOTES	LEGEND
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 31-45
SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

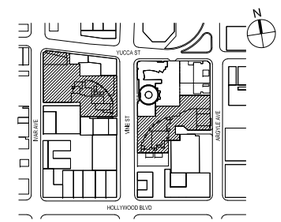
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

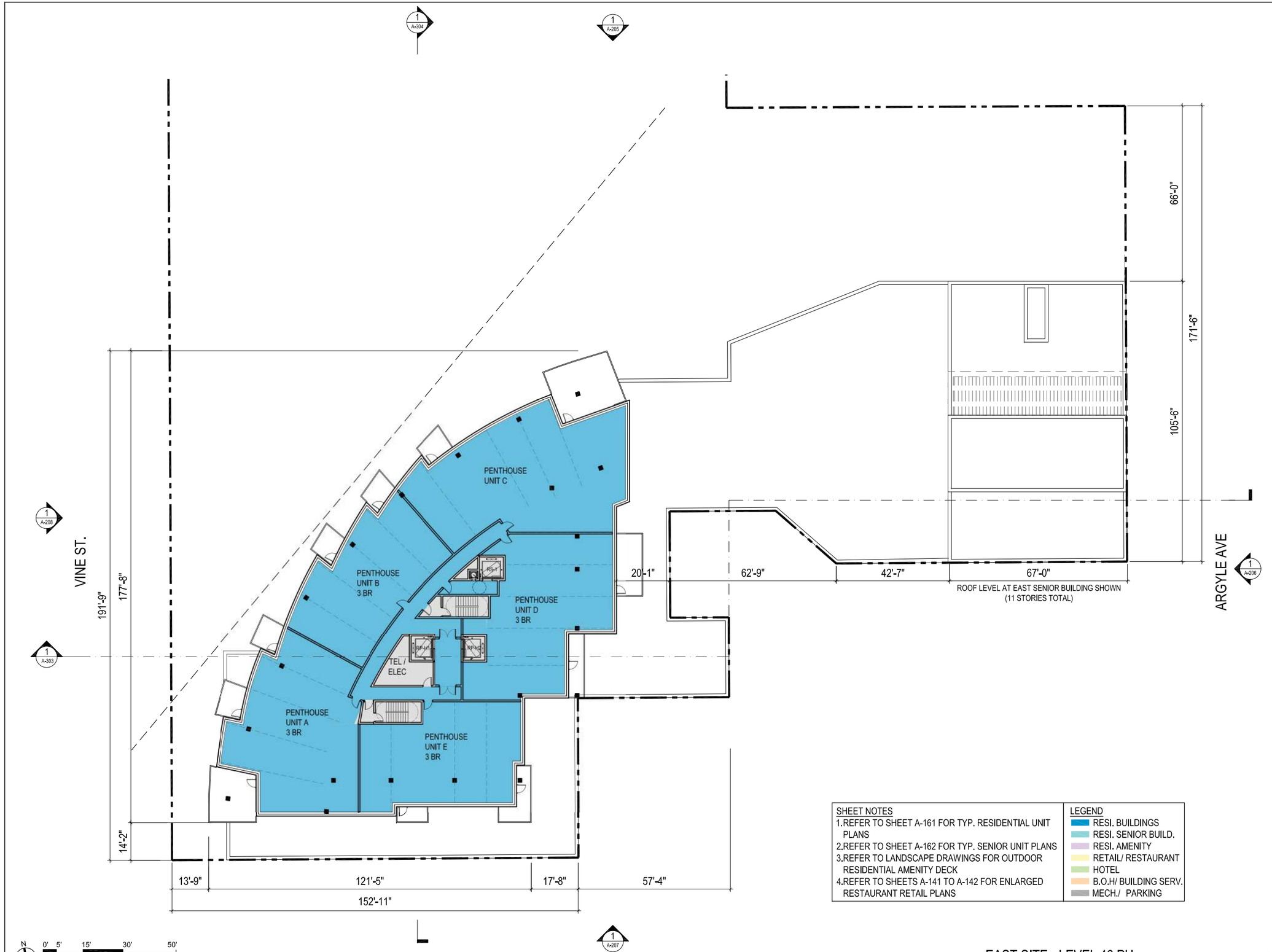


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - LEVEL 31-45

DRAWING NO:
A-132

© Handel Architects LLP 2018



SHEET NOTES	LEGEND
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 46 PH

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

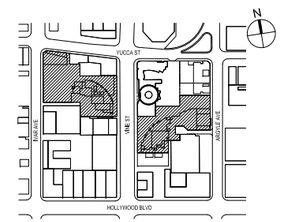
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

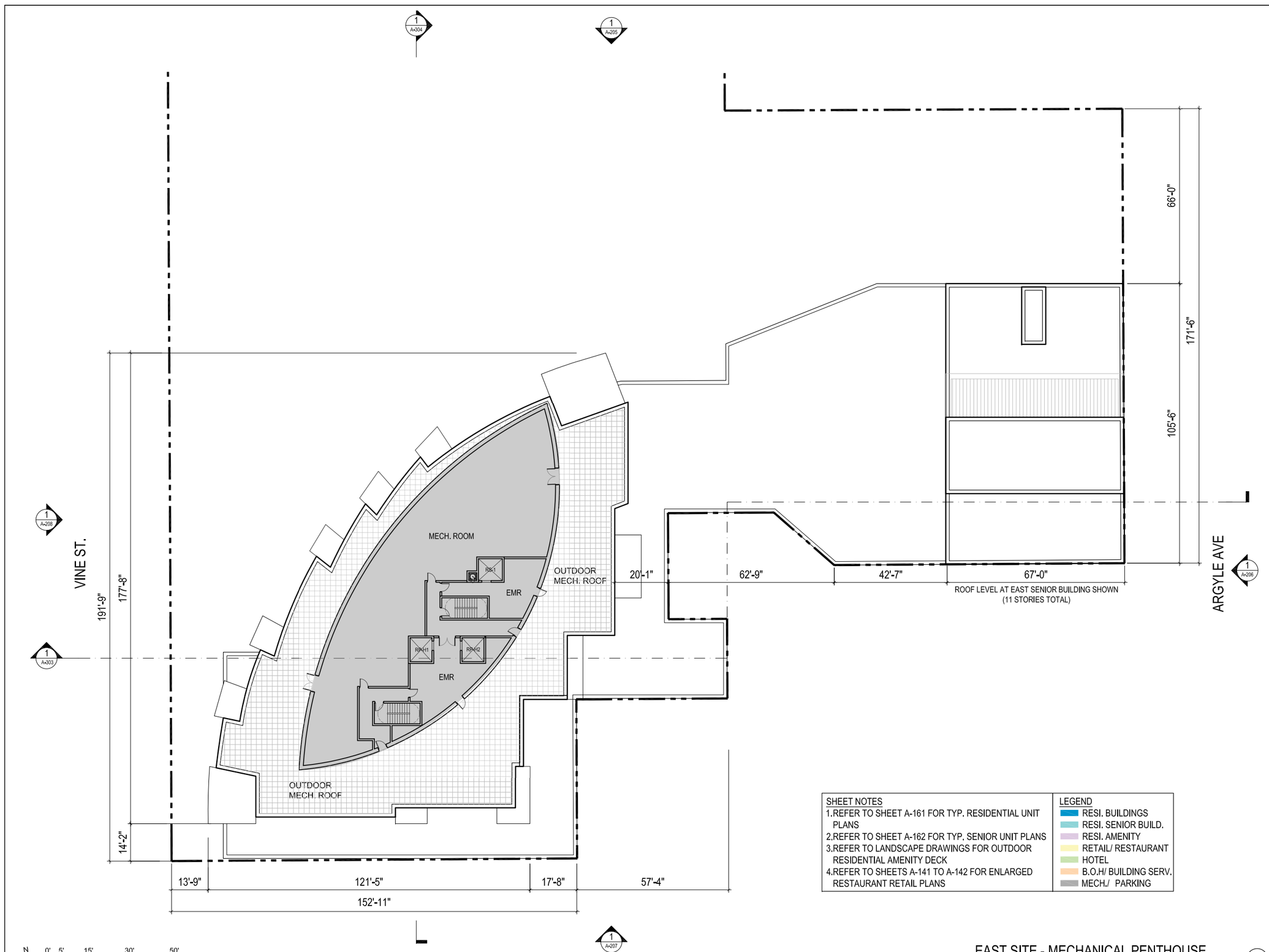
DRAWING TITLE:

EAST SITE - LEVEL 46 PH

DRAWING NO:

A-133

© Handel Architects LLP 2018



SHEET NOTES	LEGEND
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - MECHANICAL PENTHOUSE

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

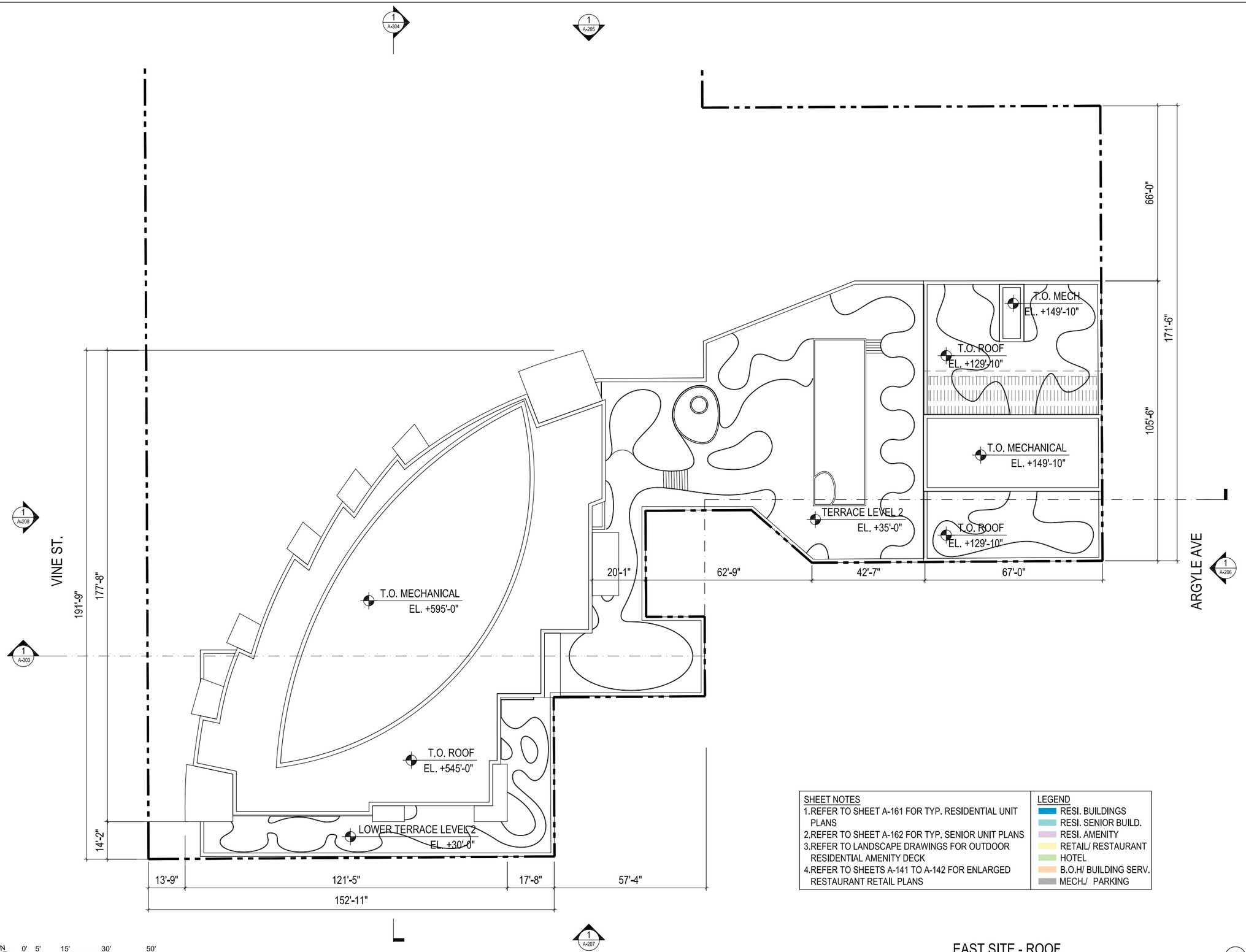
DRAWING TITLE:

EAST SITE - MECHANICAL PENTHOUSE

DRAWING NO:

A-134

© Handel Architects LLP 2018



SHEET NOTES	LEGEND
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - ROOF

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

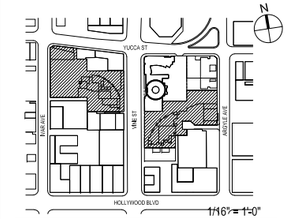
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

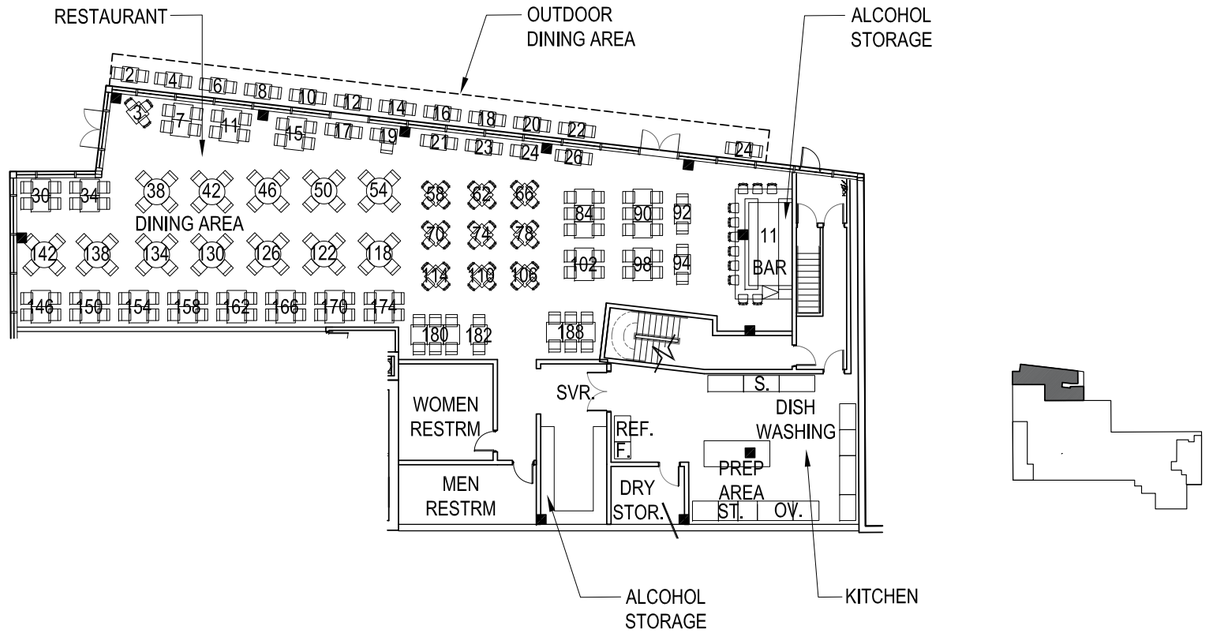
EAST SITE - ROOF

DRAWING NO:

A-135

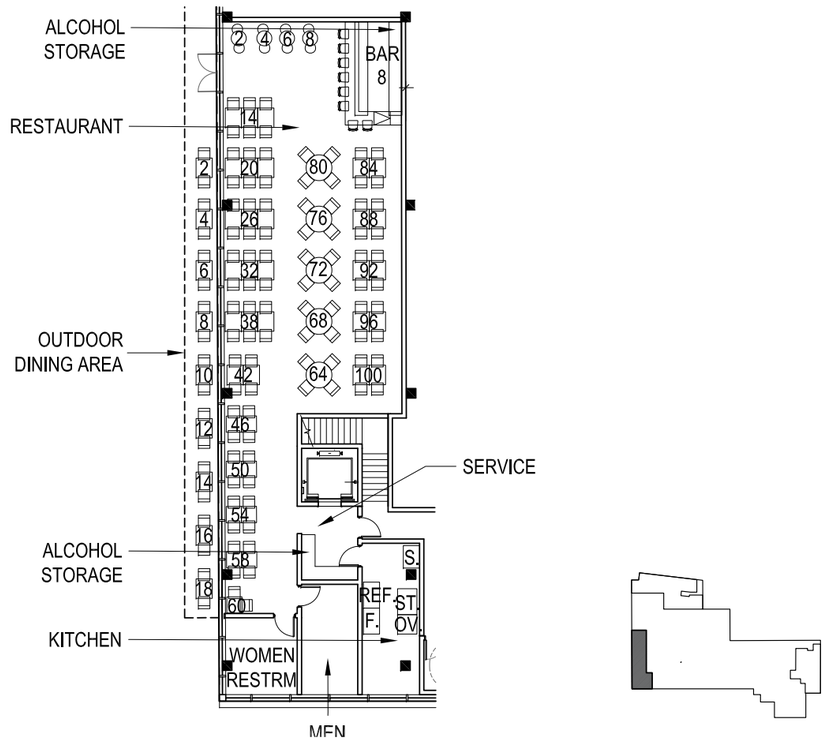
© Handel Architects LLP 2018

AREA	RESTAURANT 1	RESTAURANT 2	RESTAURANT 3
INDOOR DINING / BAR AREA	1698 SF/ 109 SF	1753 SF/ 100 SF	3259 SF/ 188 SF
OUTDOOR AREA	260 SF	136 SF	223 SF
INDOOR SEATING	109	100	188
BAR SEATING	11	8	11
OUTDOOR SEATING	38	18	24
TOTAL SEATING	158	126	223



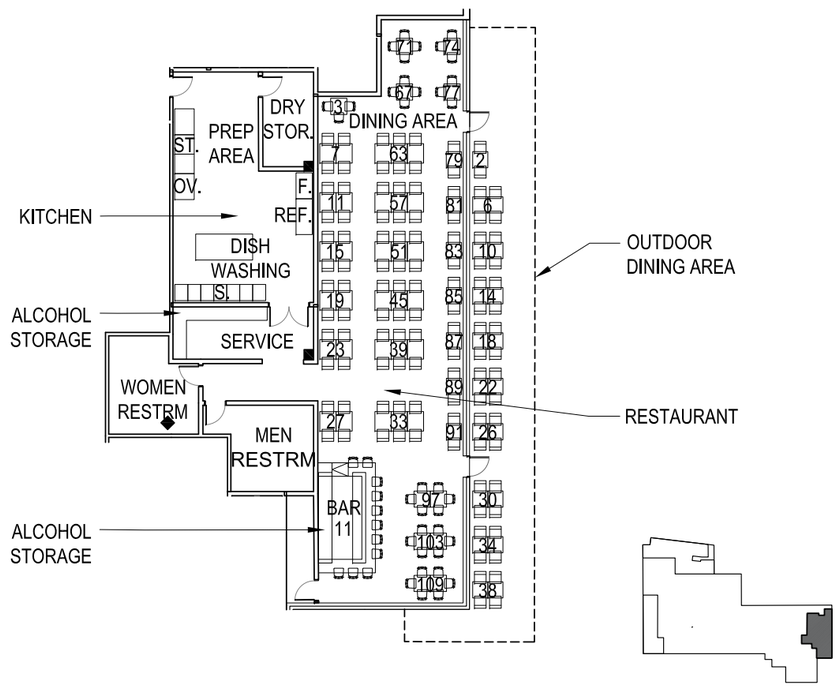
ENLARGED PLAN_RESTAURANT 3 AT WEST SITE (3)

SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 2 AT WEST SITE (2)

SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 1 AT WEST SITE (1)

SCALE: 3/32"= 1'-0"

N 0' 4' 8' 16' 32'

SCALE: 3/32" = 1'-0"

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

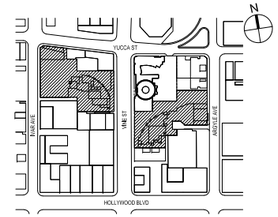
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

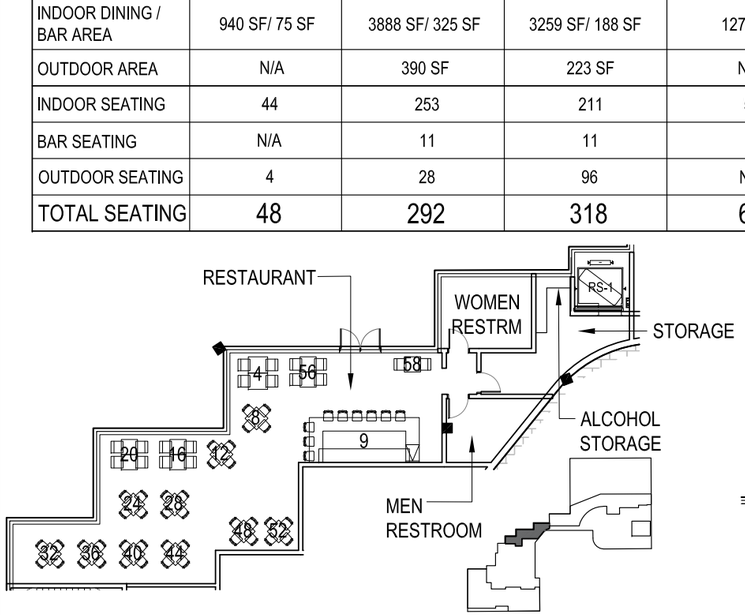
WEST SITE - ENLARGED RETAIL PLANS

DRAWING NO:

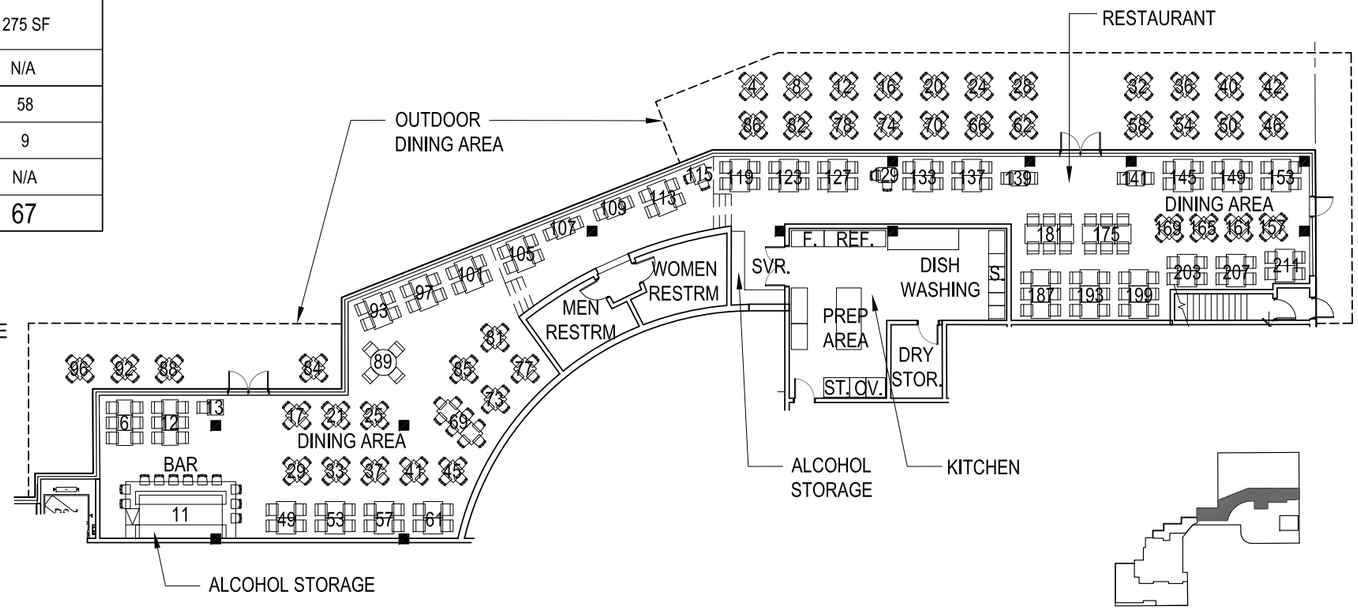
A-141

© Handel Architects LLP 2018

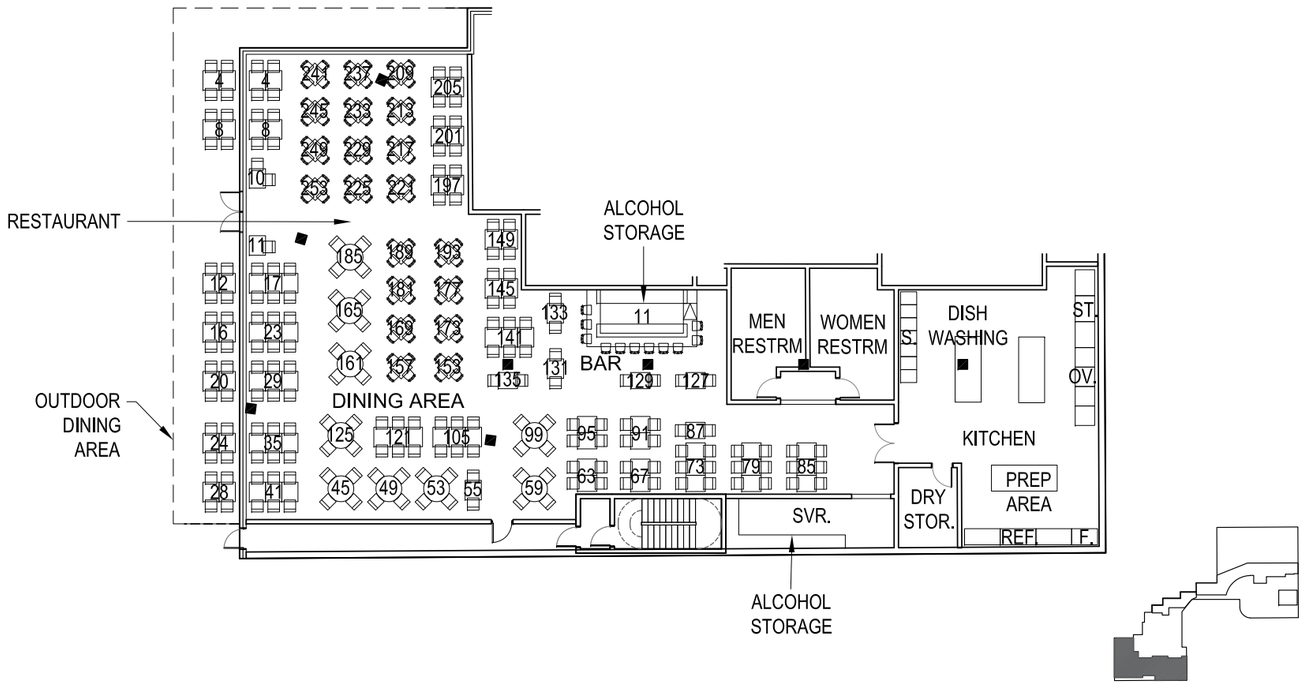
AREA	RESTAURANT 1	RESTAURANT 2	RESTAURANT 3	RESTAURANT 4
INDOOR DINING / BAR AREA	940 SF/ 75 SF	3888 SF/ 325 SF	3259 SF/ 188 SF	1275 SF
OUTDOOR AREA	N/A	390 SF	223 SF	N/A
INDOOR SEATING	44	253	211	58
BAR SEATING	N/A	11	11	9
OUTDOOR SEATING	4	28	96	N/A
TOTAL SEATING	48	292	318	67



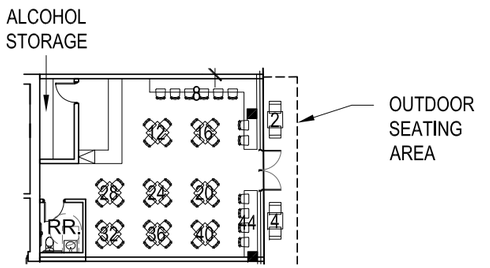
ENLARGED PLAN_RESTAURANT 4 AT EAST SITE (4)
SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 3 AT EAST SITE (3)
SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 2 AT EAST SITE (2)
SCALE: 3/32"= 1'-0"



ENLARGED PLAN_RESTAURANT 1 AT EAST SITE (1)
SCALE: 3/32"= 1'-0"

N 0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

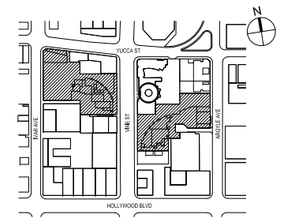
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

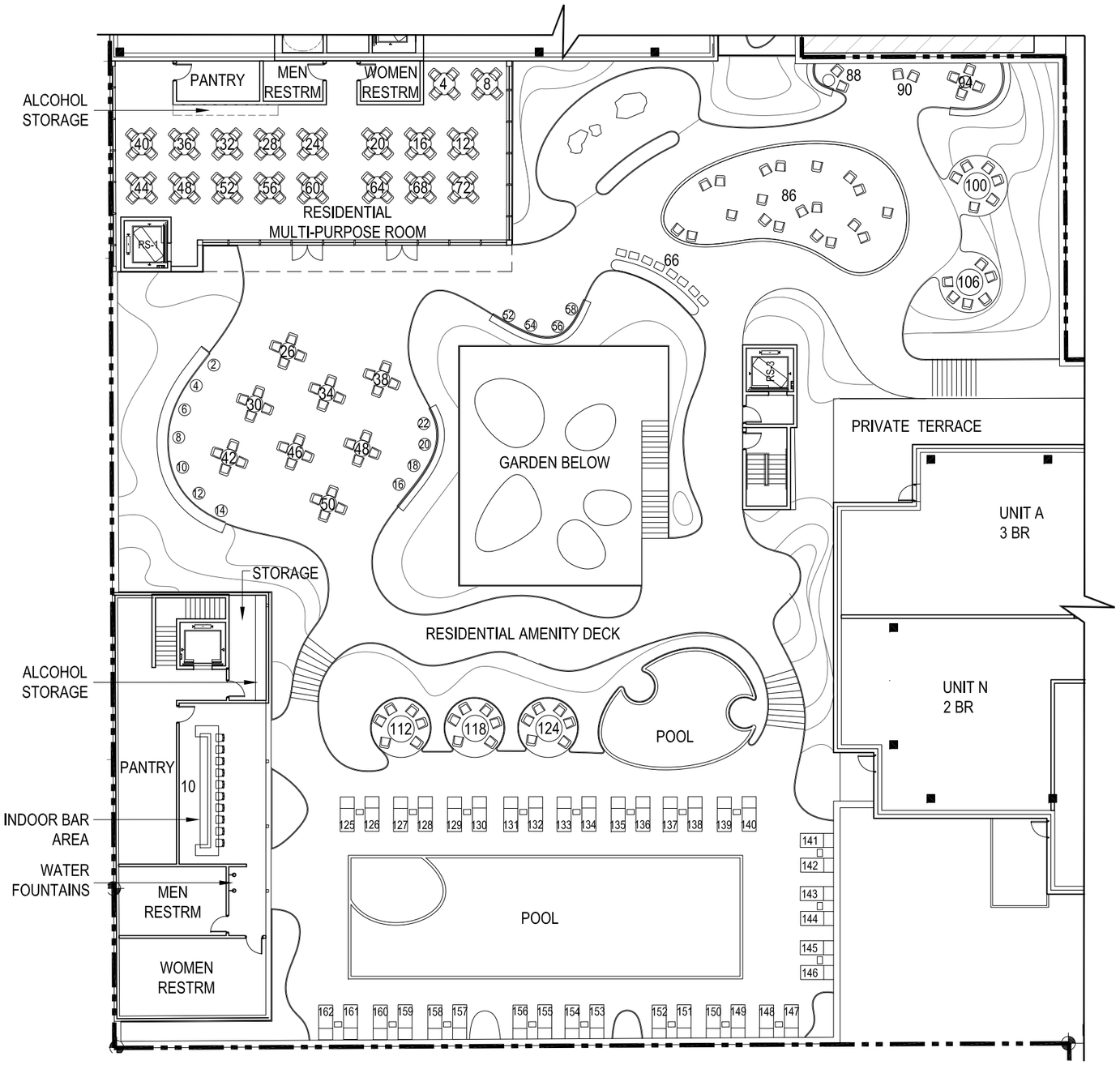


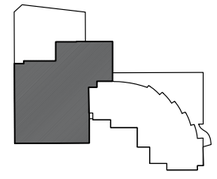
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED RETAIL PLANS

DRAWING NO:
A-142

© Handel Architects LLP 2018





AREA	SEAT COUNT
RES. MULTI-PURPOSE ROOM	72
INDOOR BAR AREA	10
OUTDOOR AREA	162
TOTAL	244

N 0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

ENLARGED PLAN_AMENITY DECK AT WEST SITE 1
SCALE: 3/32"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

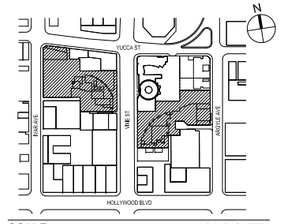
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

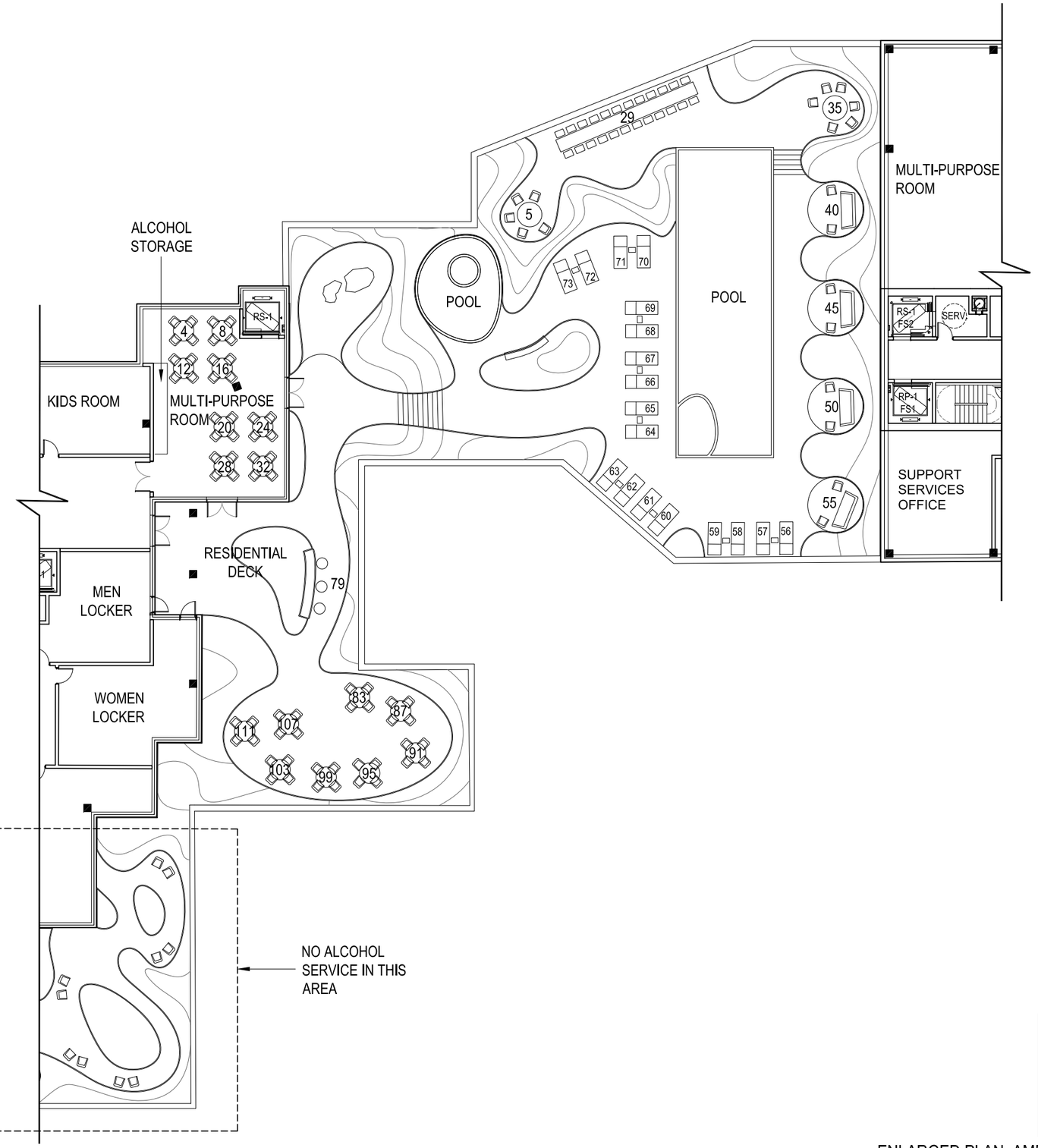


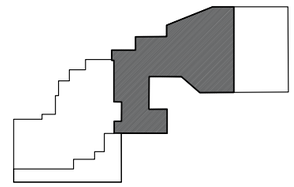
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE-ENLARGED AMENITY DECK PLAN

DRAWING NO:
A-151

© Handel Architects LLP 2018





AMENITY AREA	AMENITY SEATING
INDOOR MULTI-PURPOSE	32
OUTDOOR AREA	111
TOTAL	143

ENLARGED PLAN_AMENITY DECK AT EAST SITE (1)

SCALE: 3/32"= 1'-0"

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

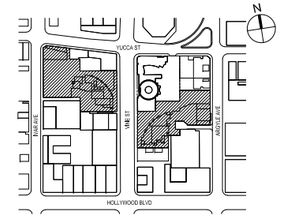
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

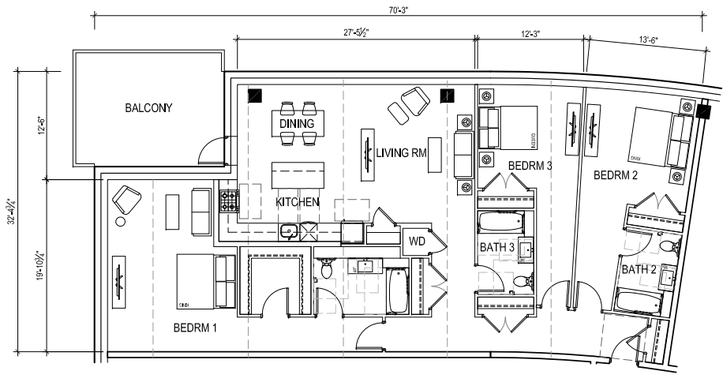
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED AMENITY DECK PLAN

DRAWING NO:

A-152

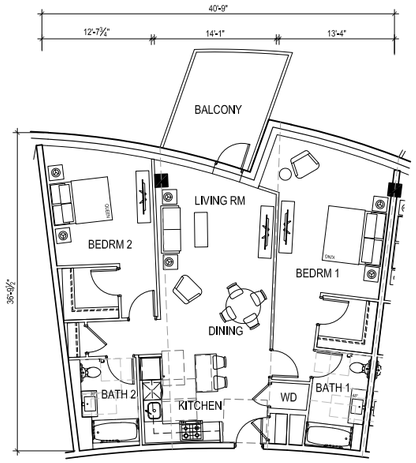
© Handel Architects LLP 2018



WEST SITE: TYPICAL 3 BEDROOM

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

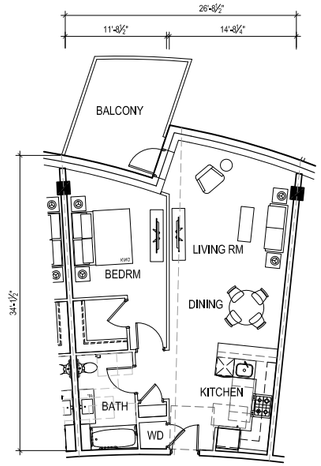
6



WEST SITE: TYPICAL 2 BEDROOM

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

5

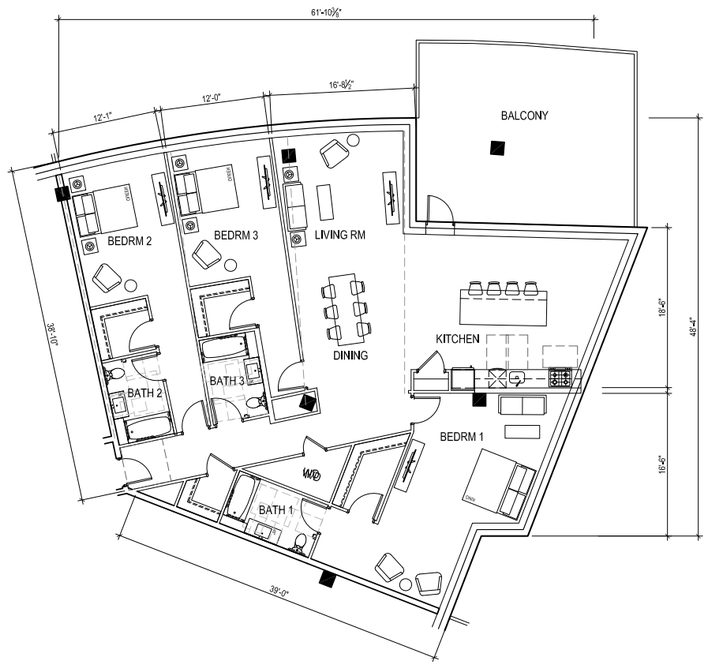


WEST SITE: TYPICAL 1 BEDROOM

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

4

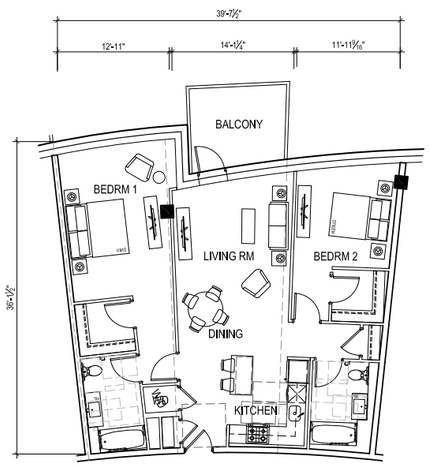
WEST BUILDING, RESIDENTIAL LAYOUTS



EAST SITE: TYPICAL 3 BEDROOM

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

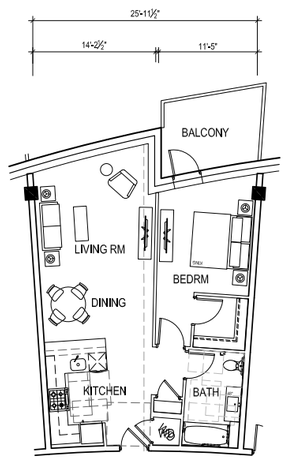
3



EAST SITE: TYPICAL 2 BEDROOM

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

2



EAST SITE: TYPICAL 1 BEDROOM

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

1

N

0' 4' 8' 16' 32'

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

EAST BUILDING, RESIDENTIAL LAYOUTS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

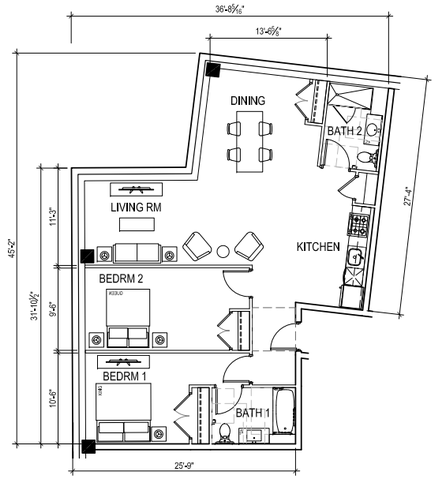
DRAWING TITLE:

ENLARGED TYPICAL UNIT PLANS

DRAWING NO:

A-161

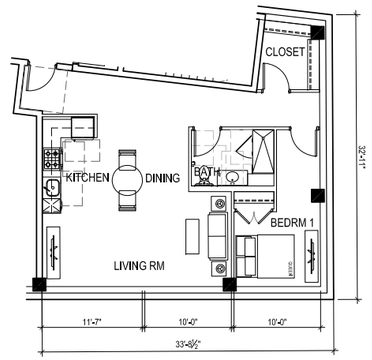
© Handel Architects LLP 2018



WEST SITE: TYPICAL 2 BEDROOM

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

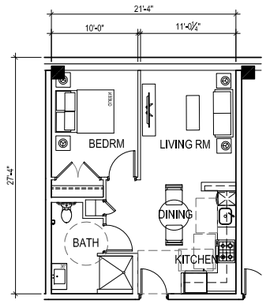
6



WEST SITE: 1 BEDROOM TYPE 2

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

5

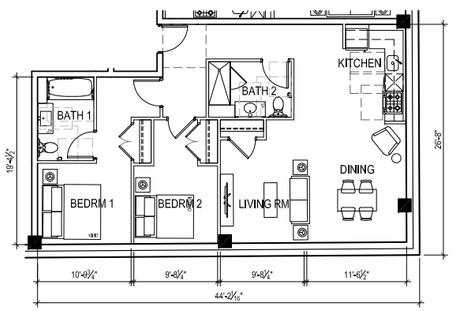


WEST SITE: 1 BEDROOM TYPE 1

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

4

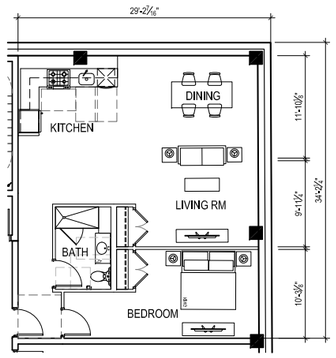
WEST SENIOR BUILDING



EAST SITE: TYPICAL 2 BEDROOM

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

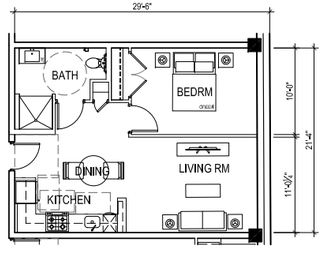
3



EAST SITE: 1 BEDROOM TYPE 2

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

2



EAST SITE: 1 BEDROOM TYPE 1

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

1

N

0' 4' 8' 16' 32'

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

EAST SENIOR BUILDING

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

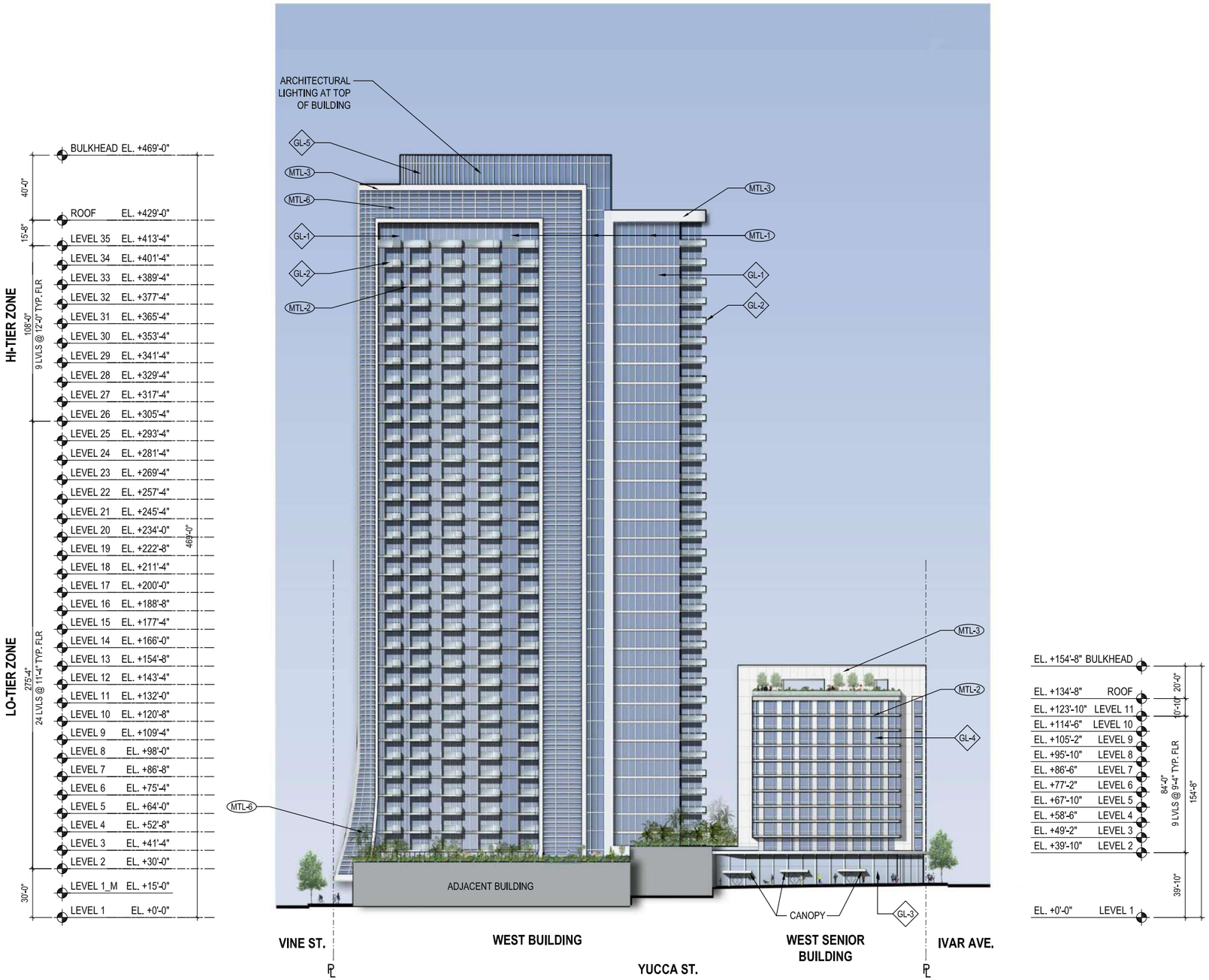
DRAWING TITLE:

ENLARGED TYPICAL UNIT PLANS

DRAWING NO:

A-162

© Handel Architects LLP 2018



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - NORTH ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

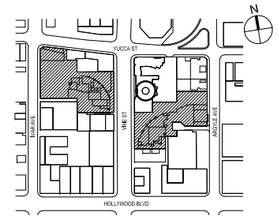
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

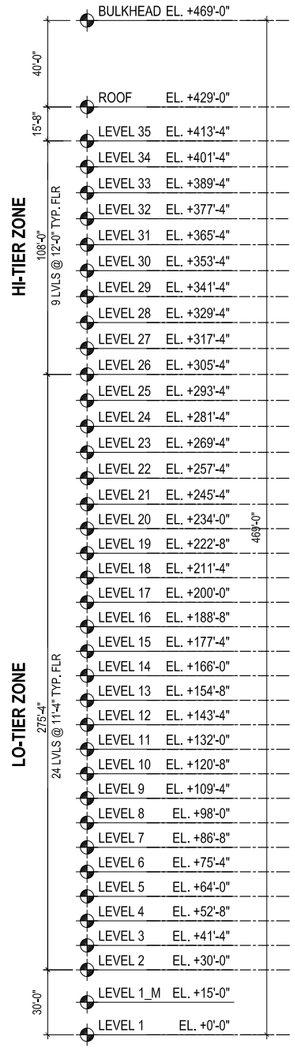
PROJECT NO: 1350

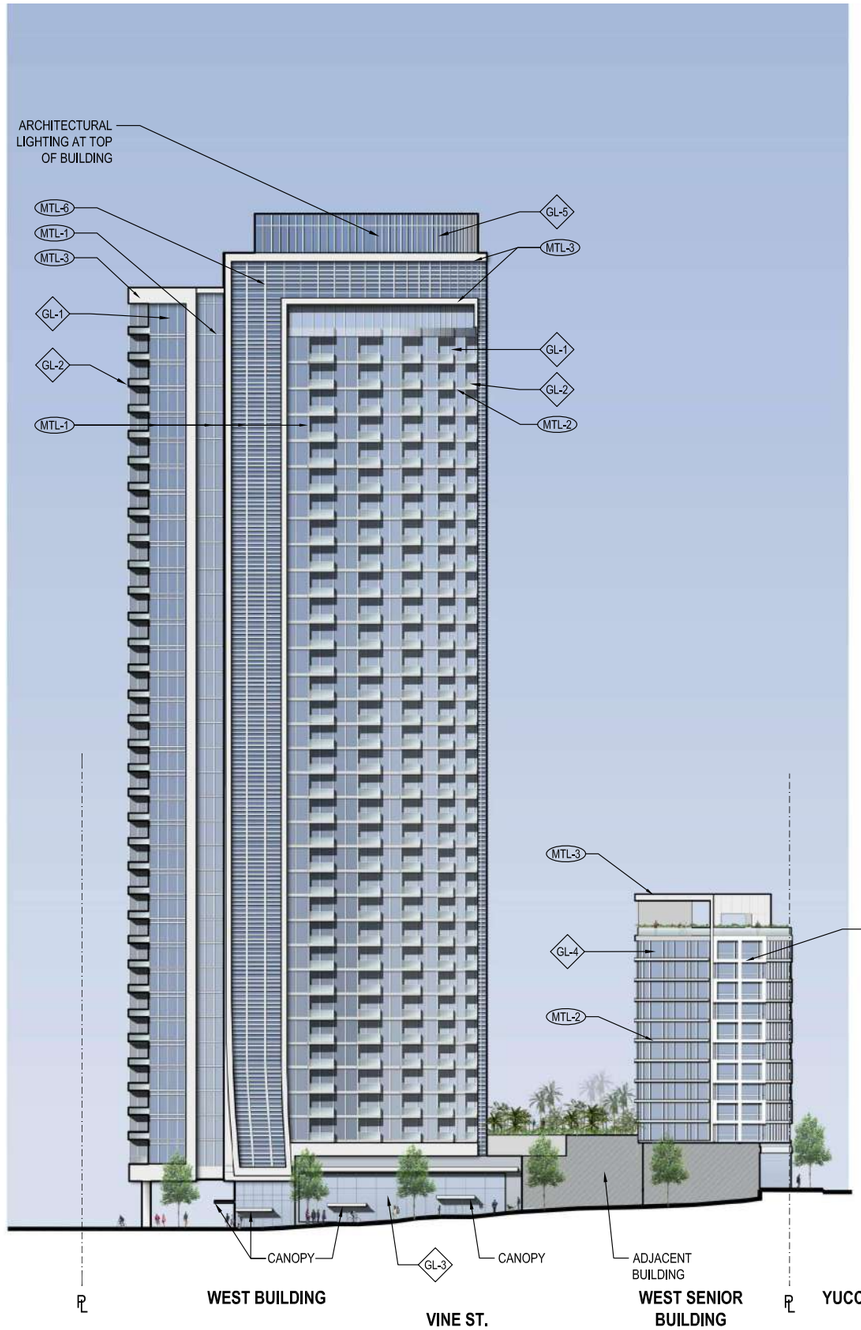
SEAL & SIGNATURE

DRAWING TITLE: WEST SITE - NORTH ELEVATION

DRAWING NO: A-201

© Handel Architects LLP 2018





N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - EAST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

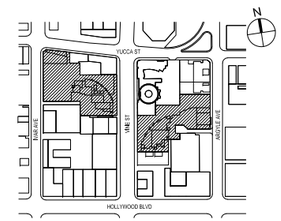
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - EAST ELEVATION

DRAWING NO:

A-202

© Handel Architects LLP 2018



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - SOUTH ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

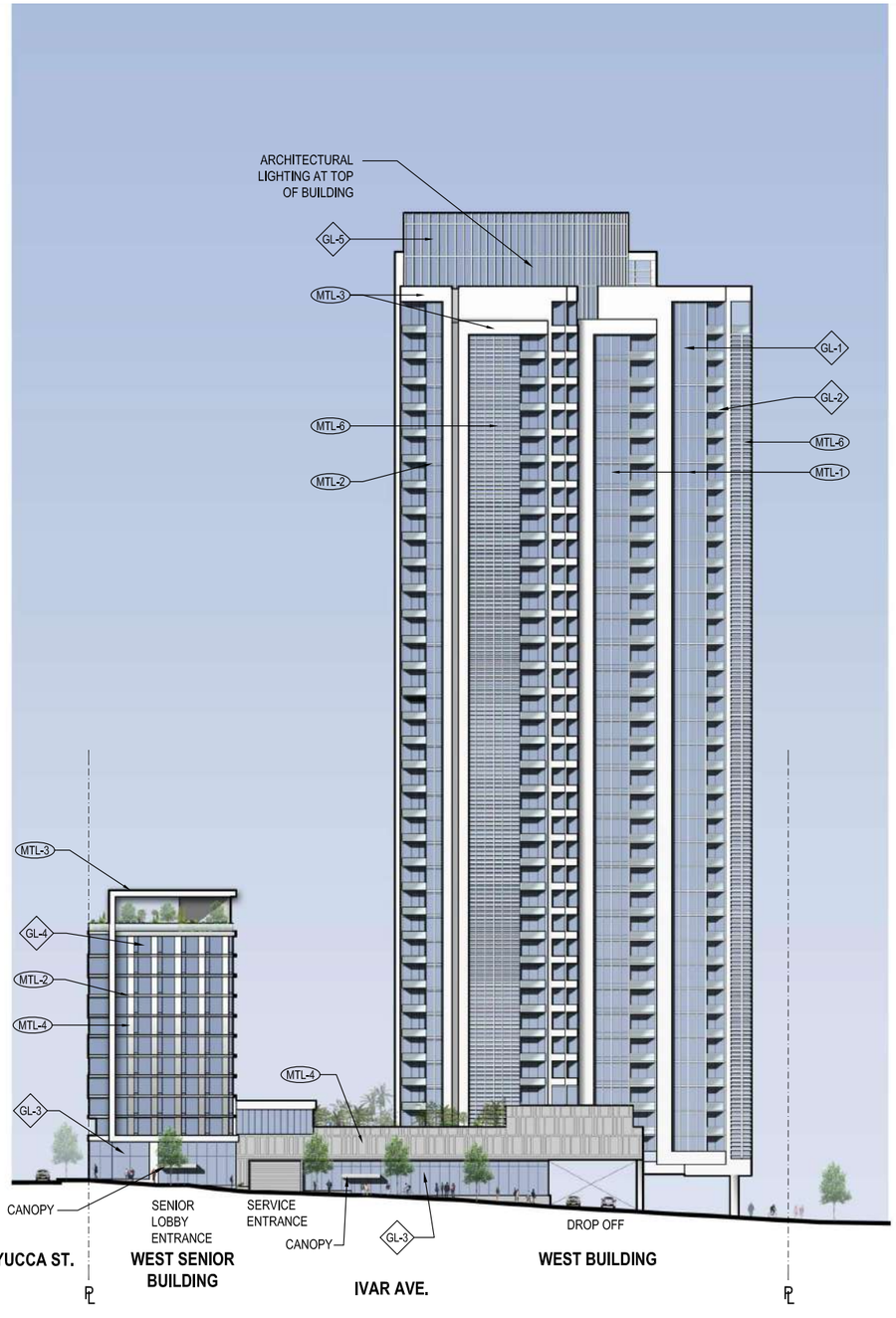
DRAWING TITLE:

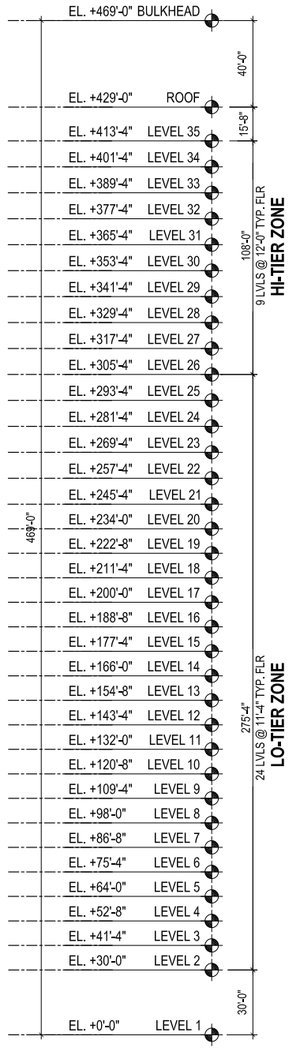
WEST SITE - SOUTH ELEVATION

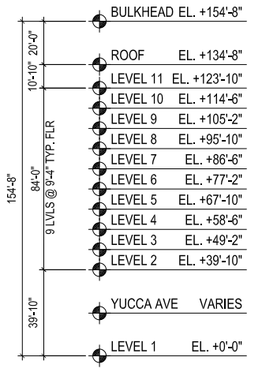
DRAWING NO:

A-203

© Handel Architects LLP 2018







N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - WEST ELEVATION

SCALE: 1/32"= 1'-0" (1)

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

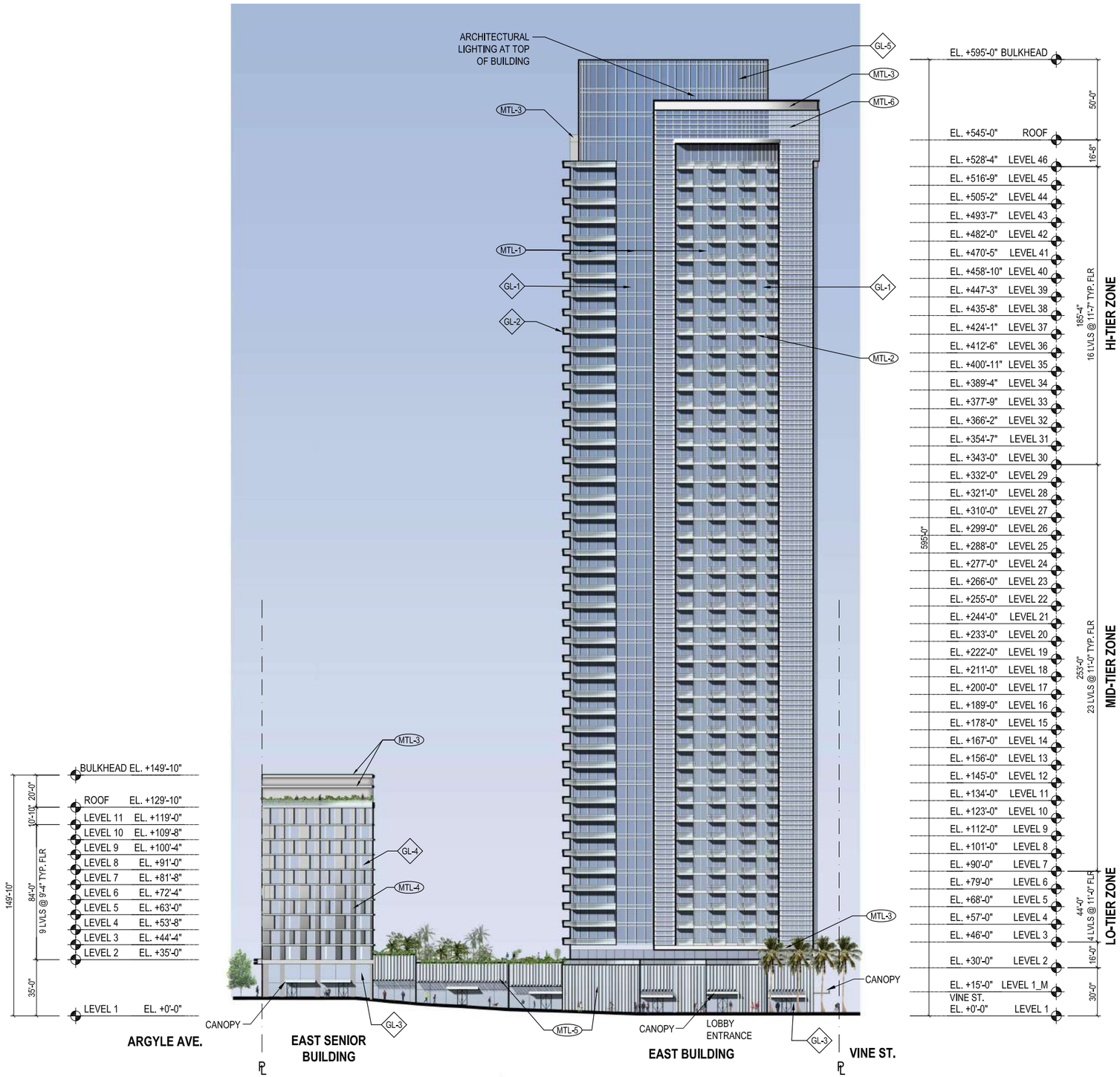


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - WEST ELEVATION

DRAWING NO:
A-204

© Handel Architects LLP 2018



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - NORTH ELEVATION (1)

SCALE: 1/32"= 1'-0"

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

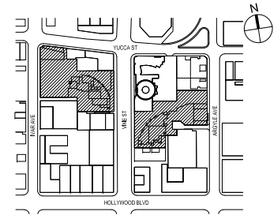
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

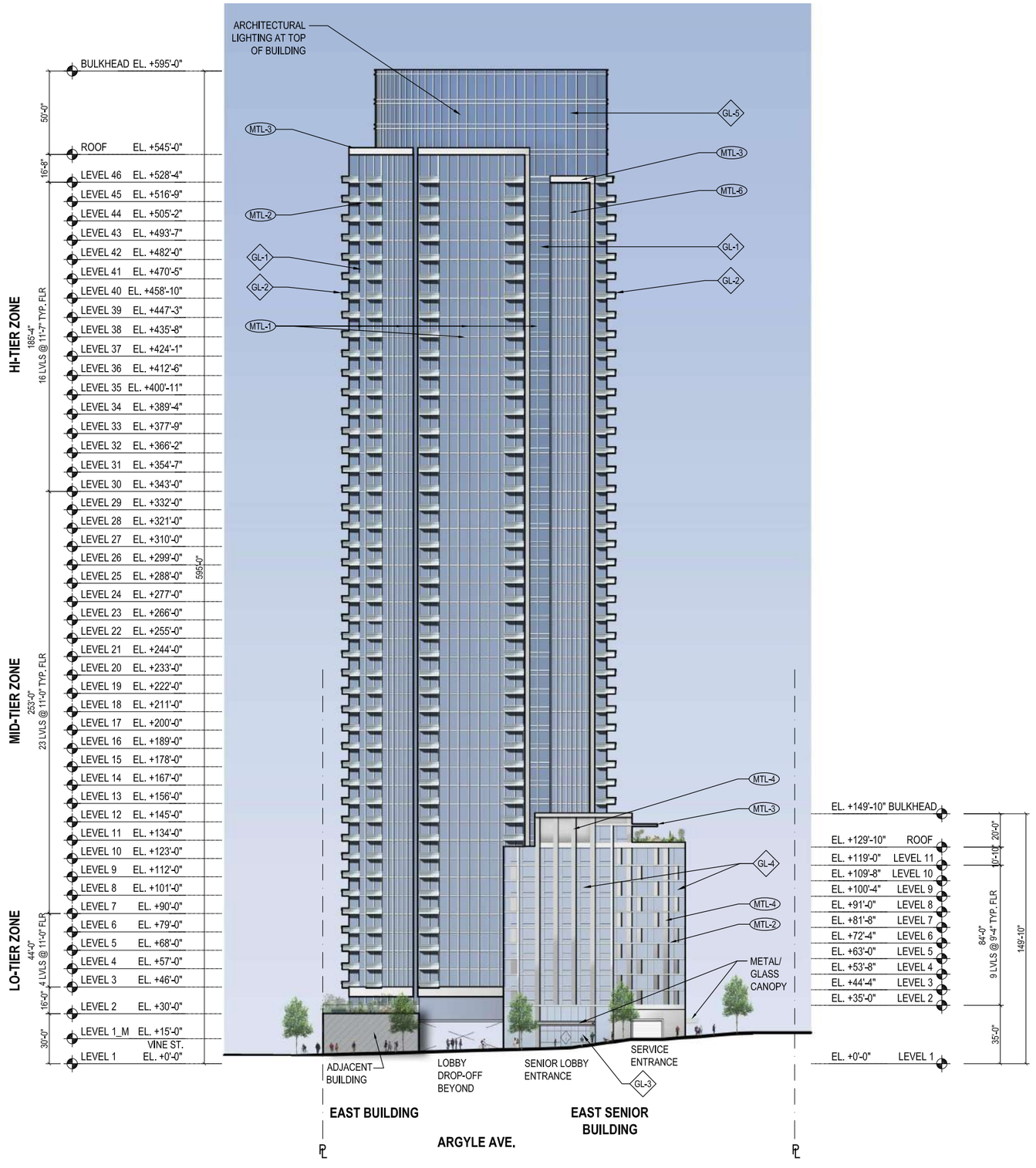


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - NORTH ELEVATION

DRAWING NO:
A-205

© Handel Architects LLP 2018



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - EAST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

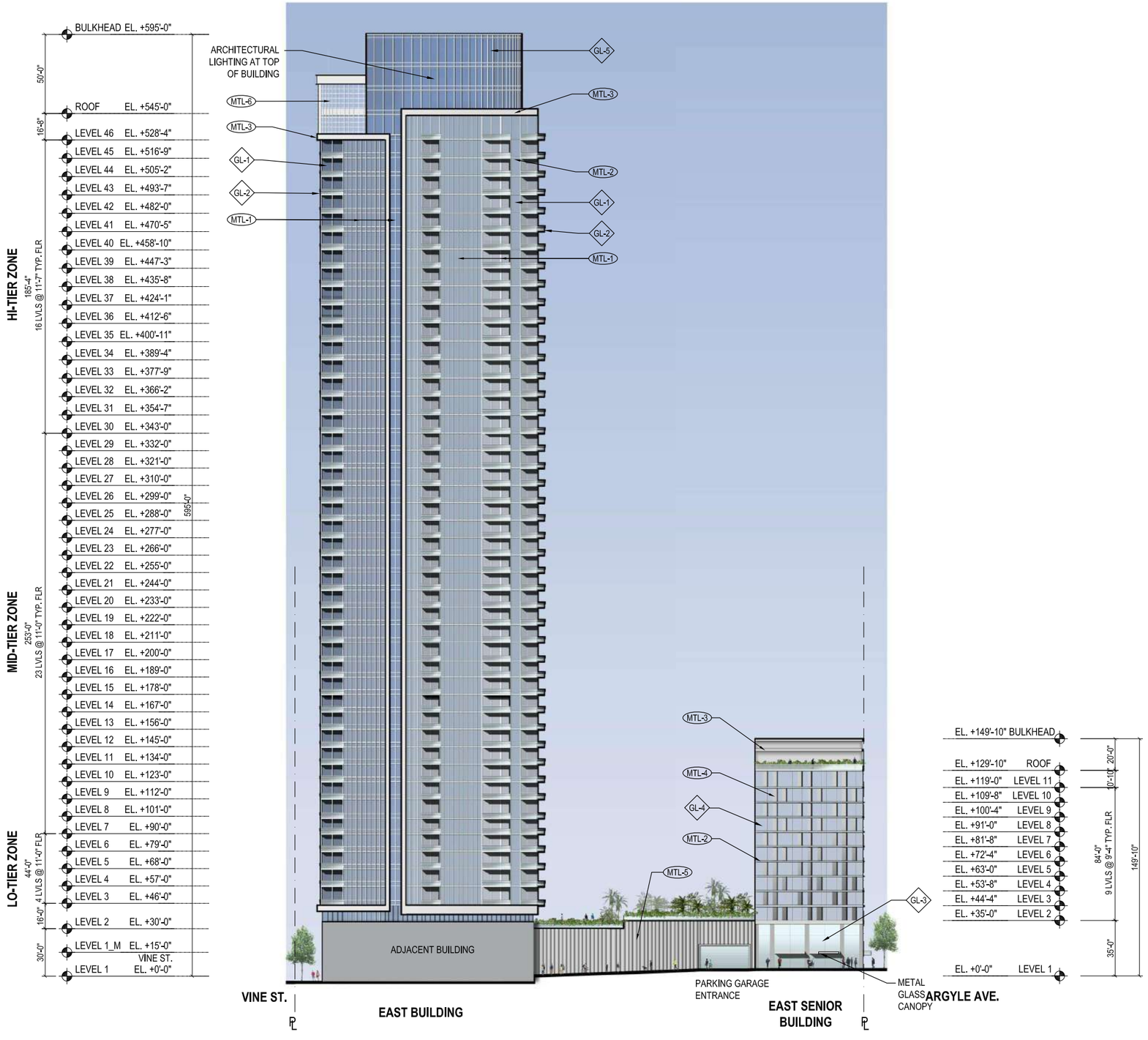


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - EAST ELEVATION

DRAWING NO:
A-206

© Handel Architects LLP 2018



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - SOUTH ELEVATION

SCALE: 1/32"= 1'-0" (1)

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

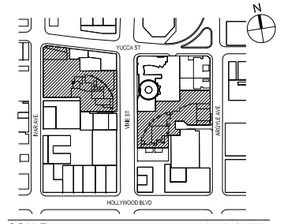
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

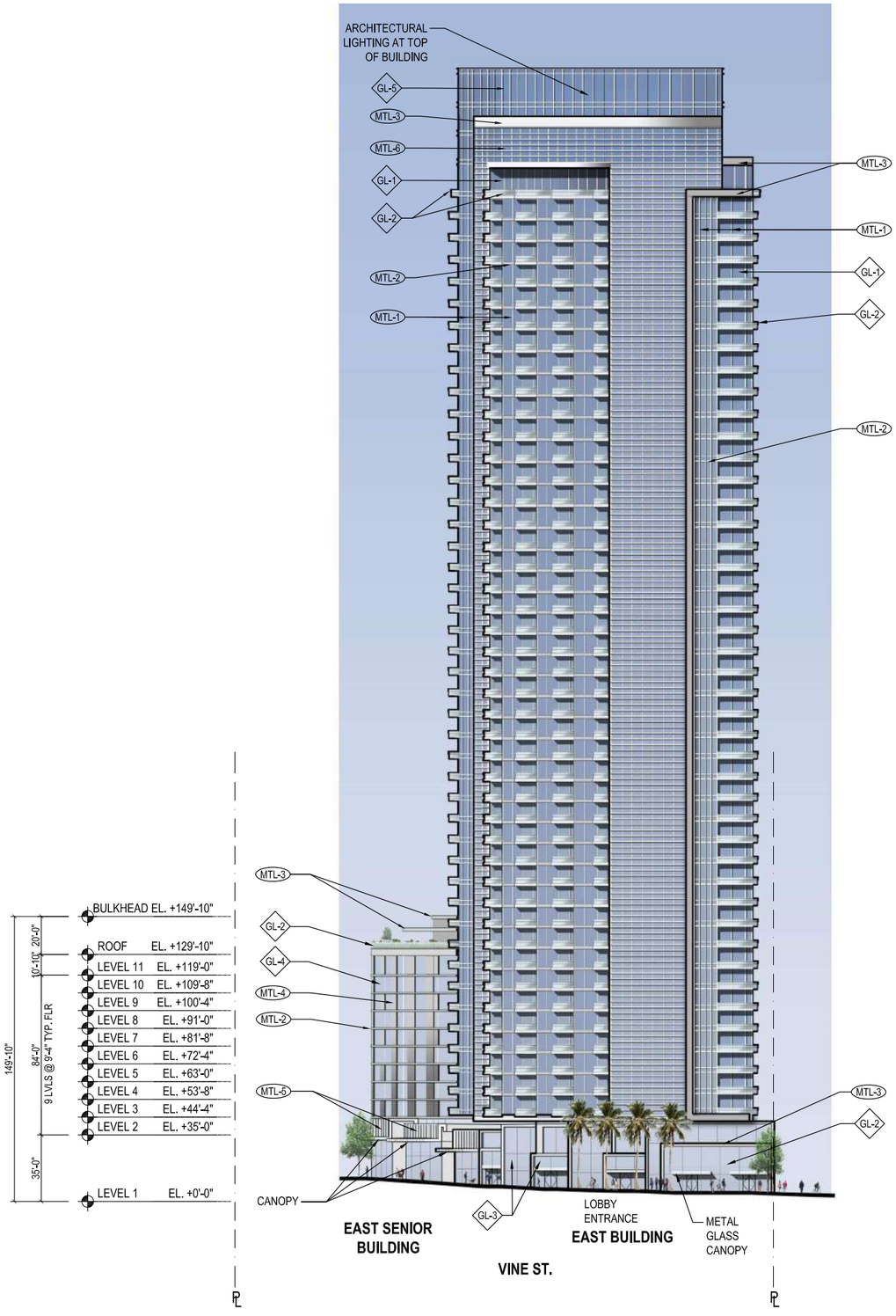


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - SOUTH ELEVATION

DRAWING NO:
A-207

© Handel Architects LLP 2018



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - WEST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 — INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 — BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 — GLASS STOREFRONT SYSTEM
- GL-4 — INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 — INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 — PAINTED METAL MULLION OR FIN
- MTL-2 — INSULATED METAL SLAB COVER
- MTL-3 — TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 — INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 — DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 — DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 — STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

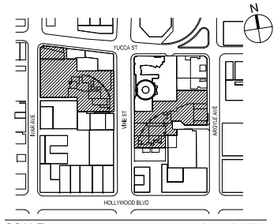
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

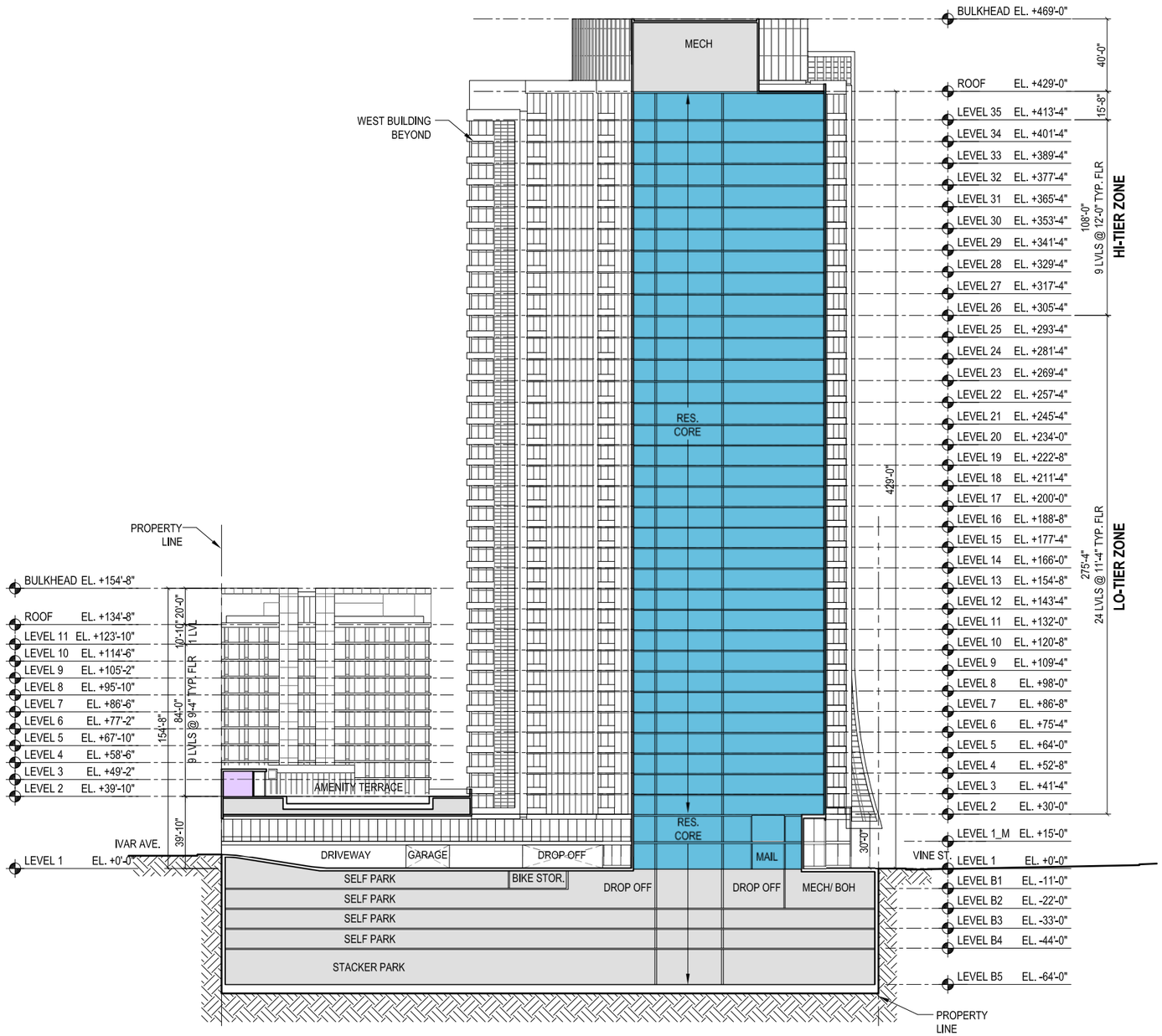
DRAWING TITLE:

EAST SITE - WEST ELEVATION

DRAWING NO:

A-208

© Handel Architects LLP 2018



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - BUILDING SECTION E-W

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

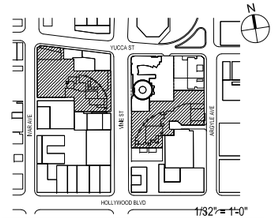
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

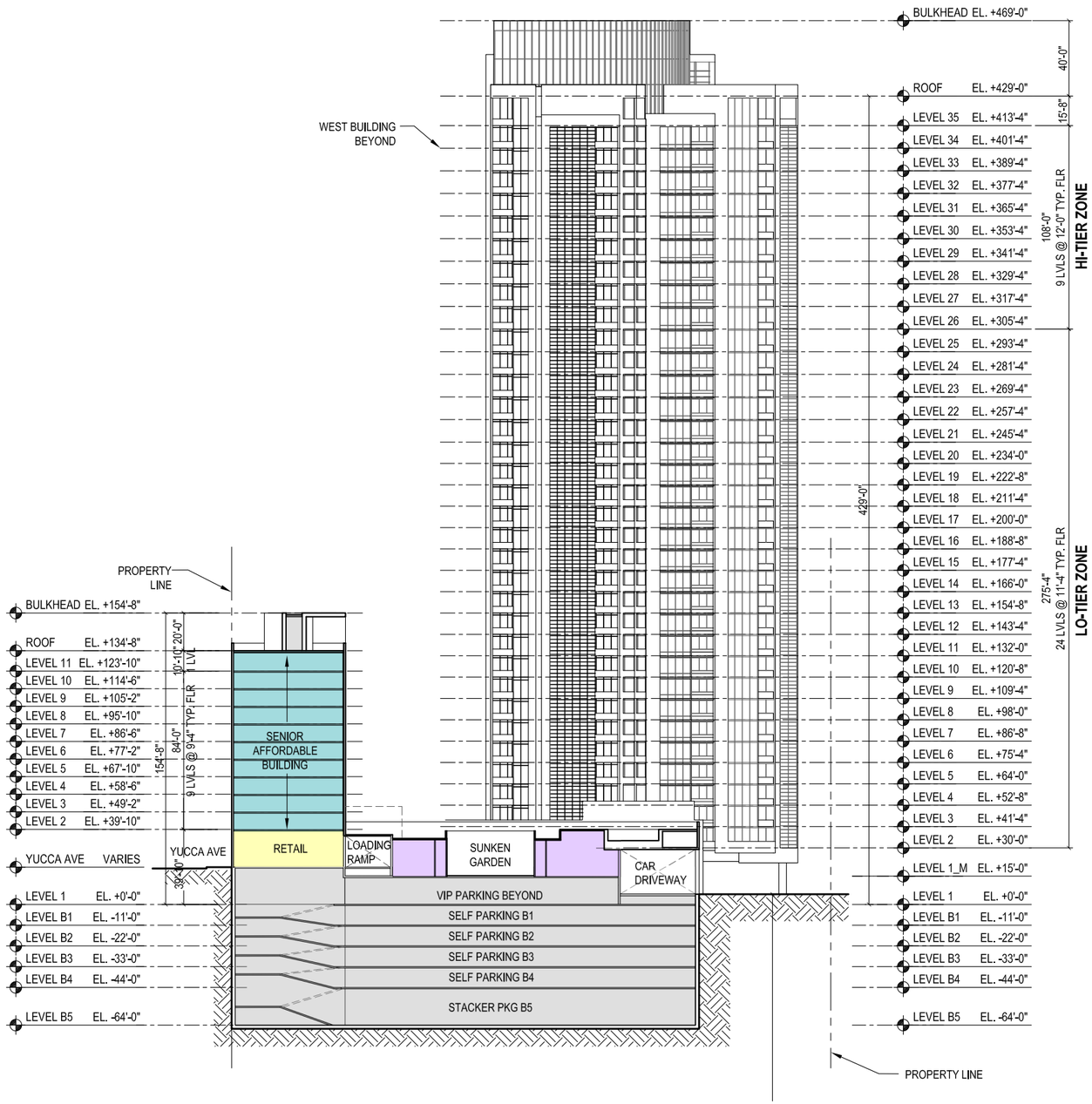
DRAWING TITLE:

WEST SITE-
BUILDING
SECTION_E-W

DRAWING NO:

A-301

© Handel Architects LLP 2018



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - BUILDING SECTION N-S

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

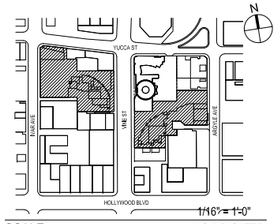
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

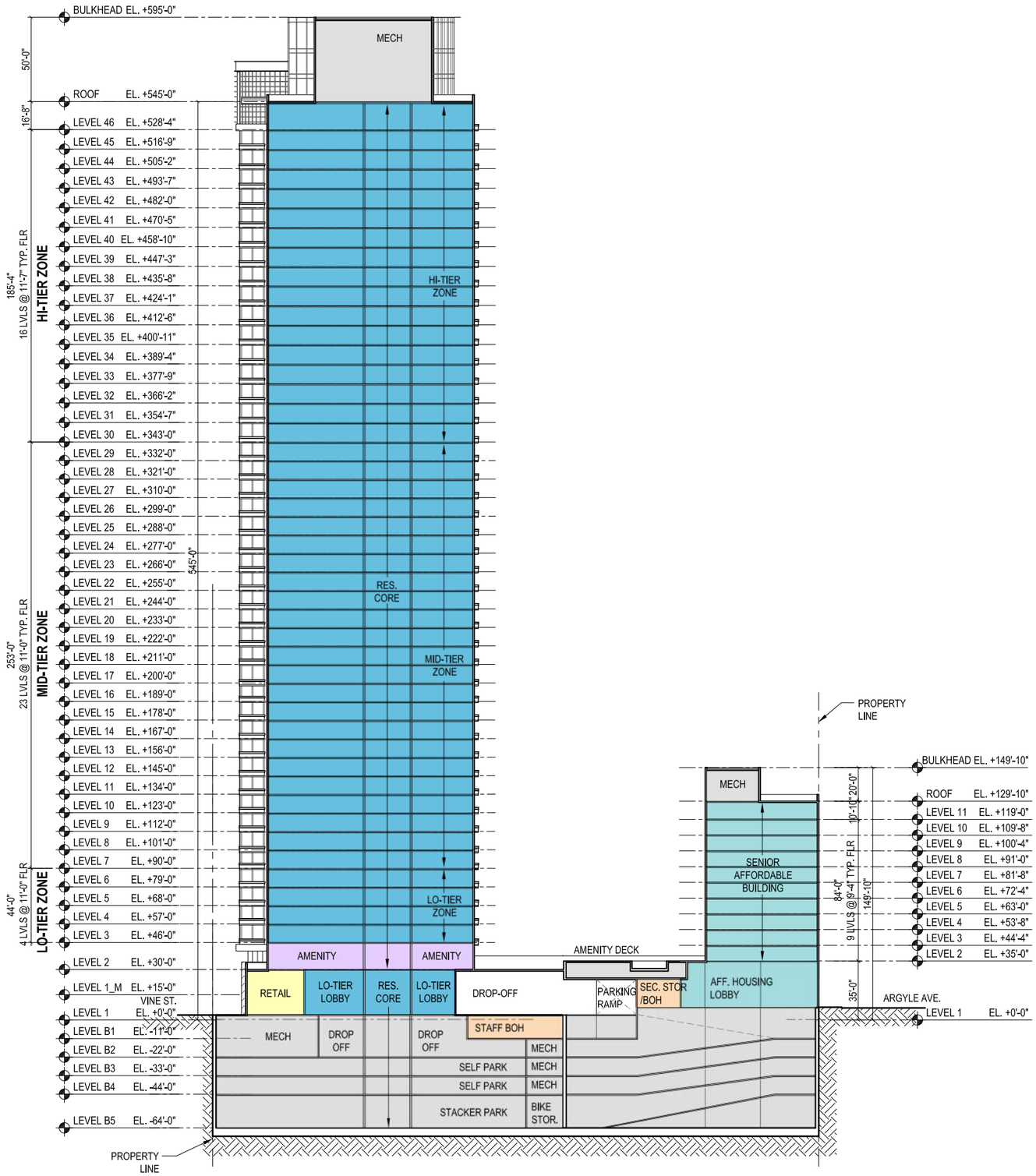
DRAWING TITLE:

WEST SITE - BUILDING SECTION_N-S

DRAWING NO:

A-302

© Handel Architects LLP 2018



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE_BUILDING SECTION E-W

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

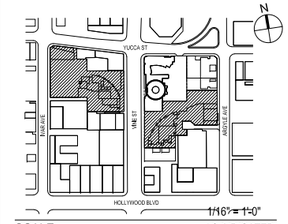
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

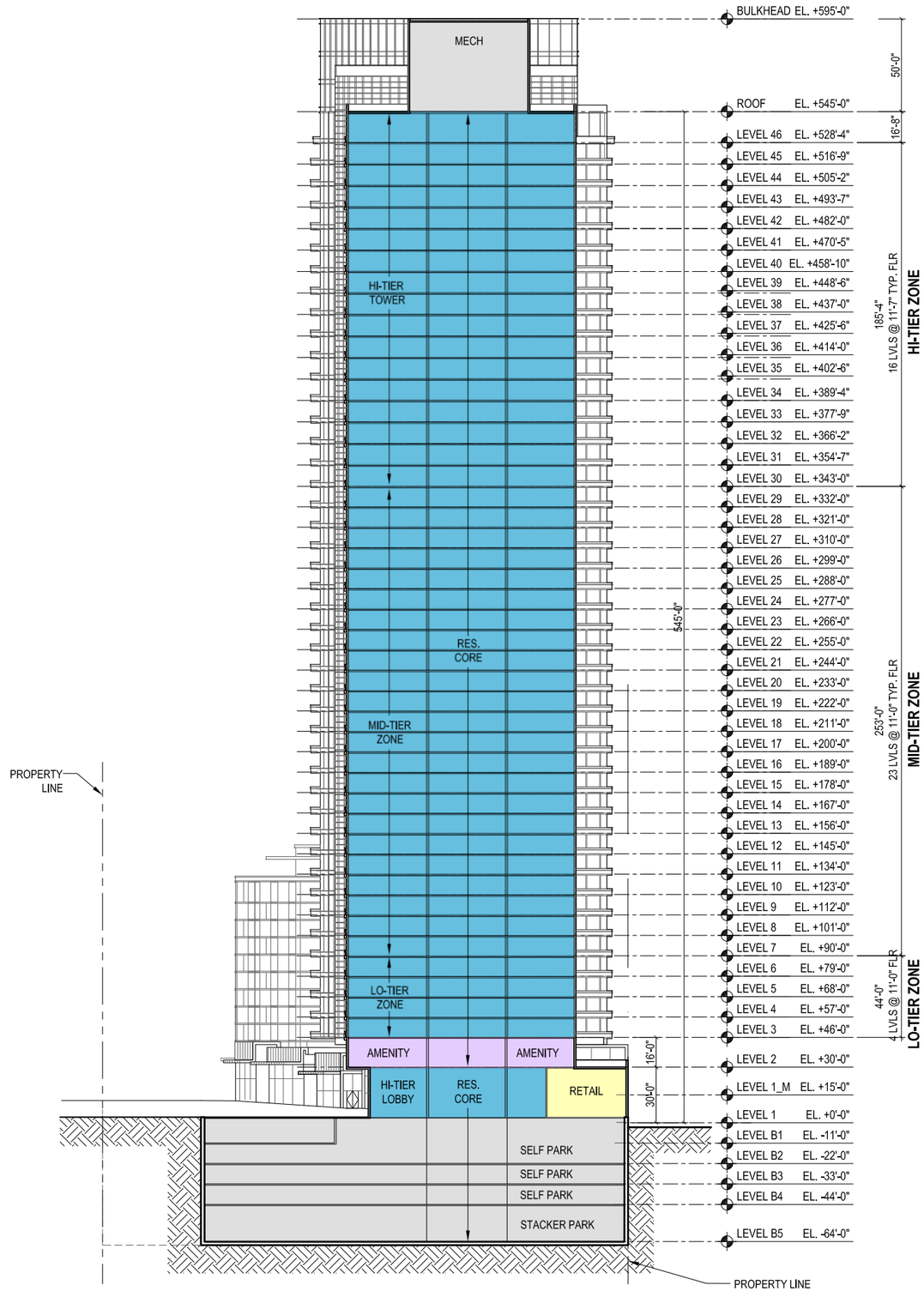
DRAWING TITLE:

EAST SITE - BUILDING SECTION_E-W

DRAWING NO:

A-303

© Handel Architects LLP 2018



EAST SITE_BUILDING SECTION N-S

SCALE: 1/32"= 1'-0"

1

N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

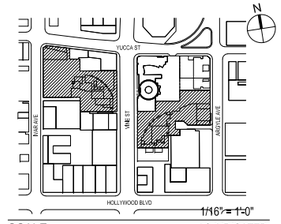
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - BUILDING SECTION_N-S

DRAWING NO:

A-304

© Handel Architects LLP 2018



LOOKING NORTH ON VINE STREET

NTS

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

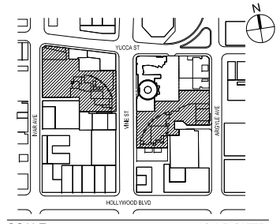
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

RENDERINGS

DRAWING NO:

A-401

© Handel Architects LLP 2018

EAST SITE - HOTEL ALTERNATIVE

EAST SITE UNIT MIX

	TYPE	AVG. AREA	COUNT	AREA
EAST BUILDING	1BR	916 sf	117	107,141
	2BR	1,395 sf	132	184,102
	3BR	1,638 sf	65	106,472
	PH	2,171 sf	5	10,857
	TOTAL		**319**	**408,572 ***
	TYPE	AVG. AREA	COUNT	AREA
EAST SENIOR BUILDING	1BR	917 sf	40	36,687
	2BR	1,382 sf	8	11,059
	TOTAL		**48**	**47,746 ***
TOTAL			**367**	**456,318 ***

* NOTE: NUMBERS ARE ROUNDED UP TO THE NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN OR EQUAL TO .5

UNIT MIX SUMMARY

	WEST	EAST	TOTAL
RESIDENTIAL BUILDINGS			
1BR	195	117	**312**
2BR	198	132	**330**
3BR	56	70	**126**
SUB-TOTAL	**449** (NC)	**319**	**768**
SENIOR BUILDINGS			
1BR	59	40	**99**
2BR	9	8	**17**
SUBTOTAL	**68** (NC)	**48**	**116**
TOTAL PROVIDED	**517** (NC)	**367**	**884**
TOTAL ALLOWED (200,925 / 200)			**1005**

(NC): No change in unit count on West Site from "All Res. Option"

PROJECT ADDRESS	6236-6334 West Yucca Street 1745-1770 North Vine Street 1733-1741 Argyle Avenue
GENERAL PLAN DESIGNATION	Regional Center Commercial
EXISTING ZONE	(T)(Q) C2-2-SN; C4-2D-SN
PROPOSED ZONE	C2-2-SN

APN & LEGAL

APN	LOT	ARB	BLOCK	TRACT
5546-030-028	LT 1	2	None	TR 18237
5546-030-031	FR 13	3	None	Central Hollywood Tract No. 2
5546-030-032	FR 13	2	None	Central Hollywood Tract No. 2
5546-030-033	LT 1	3	None	TR 18237
5546-030-034	FR 6	None	None	Central Hollywood Tract No. 2
5546-004-032	FR 1	None	21	Hollywood
5546-004-029	FR 2	1	21	Hollywood
5546-004-006	4	1	21	Hollywood
5546-004-020	21	2	21	Hollywood
5546-004-021	21	1	21	Hollywood

EAST SITE AREA BREAKDOWN

		TOTAL BUILDING PROGRAM *		PARKING	RETAIL / RESTAURANT	RESIDENTIAL	RESIDENTIAL AMENITY, LOBBIES, BOH	HOTEL
		LEVEL	ZONING FLOOR AREA (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF) (EXCLUDES BALCONY AREA)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF) (220 GUESTROOMS)
EAST SENIOR BUILDING		ARGYLE GROUND	1,840	-			1,840.0	
		2	6,035		-	4,379.2	1,656.0	
		3-8 (6 FLOORS)	37,172			6,195.3	-	
		9	6,195			6,195.3	-	
		MECH PH	-			-	-	
		SUBTOTAL	51,242 *	- -	-	47,746.2	3,496.0	-
EAST BUILDING		B5		-				
		B1-B4	4,196	- -	-	-	4,196.1	-
		BM (ARGYLE)	7,580	- -	7,580.2	-		-
		VINE GROUND	19,283	-	9,905.3	-	5,370.0	4,007.5
		2 AMENITY	12,604	- -	-	-	6,854.0	5,750.0
		3-12 HOTEL (10 FLOORS)	120,520	- -	-	-		12,052.0
		13-29 RES. LO-TIER (17 FLOORS)	204,884	-	-	12,052.0	-	-
		30-45 RES. HI-TIER (16 FLOORS)	192,832	-	-	12,052.0	-	-
		46 RES.	10,856	-	-	10,856.0	-	-
		MECH PH	-	-	-		-	-
		SUBTOTAL	572,755 *	- -	17,485.5	408,572.0	16,420.2	130,277.5
EAST SITE DEVELOPMENT TOTALS			**623,997 ***	**- -**	**17,485.5**	**456,318.2**	**19,916.2**	**130,277.5**

* NOTE: NUMBERS ARE ROUNDED UP TO NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN .5

SITE SUMMARY

WEST SITE AREA		78,629
EAST SITE AREA	+	115,866
TOTAL SITE AREA		**194,495 SF**
EAST SITE ALLEY MERGER	+	1,267
SIDEWALK MERGER AREA	+	5,163
TOTAL PROJECT SITE LOT AREA		**200,925 SF**

TOTAL PROPOSED

BUILDABLE AREA @ 6.0 : 1 FAR (Base)		1,205,550
BUILDABLE AREA @ 8.1 : 1 FAR (Density Bonus)		1,627,493
WEST BUILDING		582,640 (NC)
WEST SENIOR BUILDING		66,104 (NC)
EAST BUILDING		572,755
EAST SENIOR BUILDING	+	51,242
TOTAL NEW PROPOSED FLOOR AREA		**1,272,741 SF**
EXISTING CAPITOL RECORDS BUILDING	+	*114,303*
TOTAL BUILDABLE AREA USED		**1,387,044 SF**
TOTAL FAR		6.903

(NC): No change areas from West Site, All Residential Option

CAR PARKING EAST SITE

EAST BUILDING

UNIT TYPE	sp/br	# Units	Required		Provided
0~1 BR	0.5	117	58.5		109
2 BR	0.5	132	132.0		182
3 BR	0.5	70	105.0		129
SUBTOTAL		319	**295.5**	*	**420**

EAST SENIOR BUILDING

	sp/br	# Units	Required		Provided
0~1 BR	0.5	40	20.0		20
2 BR	0.5	8	8.0		8
SUBTOTAL		48	**28.0**	*	**28**

COMMERCIAL					
Per 1000sf	2	17,485	**35.0**		**35**
HOTEL FIRST 30 ROOMS	1				
30th ~ 60th	1/2	220	**99.0**		**99**
61st up	1/3				
CAPITOL RECORDS REPLACEMNT (PER C of O)			**97.0**		**102**
TOTAL PARKING SPACES			**555**	*	**684**
NUMBER OF EV SPACES (INCLUSIVE)					**30**

BIKE PARKING

	LONG TERM				SHORT TERM	
Unit Range	sp/unit	# Units	Req/Prd		sp/unit	Req/Prd
1~25	1.00	25	25		0.100	2.5
26~100	0.67	75	50		0.067	5.0
101~200	0.50	100	50		0.050	5.0
200+	0.25	119	30		0.025	3.0
		319	155			**15.5**
sp/ unit		# Units	Req/Prd			
1~25	1.00	25	25		0.100	2.5
26~100	0.67	23	15		0.067	1.5
		48	40			**4.0**
1 / 2000sf		17,485	**9**			**9**
0.1	1 per 10 guestrooms	220	**22**		1 per 10 guestrooms	**22**
TOTAL BIKE SPACES REQUIRED AND PROVIDED			**226**			**51**

* NOTE: PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

PARKING & BIKE SUMMARY (WEST SITE + EAST SITE HOTEL ALTERNATIVE)

	CAR		BIKE			
			SHORT TERM		LONG TERM	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
EXISTING						
CAPITOL RECORDS	97	219	-	-	-	-
NEW						
RESIDENTIAL	742	1,142	44	44	436	436
COMMERCIAL	60	60	15	15	15	15
HOTEL	99	99	22	22	22	22
SUBTOTAL	901	1,302	81	81	473	473
TOTAL	998	1,521	81	81	473	473

NOTES:
1. REFER TO SHEETS G-008 AND G-009 FOR WEST SITE DETAILS
2. (NC) DENOTES "NO CHANGE" FROM WEST SITE DATA FOR ALL RESIDENTIAL OPTION

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

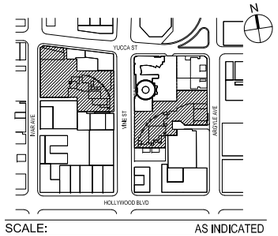
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE- HOTEL AND RES. DATA

DRAWING NO:
A-500

© Handel Architects LLP 2018

EAST SITE - HOTEL ALTERNATIVE

EAST SITE TREE CALCULATION	
PER LAMC SECTION 12.21 G.2 - MIN. 24" BOX TREE PER 4 UNITS REQUIRED	
TREES REQUIRED WITH 319 UNITS	79.75
TREES REQUIRED WITH 48 UNITS	12.00
TOTAL EAST SITE TREES REQUIRED	**92.00**
EAST SITE TREES PROVIDED:	108
EAST SITE STREET TREES PROVIDED:	14
TOTAL TREES PROVIDED	122

REFER TO LANDSCAPE SHEETS L-001 TO L-136 FOR ADDITIONAL INFORMATION

EAST SITE OPEN SPACE PROVIDED			
OUTDOOR COMMON OPEN SPACE			
LEVEL 1 VINE/ARGYLE STREET	22,300		
LEVEL 2 AMENITY DECK	8,200		
SENIOR AFFORDABLE ROOF DECK	4,800		
TOTAL OUTDOOR COMMON SPACE	**35,300**	**SF**	59.73%
REQUIRED OUTDOOR COMMON SPACE	*22,725*		
INDOOR AMENITY SPACES			
LEVEL 2 RESIDENTIAL AMENITY	6,500		
LEVEL 2 SENIOR AFFORDABLE AMENITY	2,000		
TOTAL INDOOR AMENITY SPACE	**8,500**	**SF**	14.38%
PRIVATE OPEN SPACE			
RESIDENTIAL BALCONIES	**15,300**	**SF**	25.89%
TOTAL OPEN SPACE PROVIDED	**59,100**	**SF**	100.00%
TOTAL OPEN SPACE REQUIRED	**45,450**	**SF**	

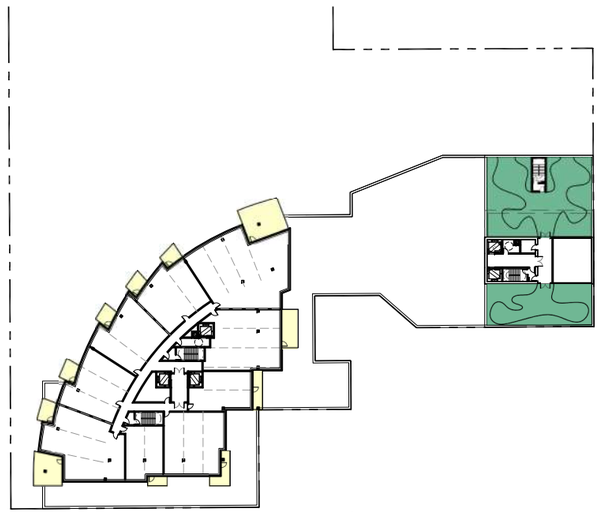
RESIDENTIAL OPEN SPACE SUMMARY		
	REQUIRED	**PROVIDED**
OPEN SPACE	**106,525**	**120,175**
PLANTING	**23,244**	**23,844**
TREES	**222**	**252**

EAST SITE OPEN SPACE REQUIRED			
EAST BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	117	100 SF	11,700 SF
2BR (3 Habitable Rooms)	132	125 SF	16,500 SF
3BR (4 Habitable Rooms)	70	175 SF	12,250 SF
TOTAL	319		**40,450 SF**
EAST SENIOR BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	40	100 SF	4,000 SF
2BR (3 Habitable Rooms)	8	125 SF	1,000 SF
3BR (4 Habitable Rooms)	0	175 SF	0 SF
TOTAL	48		**5,000 SF**

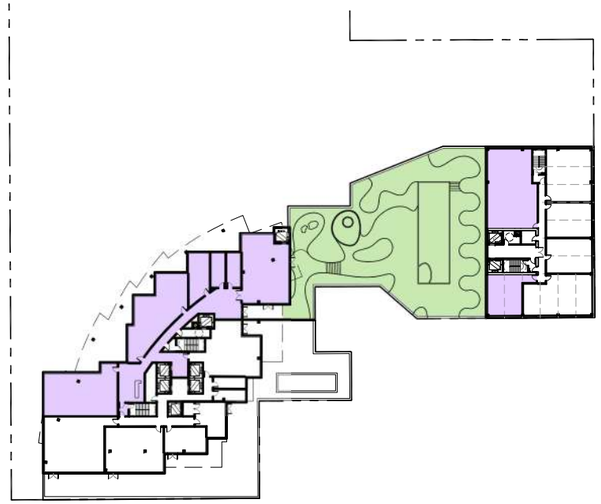
TOTAL 45,450 SF

PLANTING REQUIREMENT -	
25% OF OUTDOOR COMMON OPEN SPACE IS REQUIRED TO BE PLANTED	
= 35,300 sf + 8,500 sf = 43,800 sf x 25%	10,950 SF
LEVEL 1 PLANTING	2,100
LEVEL 2 AMENITY DECK PLANTING	5,810
SENIOR AFF. ROOF DECK PLANTING	2,540
TOTAL OPEN SPACE PLANTING PROVIDED	**10,450 * SF**
* NOTE: BALANCE OF 1,225 SF ON WEST SITE	
Total required both sites	23,244
Total provided both sites	23,844

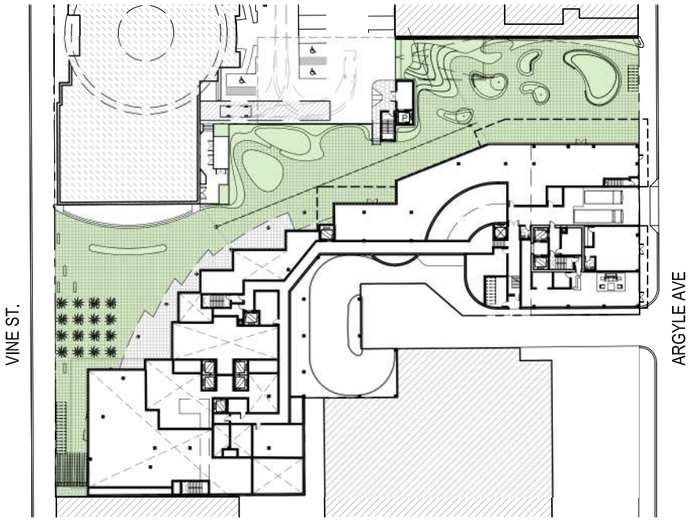
LEGEND
- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- SENIOR OUTDOOR COMMON SPACE
- BALCONY/TERRACE SPACE



SENIOR AFFORDABLE ROOF PLAN 3
SCALE: NTS



LEVEL 2 AMENITY DECK 2
SCALE: NTS



GROUND LEVEL PLAN 1
SCALE: NTS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

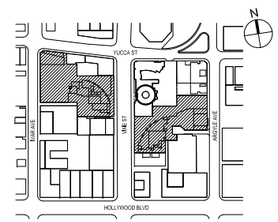
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

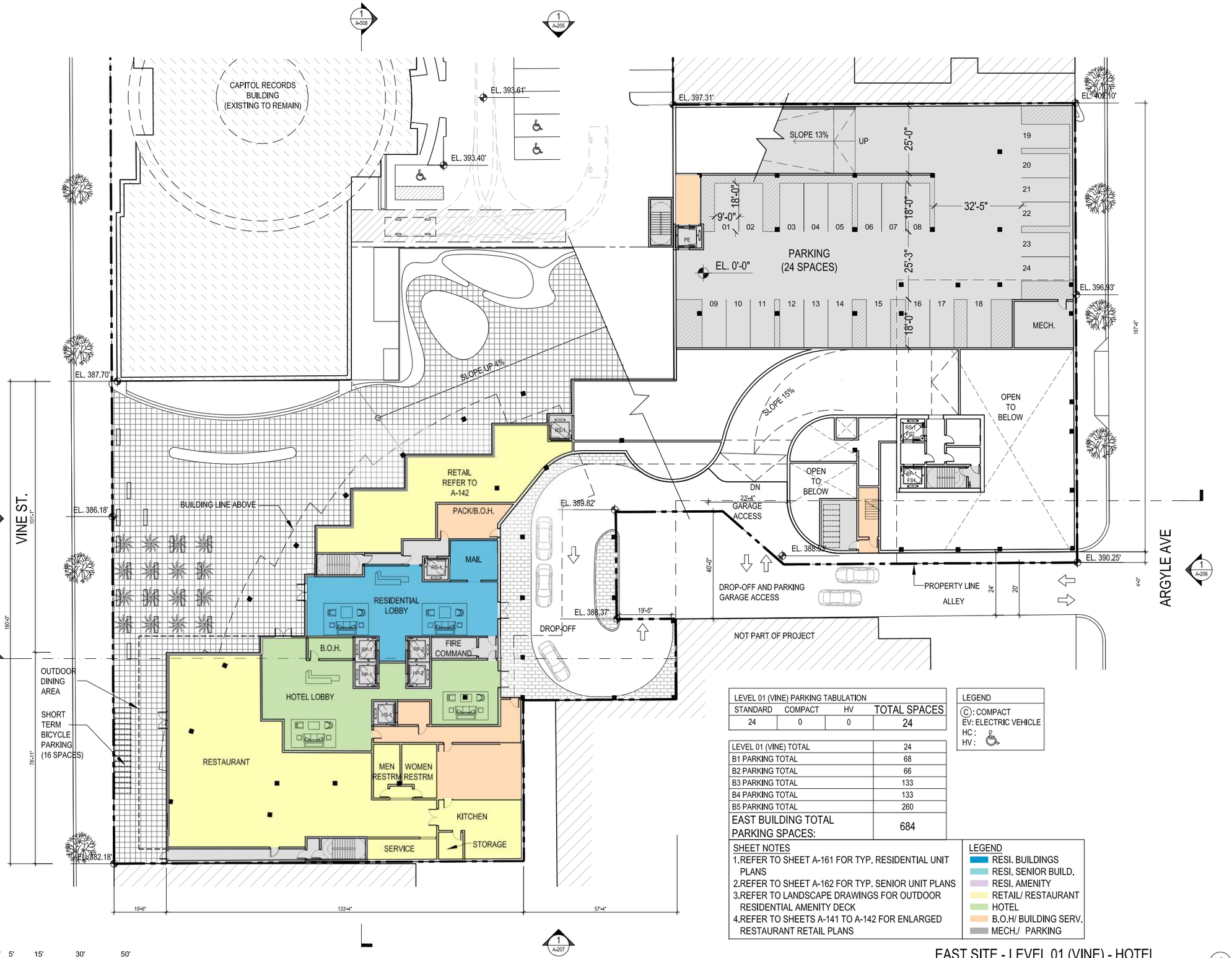


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
HOTEL AND RES
- OPEN SPACE

DRAWING NO:
A-501

© Handel Architects LLP 2018



LEVEL 01 (VINE) PARKING TABULATION			
STANDARD	COMPACT	HV	TOTAL SPACES
24	0	0	24

LEVEL 01 (VINE) TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
Ⓒ: COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL 01 (VINE) - HOTEL
SCALE: 1/16"= 1'-0"

1

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

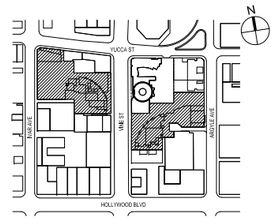
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

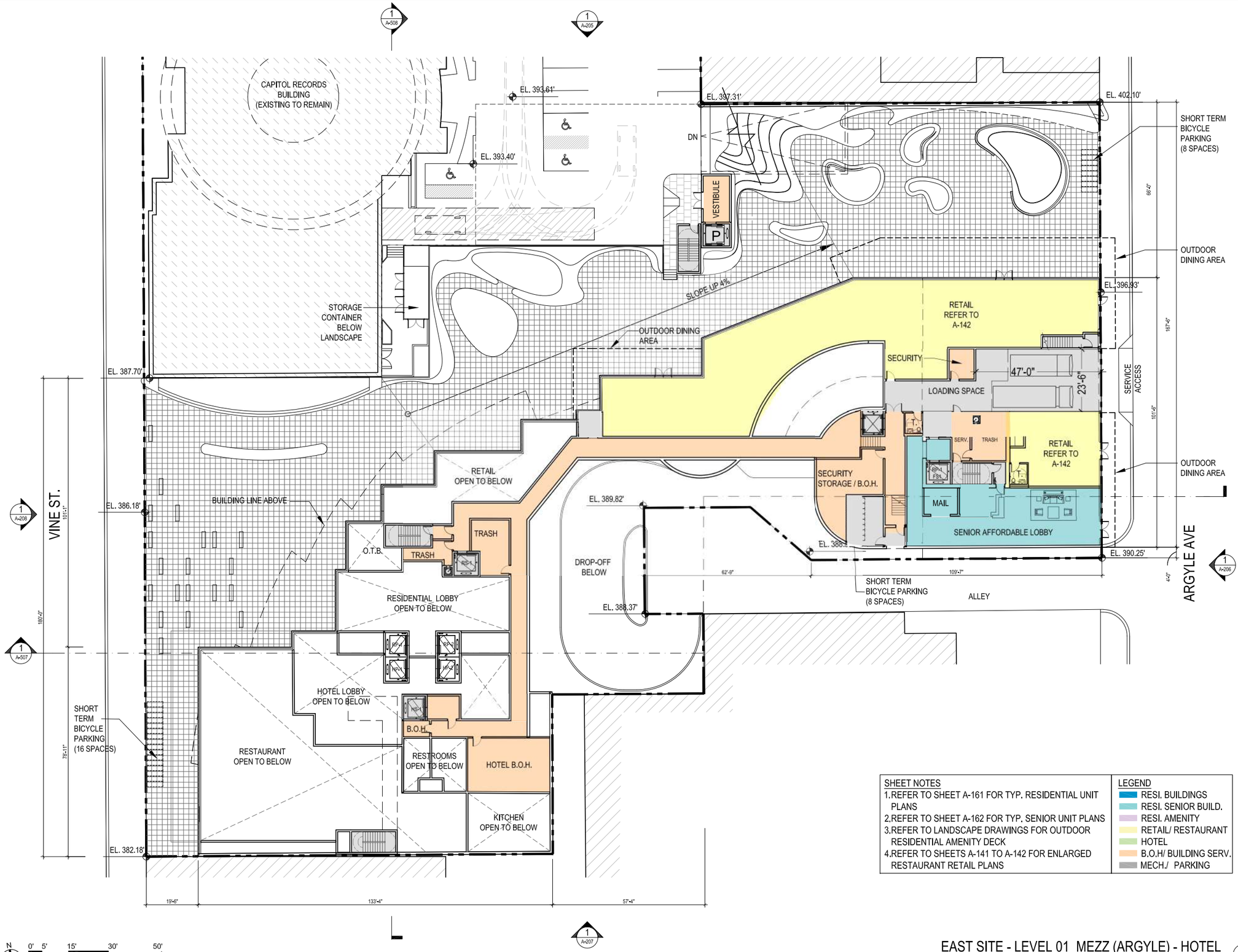


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
LEVEL 01 (VINE)

DRAWING NO:
A-502

© Handel Architects LLP 2018



SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

N

0' 5' 15' 30' 50'

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

EAST SITE - LEVEL 01_MEZZ (ARGYLE) - HOTEL

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

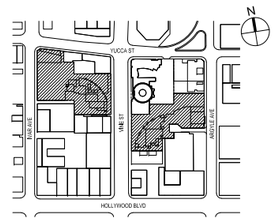
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

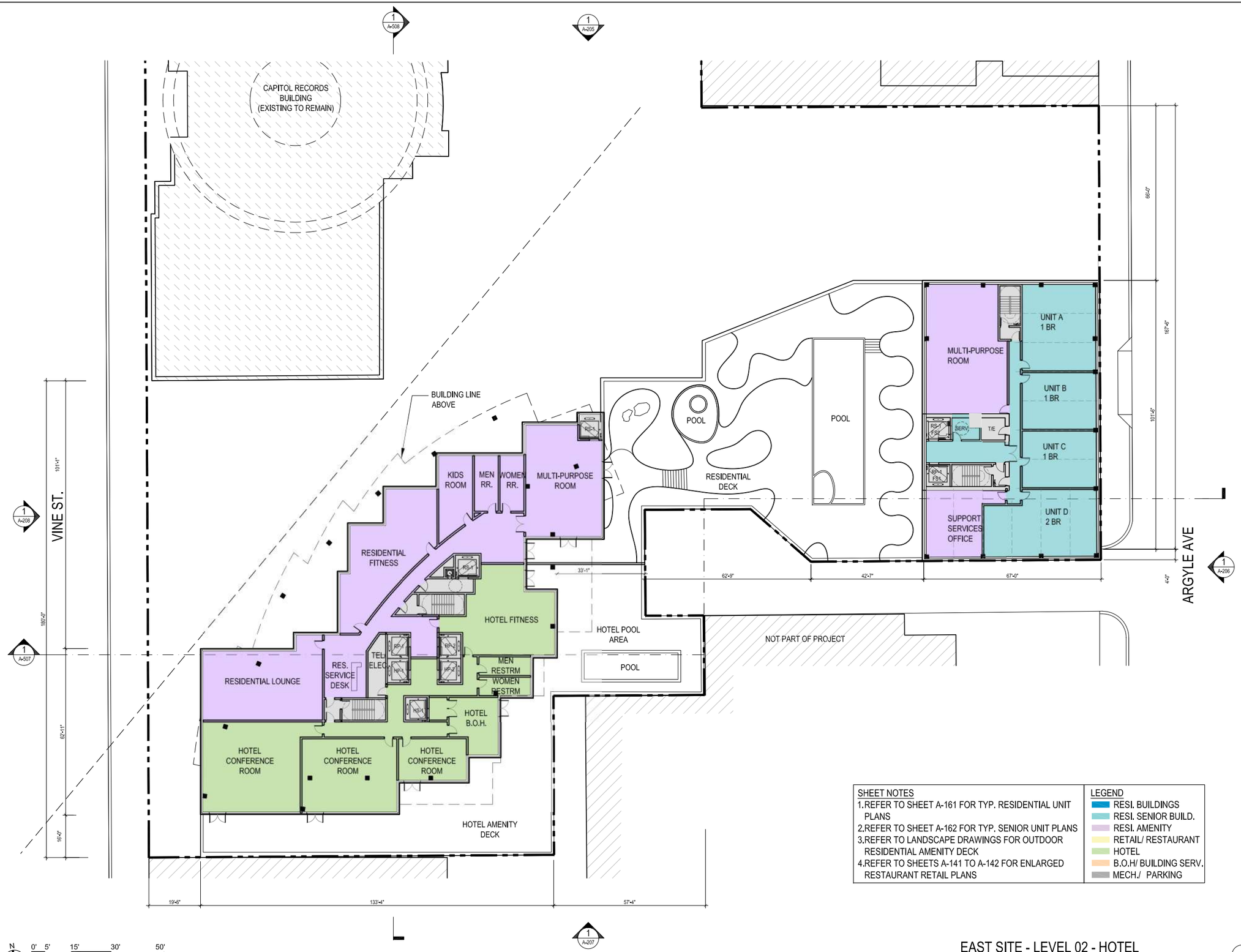
DRAWING TITLE:

EAST SITE- LEVEL 01_MEZZ (ARGYLE)

DRAWING NO:

A-503

© Handel Architects LLP 2018



SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

N

0' 5' 15' 30' 50'

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

EAST SITE - LEVEL 02 - HOTEL

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

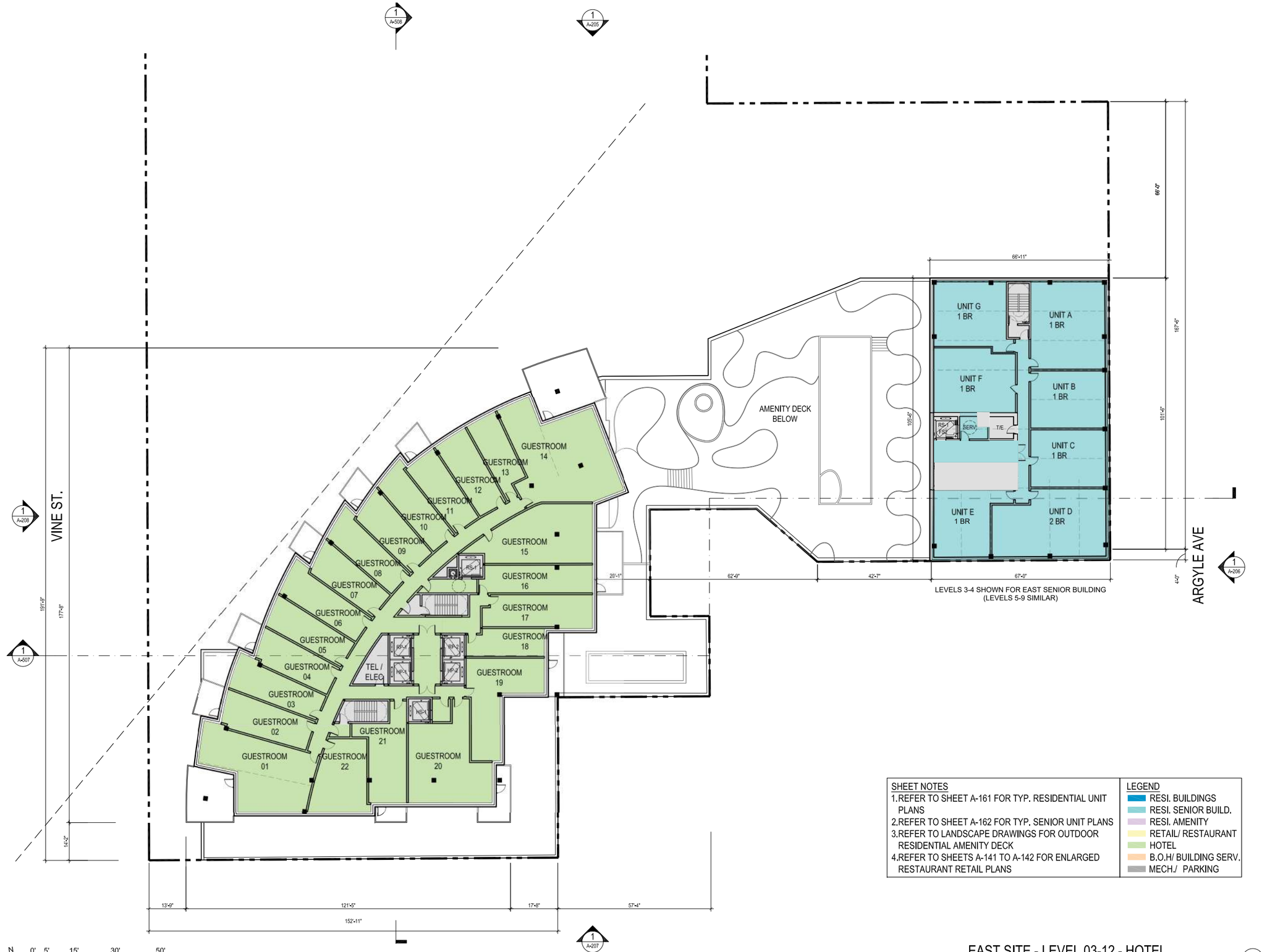
DRAWING TITLE:

EAST SITE- LEVEL 02

DRAWING NO:

A-504

© Handel Architects LLP 2018



LEVELS 3-4 SHOWN FOR EAST SENIOR BUILDING
(LEVELS 5-9 SIMILAR)

SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL 03-12 - HOTEL

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

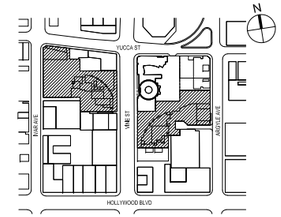
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

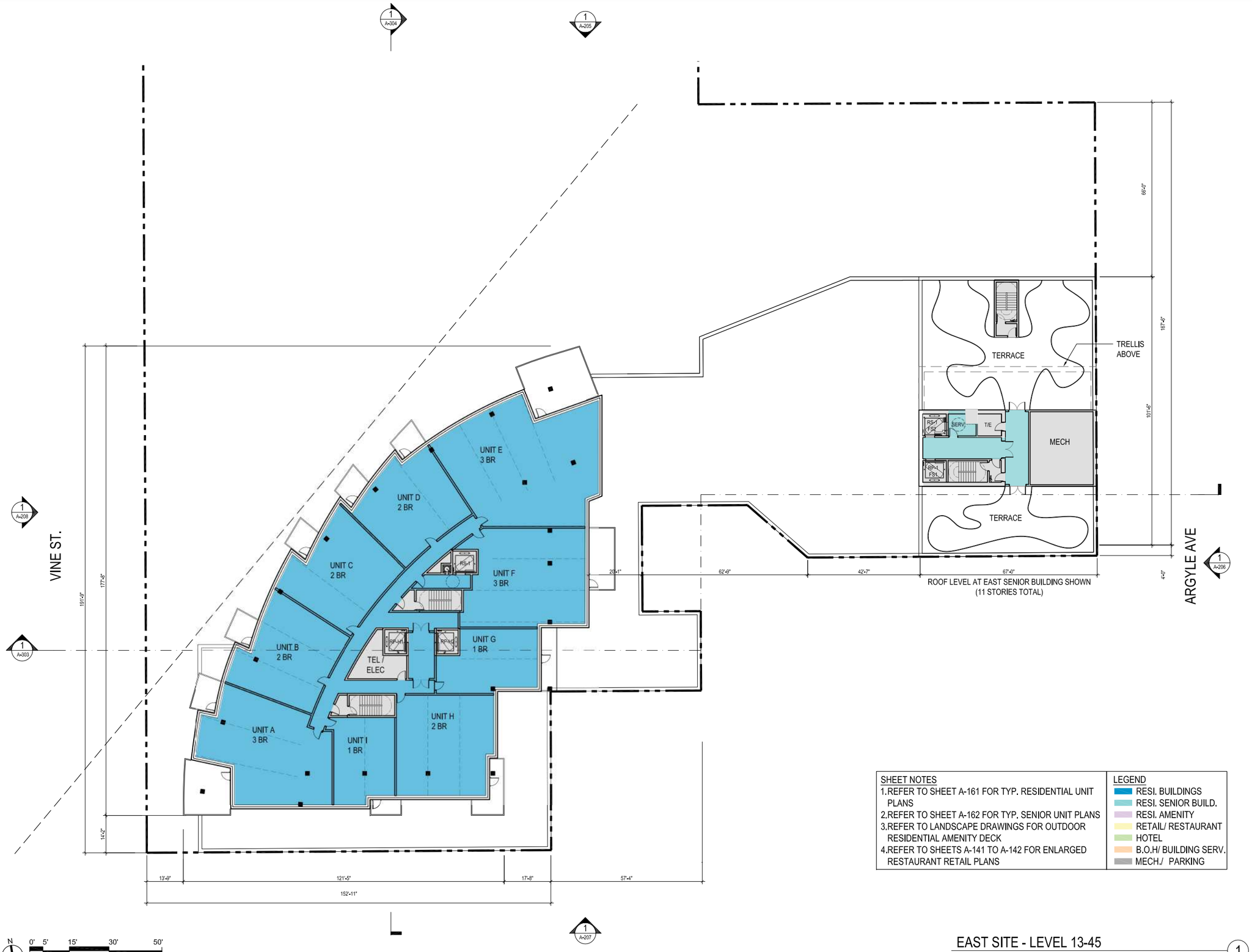


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
LEVEL 03-12
(GUESTROOMS)

DRAWING NO:
A-505

© Handel Architects LLP 2018



SHEET NOTES

1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL 13-45

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

1

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

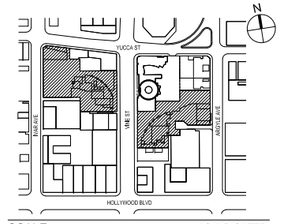
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

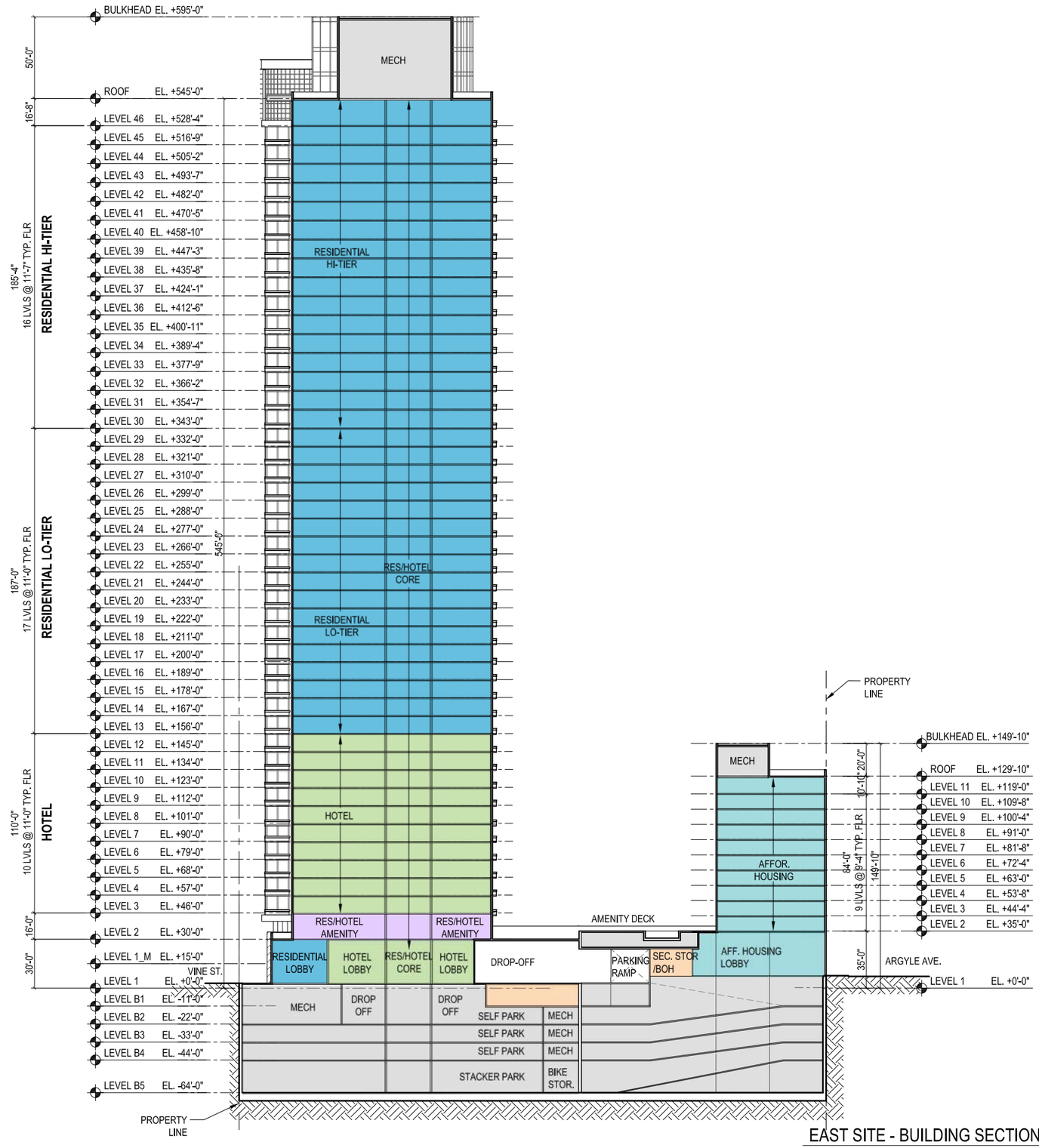
DRAWING TITLE:

EAST SITE - LEVEL 13-45

DRAWING NO:

A-506

© Handel Architects LLP 2018



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - BUILDING SECTION E-W_ HOTEL 1

SCALE: 1/32"= 1'-0"

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

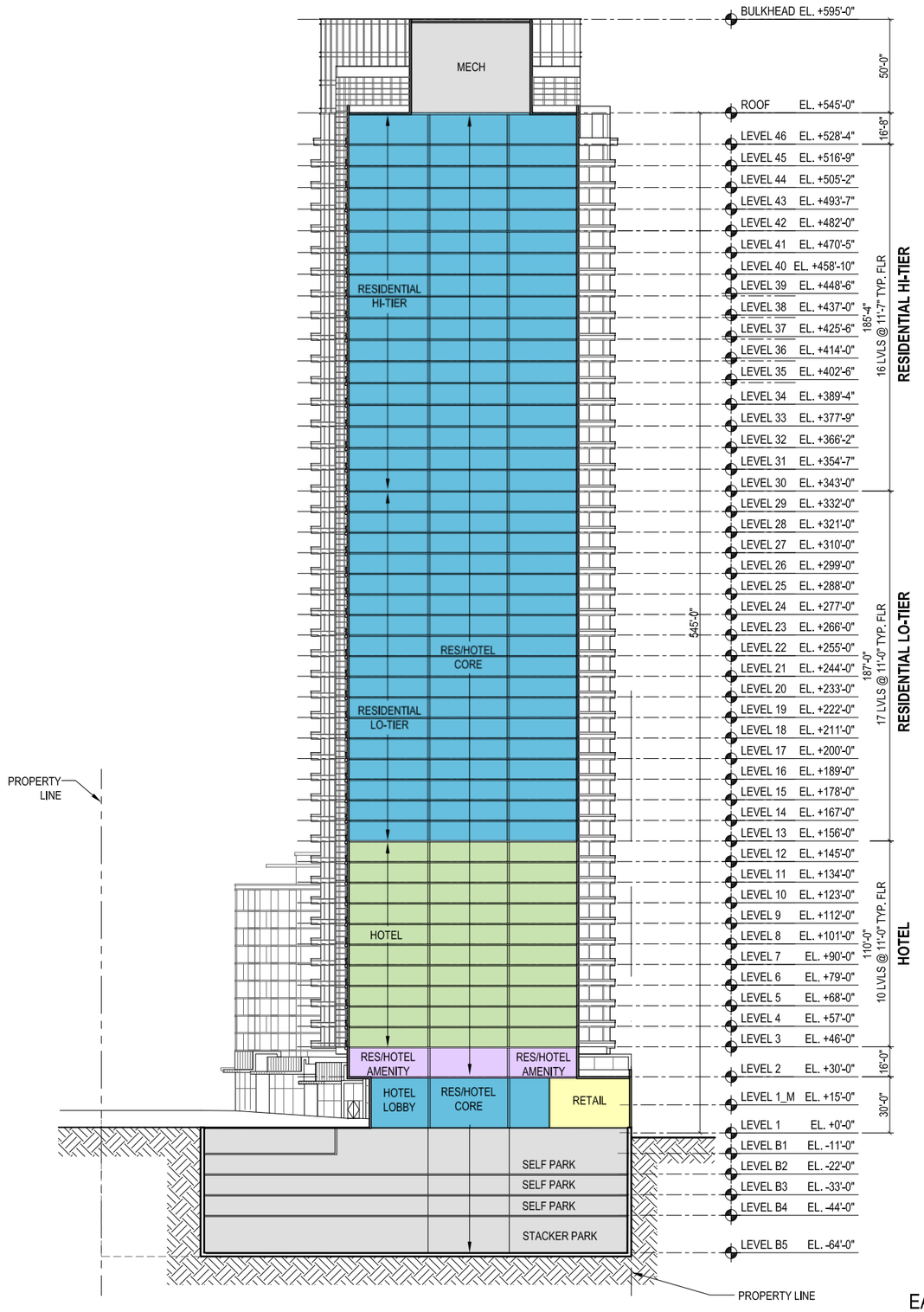
DRAWING TITLE:

EAST SITE-BUILDING SECTION E-W

DRAWING NO:

A-507

© Handel Architects LLP 2018



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - BUILDING SECTION N-S_ HOTEL (1)

SCALE: 1/32"= 1'-0"

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

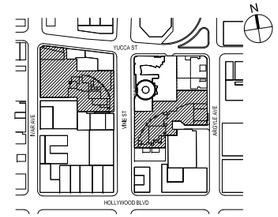
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

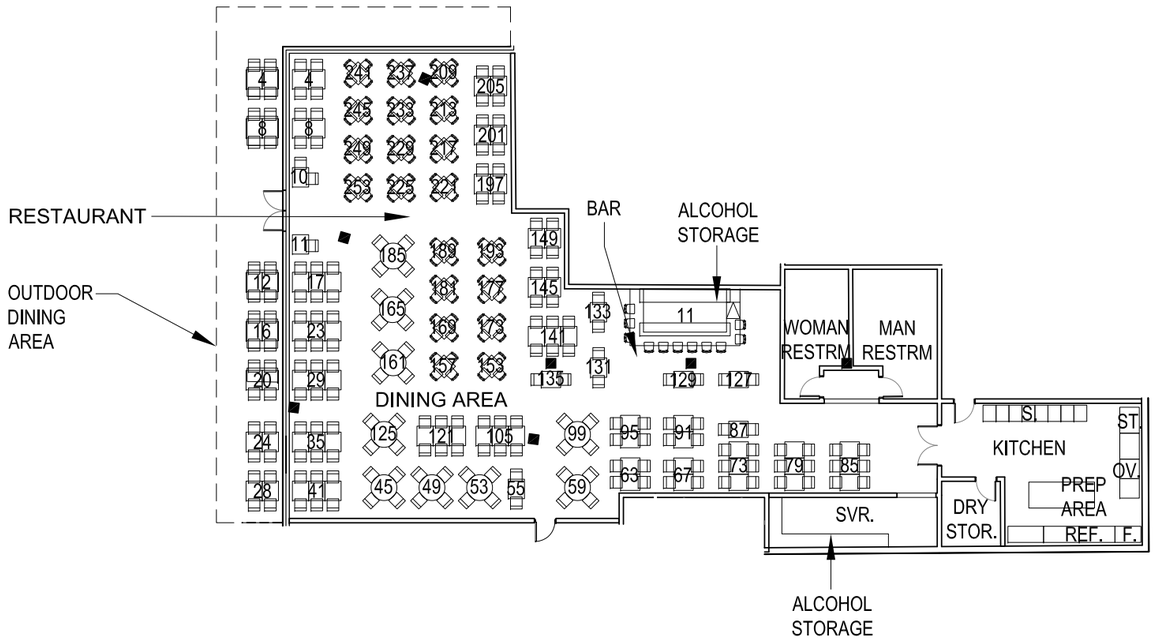
DRAWING TITLE:

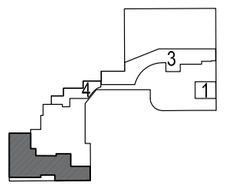
EAST SITE-
BUILDING
SECTION N-S

DRAWING NO:

A-508

© Handel Architects LLP 2018





AREA	HOTEL RESTAURANT
INDOOR DINING / BAR AREA	3896 SF/ 325 SF
OUTDOOR AREA	390 SF
INDOOR SEATING	253
BAR SEATING	11
OUTDOOR SEATING	28
TOTAL SEATING	292

SHEET NOTE
1. REFER TO SHEET A-142 FOR ENLARGED RESTAURANT RETAIL PLANS FOR 1, 3, & 4.

N 0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

ENLARGED PLAN_HOTEL RESTAURANT AT EAST SITE (1)
SCALE: 3/32"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

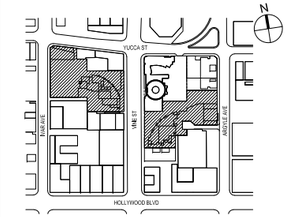
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

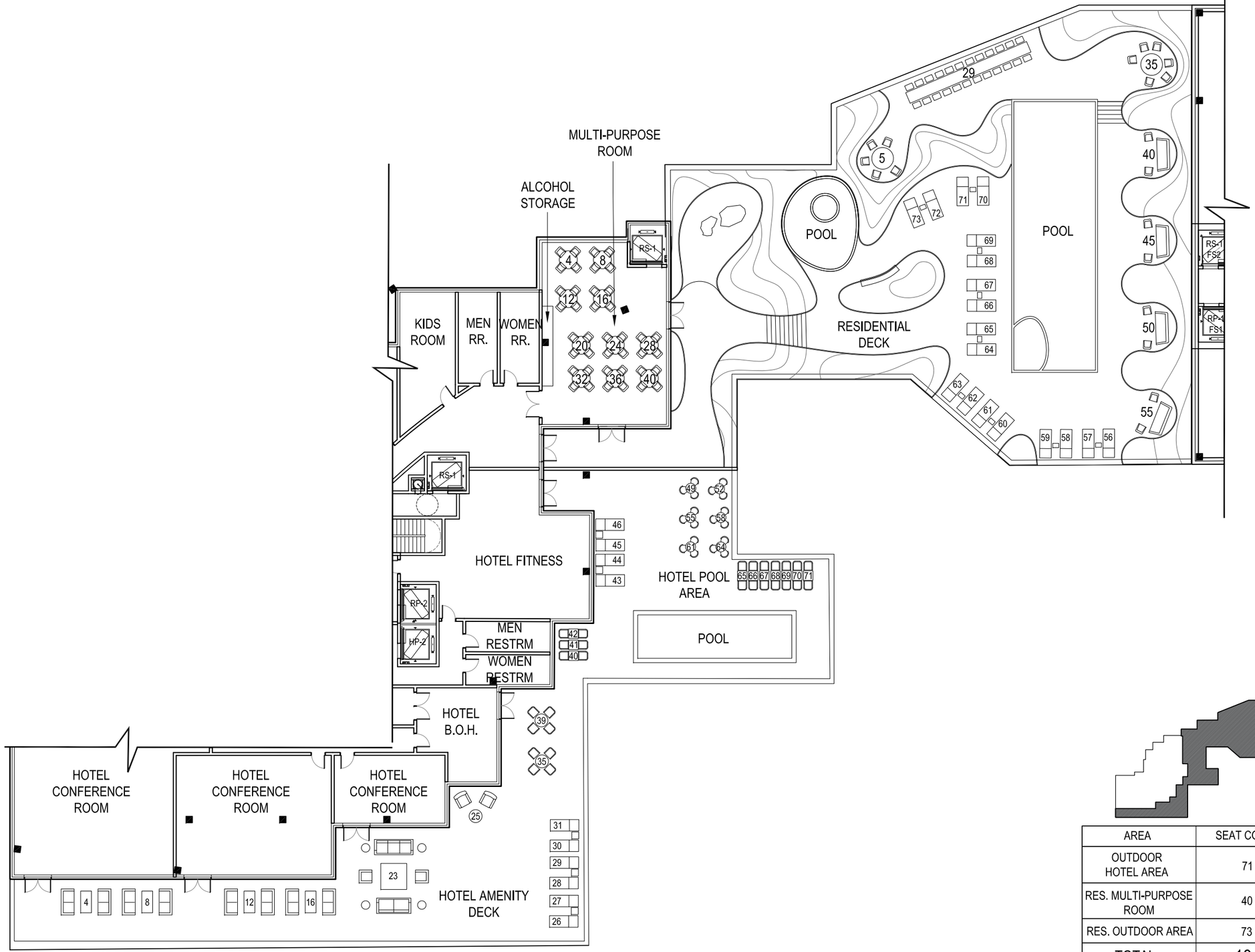


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED RETAIL PLAN

DRAWING NO:
A-509

© Handel Architects LLP 2018



AREA	SEAT COUNT
OUTDOOR HOTEL AREA	71
RES. MULTI-PURPOSE ROOM	40
RES. OUTDOOR AREA	73
TOTAL	184

N

0' 4' 8' 16' 32'

SCALE: 3/32" = 1'-0"

ENLARGED PLAN_HOTEL AMENITY DECK AT EAST SITE (1)

SCALE: 3/32"= 1'-0"

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

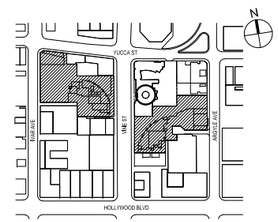
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

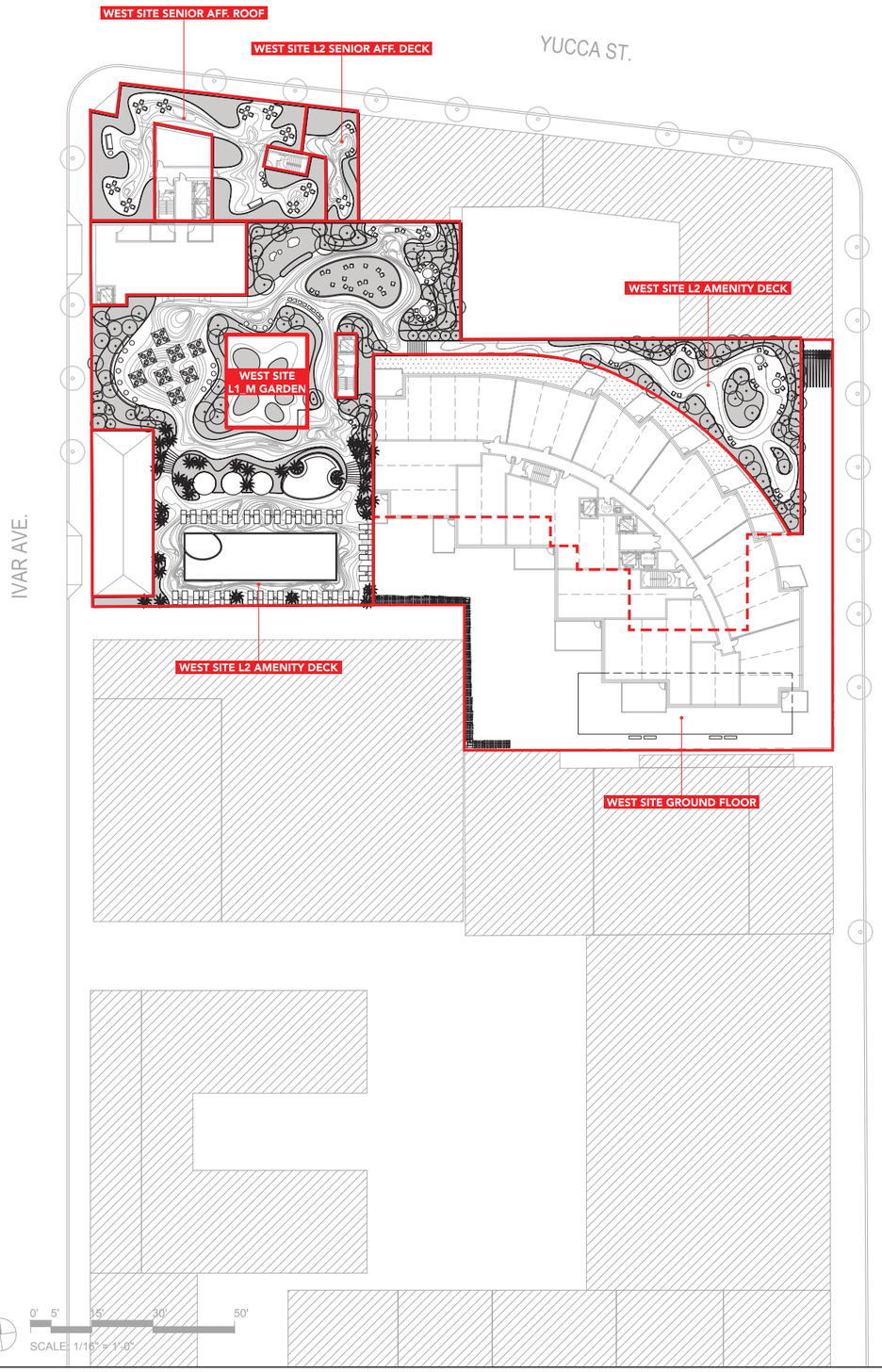
SEAL & SIGNATURE

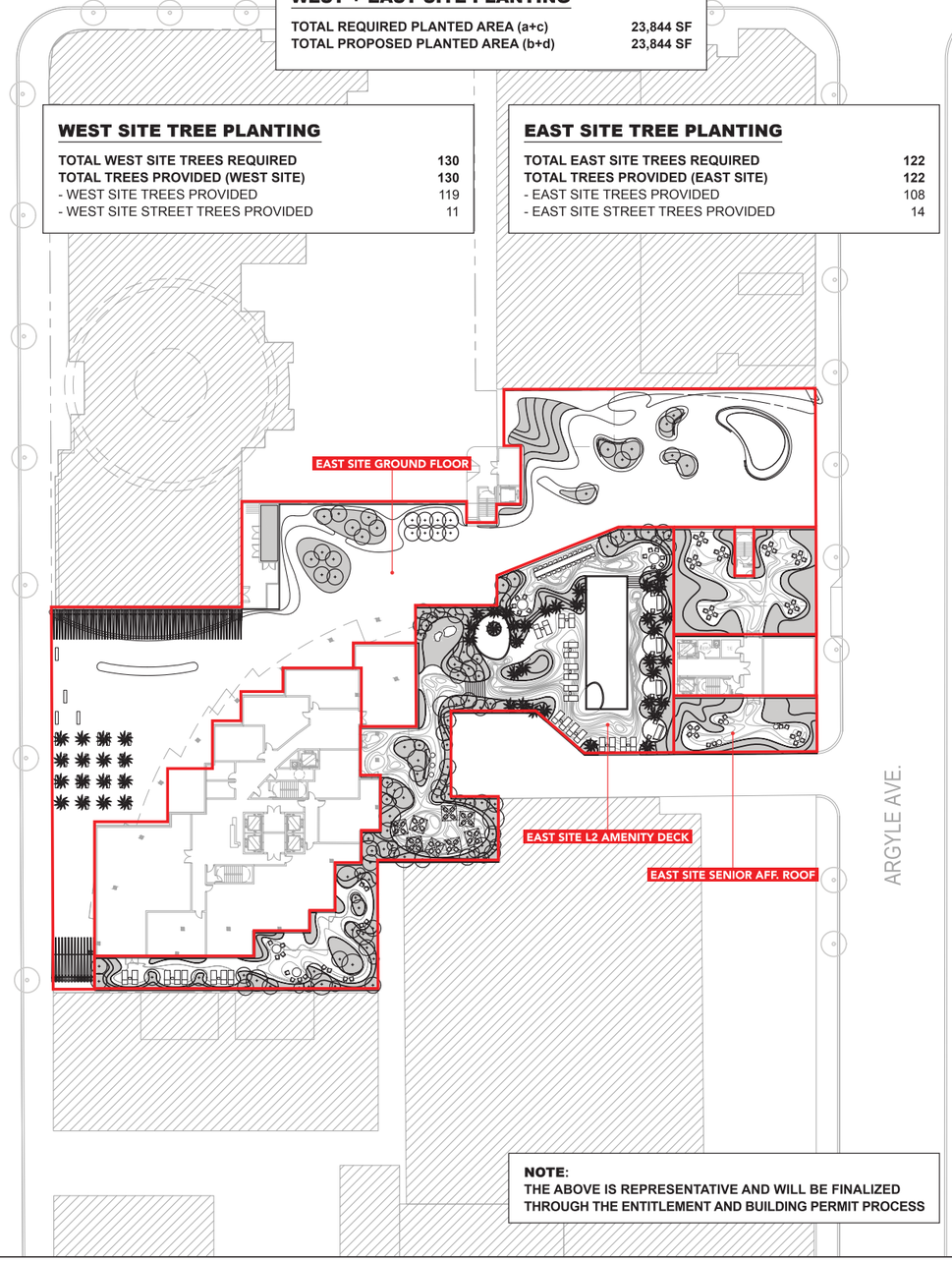
DRAWING TITLE:
EAST SITE - ENLARGED AMENITY DECK PLAN

DRAWING NO:

A-510

© Handel Architects LLP 2018





WEST SITE PLANTING

REQUIRED PLANTED AREA (a) (25% OF COMMON OPEN SPACE)	**12,294 SF**
LEVEL 1 G/F PLANTING	0 SF
LEVEL 1M GARDEN PLANTING	430 SF
LEVEL 2 AMENITY DECK PLANTING	10,184 SF
LEVEL 2 SENIOR AFF. AMENITY DECK PLANTING	490 SF
SENIOR AFF. ROOF DECK PLANTING	2,290 SF
SUBTOTAL (b)	**13,394 SF**

EAST SITE PLANTING

REQUIRED PLANTED AREA (c) (25% OF COMMON OPEN SPACE)	**11,550 SF**
LEVEL 1 G/F PLANTING	2,100 SF
LEVEL 2 AMENITY DECK PLANTING	5,810 SF
SENIOR AFF. ROOF DECK PLANTING	2,540 SF
SUBTOTAL (d)	**10,450 SF**

WEST + EAST SITE PLANTING

TOTAL REQUIRED PLANTED AREA (a+c)	**23,844 SF**
TOTAL PROPOSED PLANTED AREA (b+d)	**23,844 SF**

WEST SITE TREE PLANTING

TOTAL WEST SITE TREES REQUIRED	**130**
TOTAL TREES PROVIDED (WEST SITE)	**130**
- WEST SITE TREES PROVIDED	119
- WEST SITE STREET TREES PROVIDED	11

EAST SITE TREE PLANTING

TOTAL EAST SITE TREES REQUIRED	**122**
TOTAL TREES PROVIDED (EAST SITE)	**122**
- EAST SITE TREES PROVIDED	108
- EAST SITE STREET TREES PROVIDED	14

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL LANDSCAPE SITE PLAN

DRAWING NO:
L-001

© Handel Architects LLP 2018

G/F TOTAL PLANTED AREA:	2,100 SF 0 (WEST) + 2,100 (EAST)
G/F TOTAL TREES PROVIDED:	27 (+ 25 STREET TREES)

LEGEND

1. STREET TREES (TBD)
2. INTERACTIVE FLOOR
3. BICYCLE PARKING (62 SHORT TERM BIKE PARKING)
4. TRELLIS SEATING
5. BENCH
6. ARCADE WALL W/ PLANTING
7. MODULAR PAVER
8. NAT KING COLE STAGE
9. PALM GROVE
10. BIKE SHOP
11. BEATLES GARDEN
12. SINATRA LOUNGE
13. OUTDOOR LIBRARY
14. OUTDOOR FIREPLACE
15. GREEN ROOF

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

N 0' 10' 30' 60' 100'
SCALE: 1/32" = 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL GROUND FLOOR SITE PLAN

DRAWING NO:
L-101

© Handel Architects LLP 2018

G/F WEST SITE PLANTED AREA:	0 SF
G/F WEST SITE TREES PROVIDED:	0 (+ 11 STREET TREES)

LEGEND

1. STREET TREES (TBD)
2. INTERACTIVE FLOOR
3. BICYCLE PARKING (30 SHORT TERM BIKE PARKING)
4. TRELLIS SEATING
5. BENCH
6. ARCADE WALL W/ PLANTING
7. MODULAR PAVER

CAR RAMP 10% SLOPE
DN
LOADING RAMP 15% SLOPE
UP
CAR RAMP 10% SLOPE
UP
KITCHEN
DINING AREA
RESTAURANT
BAR
LO-TIER LOBBY
PACKAGE
CARTS
HI-TIER LOBBY

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE GROUND FLOOR PLAN

DRAWING NO:
L-102

© Handel Architects LLP 2018



G/F EAST SITE PLANTED AREA:	2,100 SF
G/F EAST SITE TREES PROVIDED:	27 (+ 14 STREET TREES)

LEGEND

1. STREET TREES (TBD)
2. NAT KING COLE STAGE
3. PALM GROVE
4. BICYCLE PARKING (32 SHORT TERM BIKE PARKING)
5. BIKE SHOP
6. BEATLES GARDEN
7. SINATRA LOUNGE
8. OUTDOOR LIBRARY
9. OUTDOOR FIREPLACE
10. GREEN ROOF

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

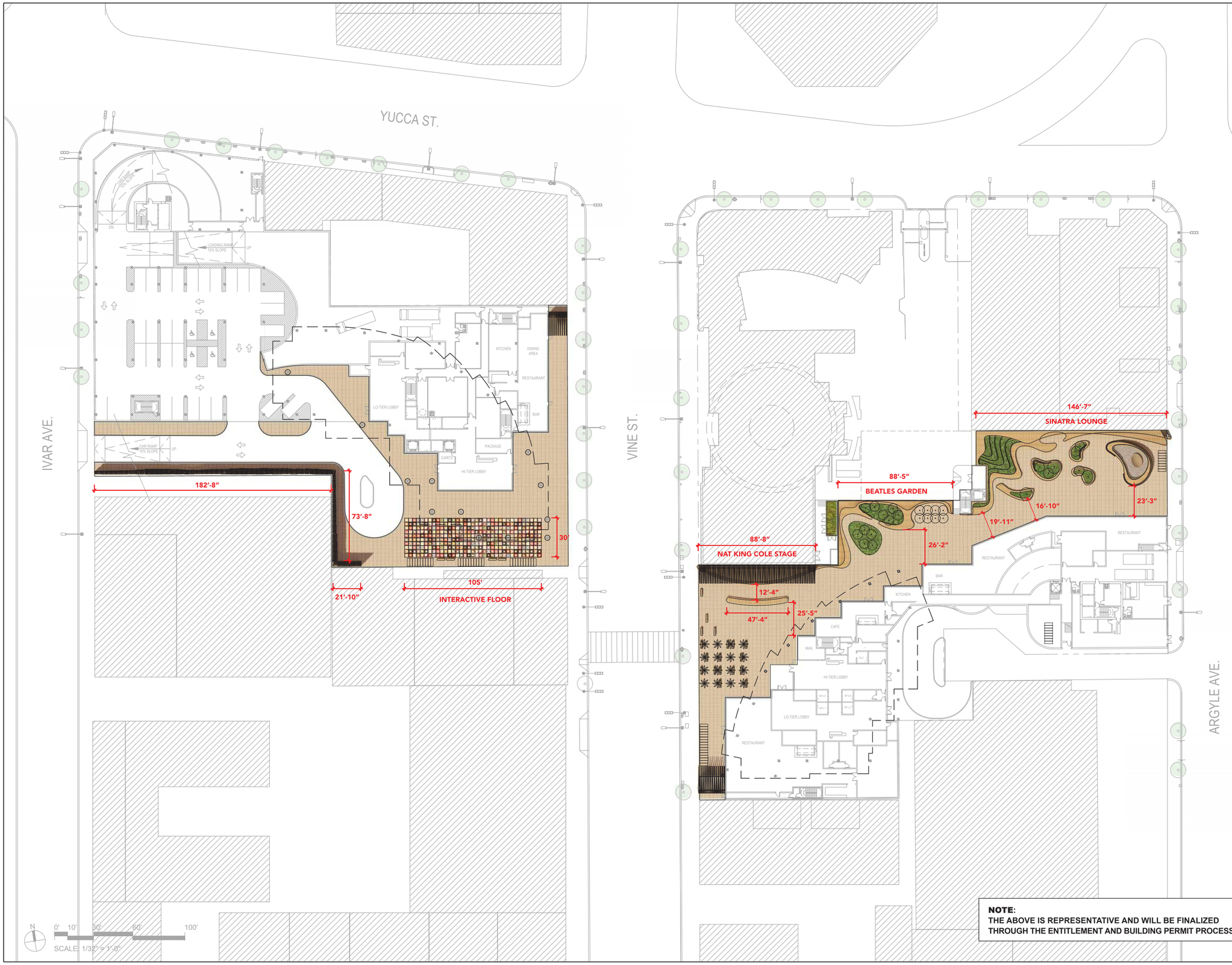


SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE GROUND FLOOR PLAN

DRAWING NO:
L-103

© Handel Architects LLP 2018



NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

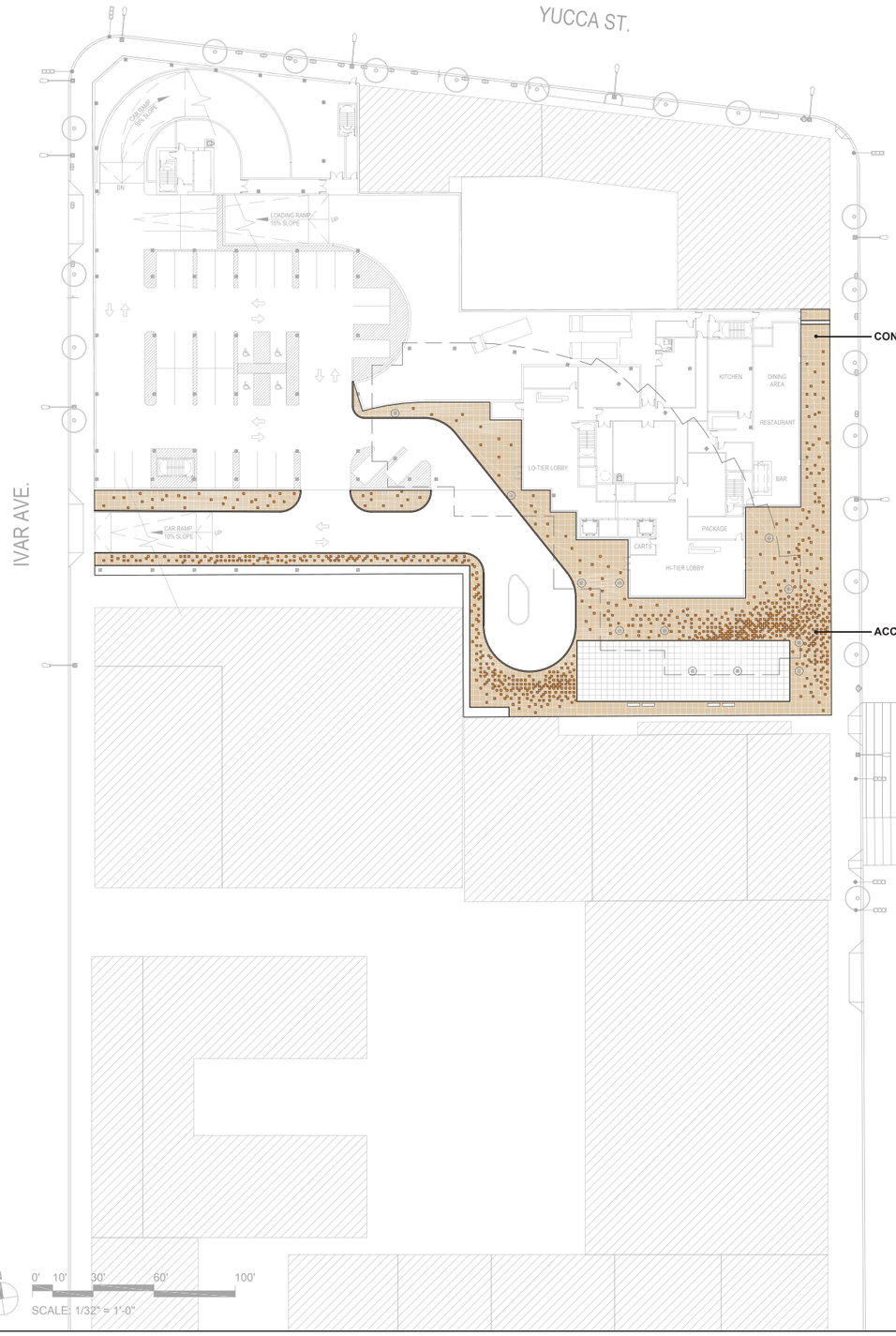
OVERALL GROUND FLOOR LAYOUT PLAN

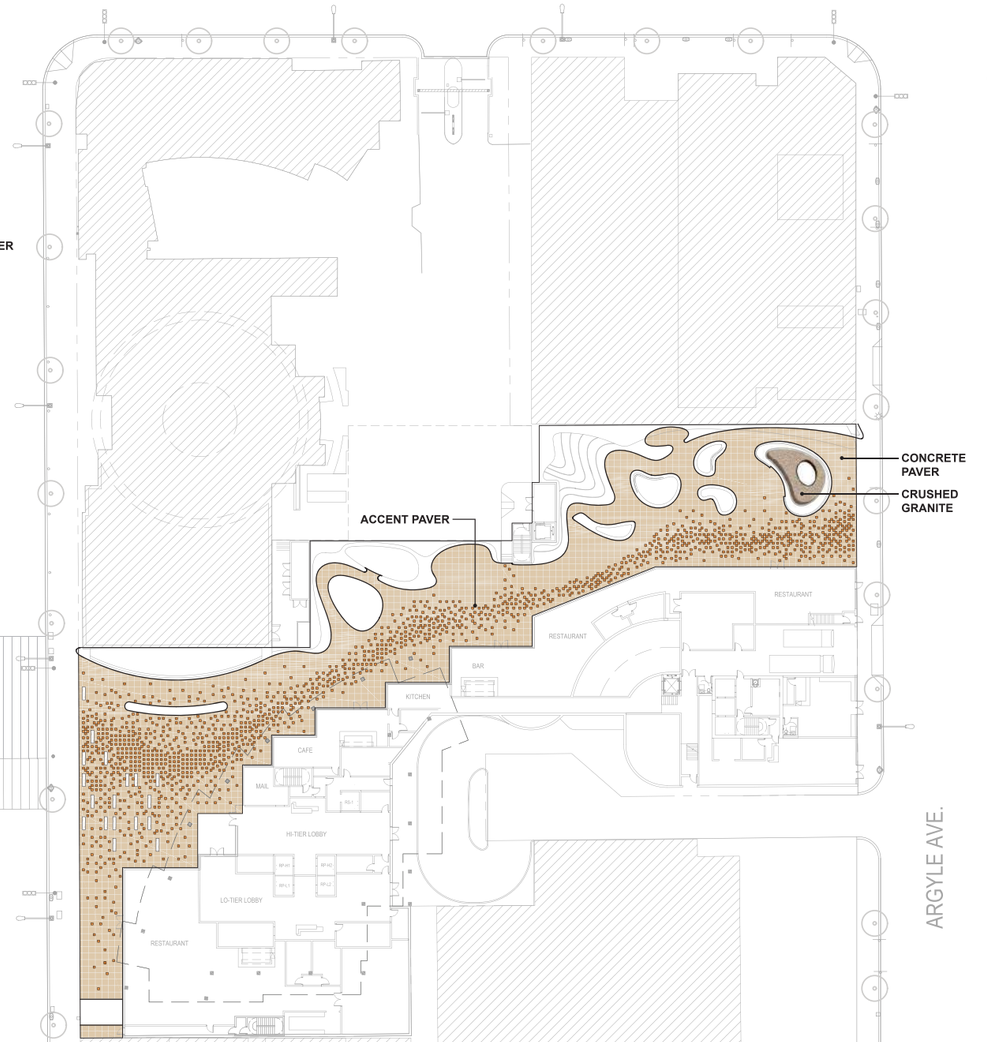
DRAWING NO:

L-111

© Handel Architects LLP 2018

SYM	ITEM	QTY
	CONCRETE UNIT PAVER	34,544 SF
	CONCRETE ACCENT PAVER	2,365 PIECES
	CRUSHED GRANITE	441 SF





N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

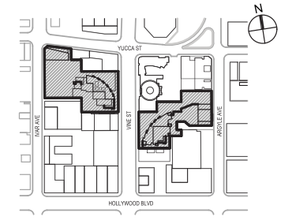
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/32" = 1'-0"

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

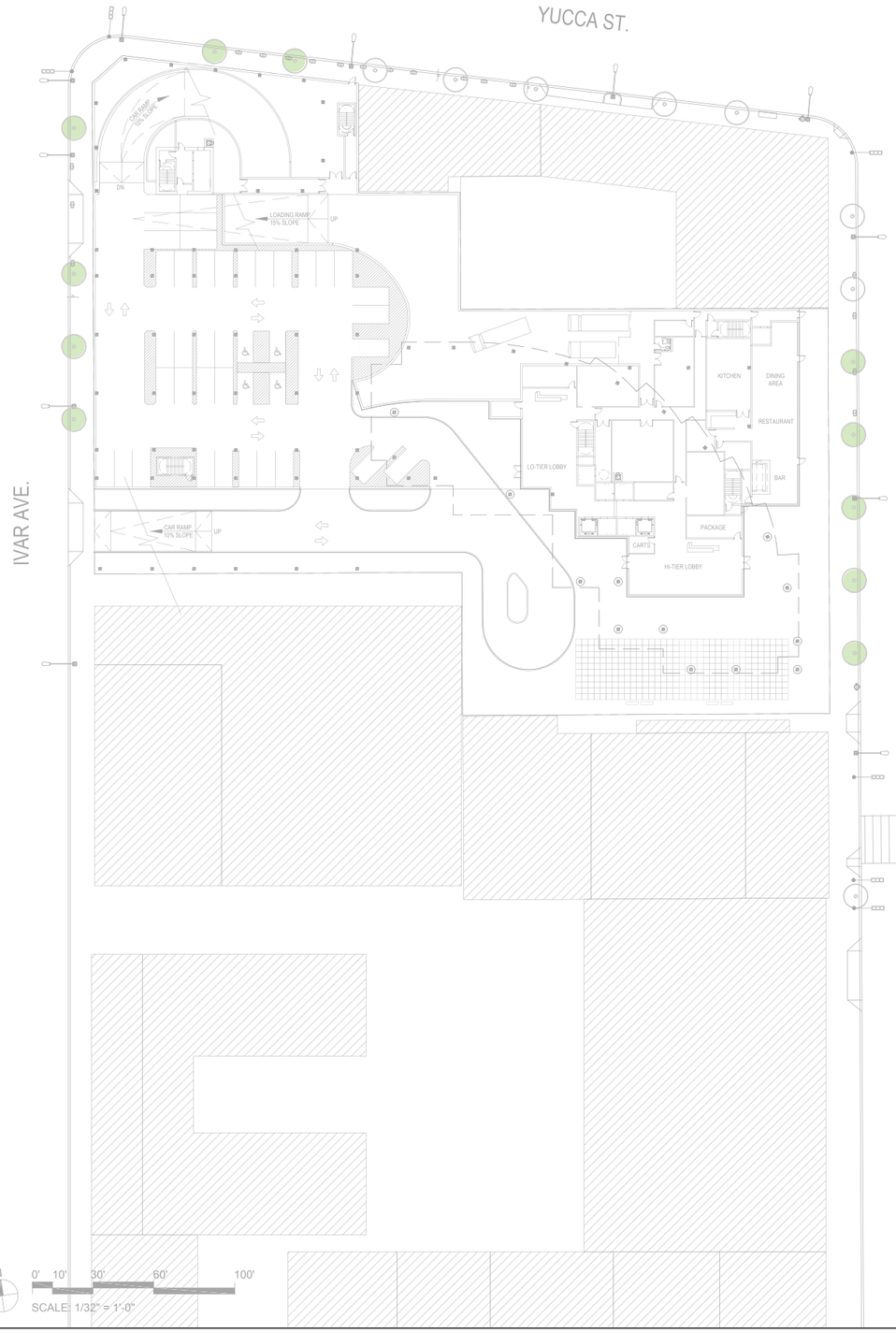
OVERALL GROUND FLOOR MATERIAL PLAN

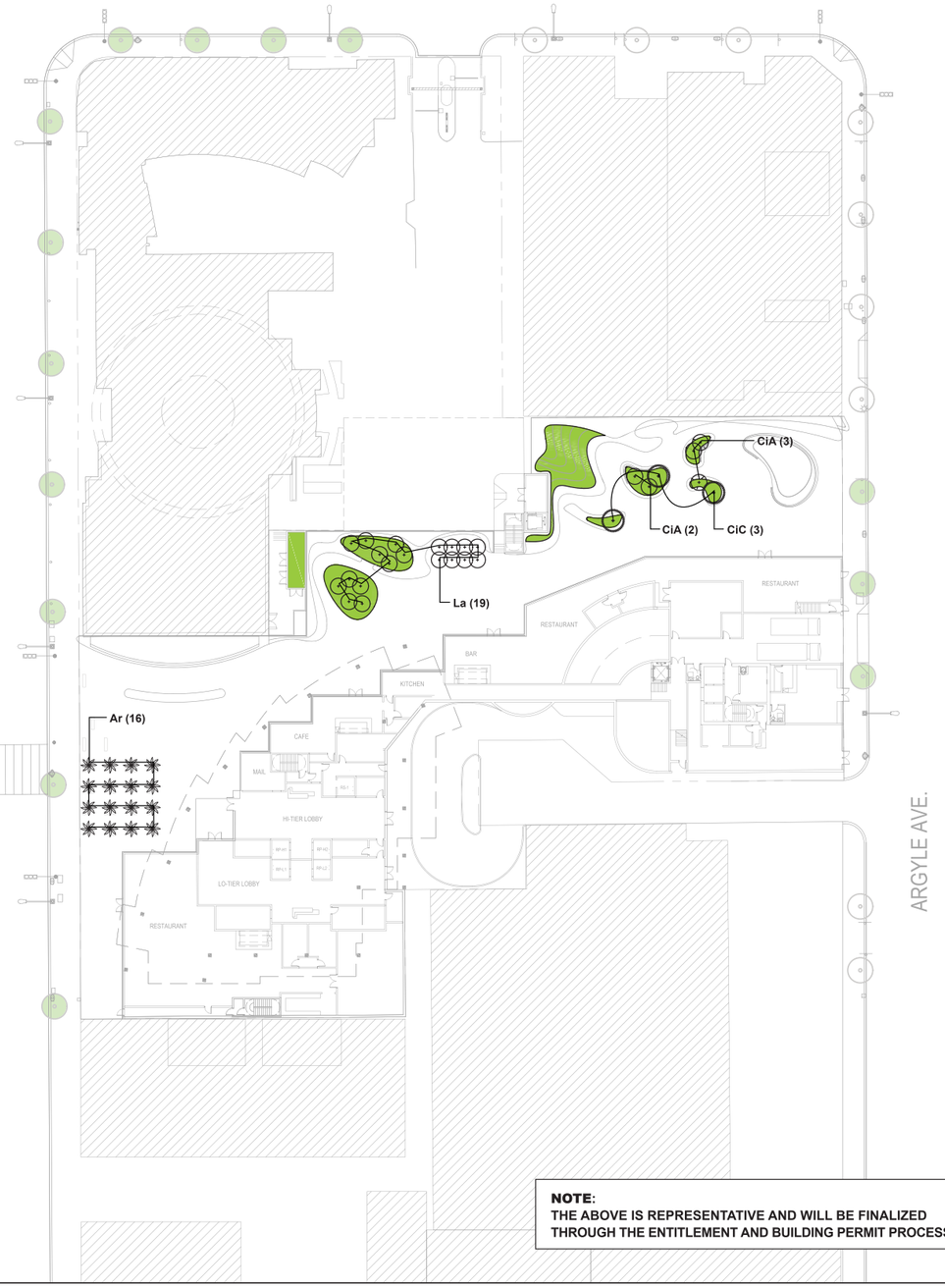
DRAWING NO:

L-112

© Handel Architects LLP 2018

SYM	KEY	COMMON NAME	BOTANICAL NAME	QTY
	-	PERENNIAL PLANTING	SPECIES T.B.D.	2,100 SF
	-	STREET TREE	SPECIES T.B.D.	25 (T.B.D.)
	CiA	KEY LIME	*Citrus × aurantiifolia*	5
	La	CRAPE MYRTLE	*Lagerstroemia indica*	19
	CiC	CAMPHOR TREE	*Cinnamomum camphora*	3
	Ar	KING PALM	*Archontophoenix alexandrae*	16





NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

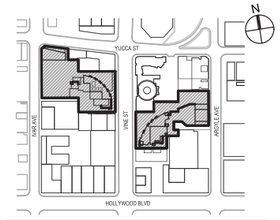
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

OVERALL
GROUND FLOOR
PLANTING PLAN

DRAWING NO:

L-113

© Handel Architects LLP 2018

PERENNIAL REFERENCE IMGAES



SILVER WORMWOOD
Artemisia ludoviciana



COMMON YARROW
Achillea millefolium



REDFLOWER BUCKWHEAT
Eriogonum grande



APRICOT MALLOW
Sphaeralcea ambigua



STICKY MONKEY FLOWER
Mimulus aurantiacus



WOOLLY BLUECURLS
Trichostema lanatum



WINIFRED GILMAN SAGE
Salvia clevelandii 'Winifred Gilman'



DEER GRASS
Muhlenbergia rigens



CALIFORNIA BUCKWHEAT
Eriogonum fasciculatum



SEASIDE DAISY
Erigeron glaucus



CALIFORNIA FUCHSIA
Epilobium canum



CALIFORNIA COASTAL SUNFLOWER
Encelia californica



PENSTEMON 'MARGARITA BOP'
Penstemon heterophyllus



BLUE-EYED GRASS
Sisyrinchium bellum

SHRUBS REFERENCE IMGAES



LEMONADE BERRY
Rhus integrifolia



MANZANITA
Arctostaphylos auriculata



JAMES ROOF COAST SILKTASSEL
Garrya elliptica 'James Roof'



TOYON
Heteromeles arbutifolia



BLADDERPOD
Peritoma (Isomeris) arborea

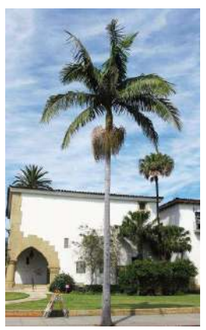


ISLAND TREE MALLOW
Malva (Lavatera) assurgentiflora



CATALINA CEANOTHUS
Ceanothus arboreus

TREE REFERENCE IMGAES



KING PALM
Archontophoenix alexandrae



CAMPHOR TREE
Cinnamomum camphora



KEY LIME
Citrus × aurantiifolia



CRAPE MYRTLE
Lagerstroemia indica

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: -
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
PLANTING REFERENCE IMAGES

DRAWING NO:
L-113-1

© Handel Architects LLP 2018

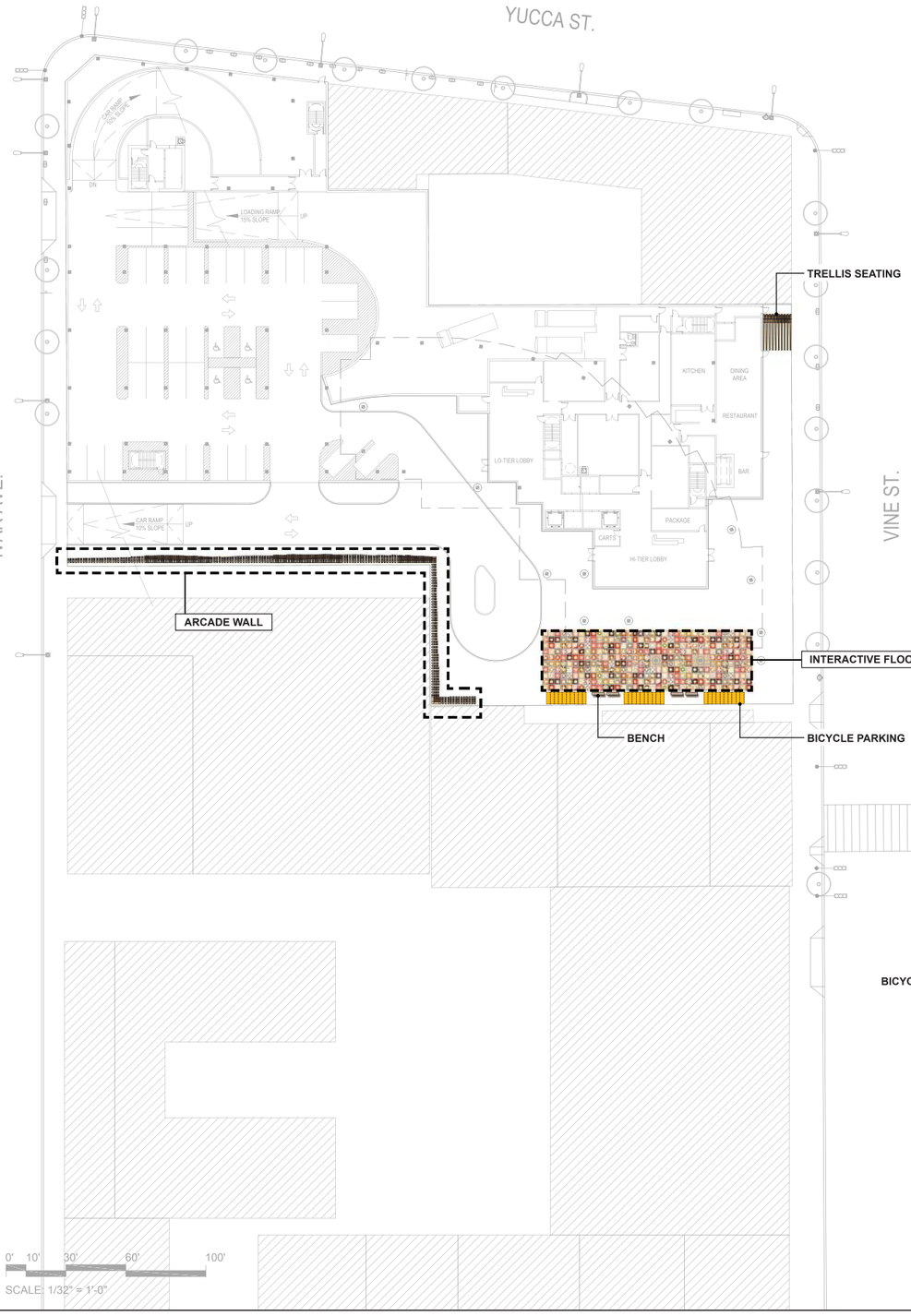
SYM	ITEM	QTY
	BENCH	22
	BICYCLE PARKING	62

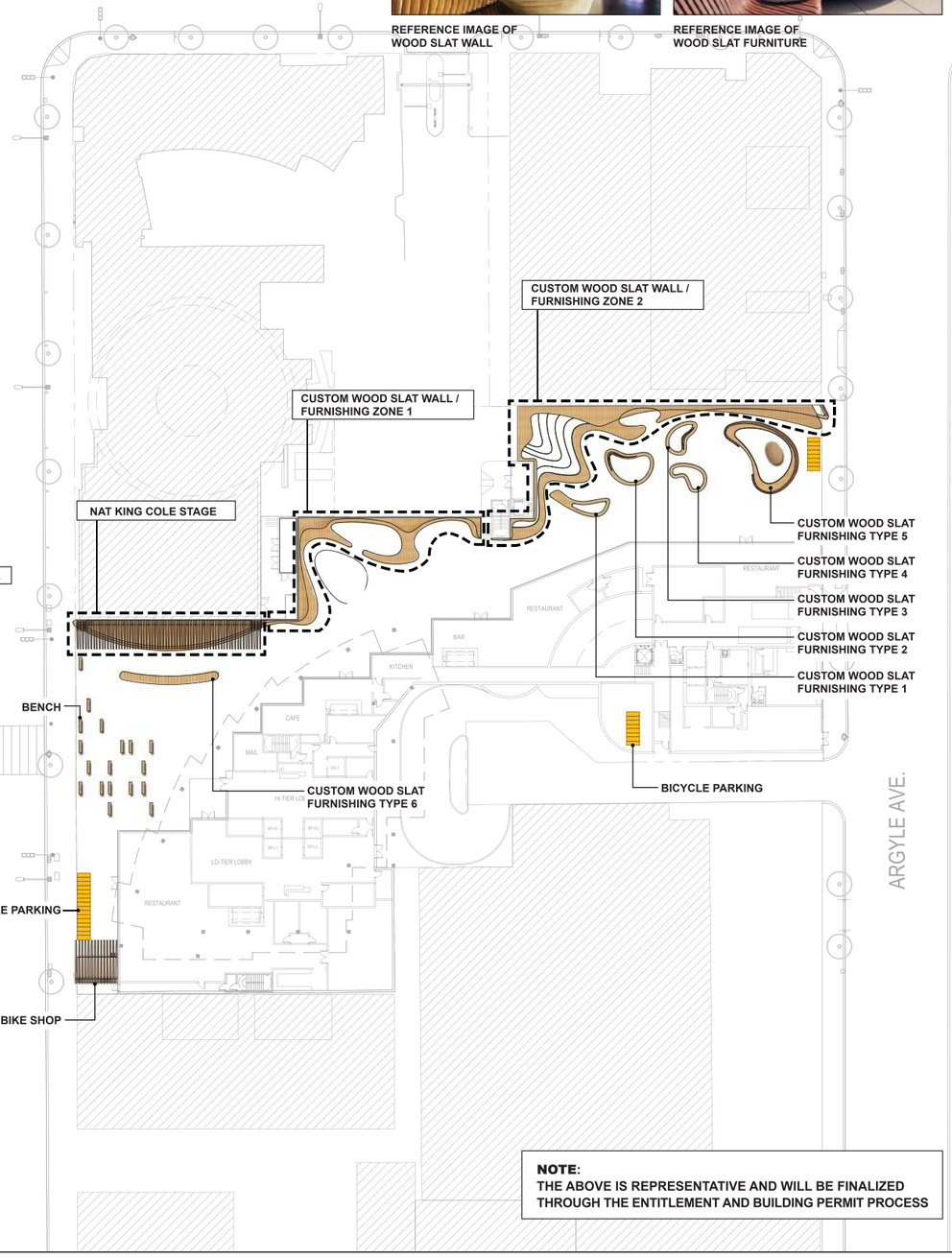


REFERENCE IMAGE OF WOOD SLAT WALL



REFERENCE IMAGE OF WOOD SLAT FURNITURE





NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

N 0' 10' 30' 60' 100'
SCALE: 1/32" = 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

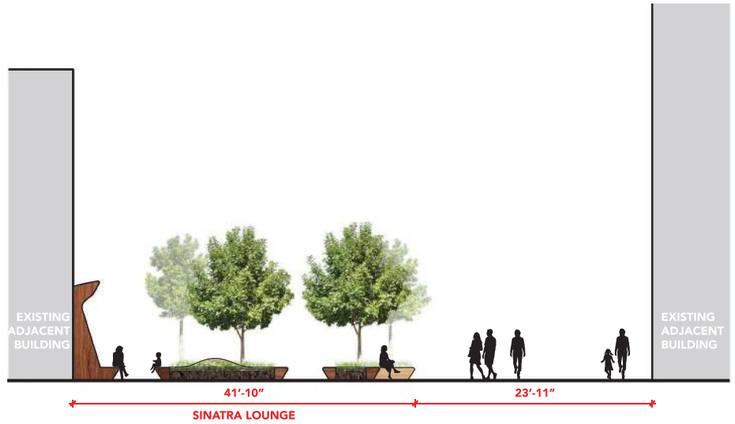


SCALE: 1/32" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

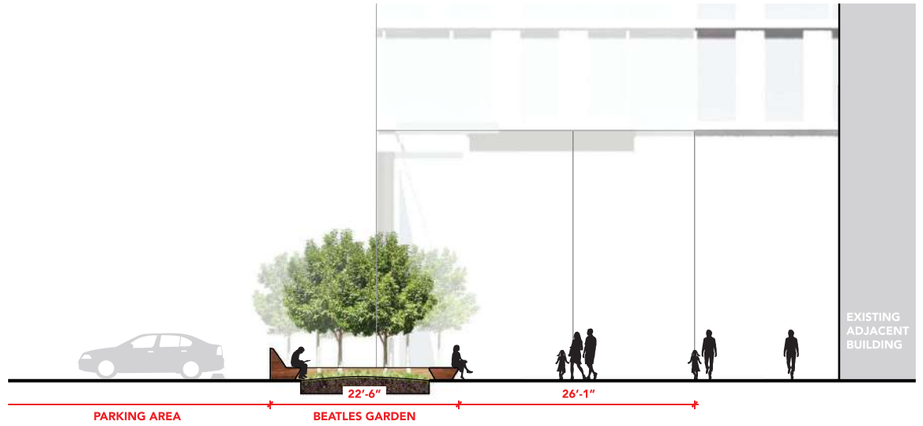
DRAWING TITLE:
OVERALL GROUND FLOOR FURNISHING PLAN

DRAWING NO:
L-114

© Handel Architects LLP 2018



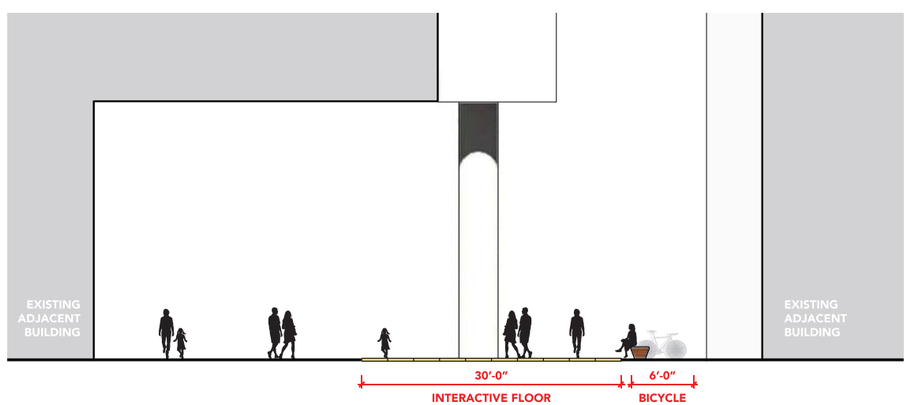
05 **GROUND FLOOR SECTION 5**
SCALE: 1/8" = 1'-0"



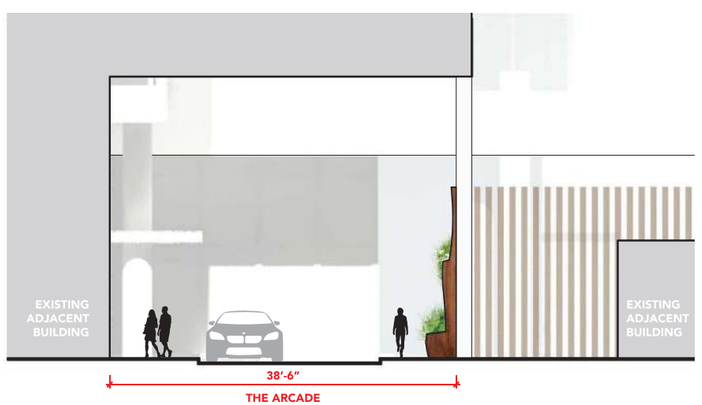
04 **GROUND FLOOR SECTION 4**
SCALE: 1/8" = 1'-0"



03 **GROUND FLOOR SECTION 3**
SCALE: 1/8" = 1'-0"



02 **GROUND FLOOR SECTION 2**
SCALE: 1/8" = 1'-0"



01 **GROUND FLOOR SECTION 1**
SCALE: 1/8" = 1'-0"

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/8" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL GROUND FLOOR SITE SECTIONS

DRAWING NO:
L-115

© Handel Architects LLP 2018



01 **GROUND FLOOR AXONOMETRIC**
SCALE: N/A

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

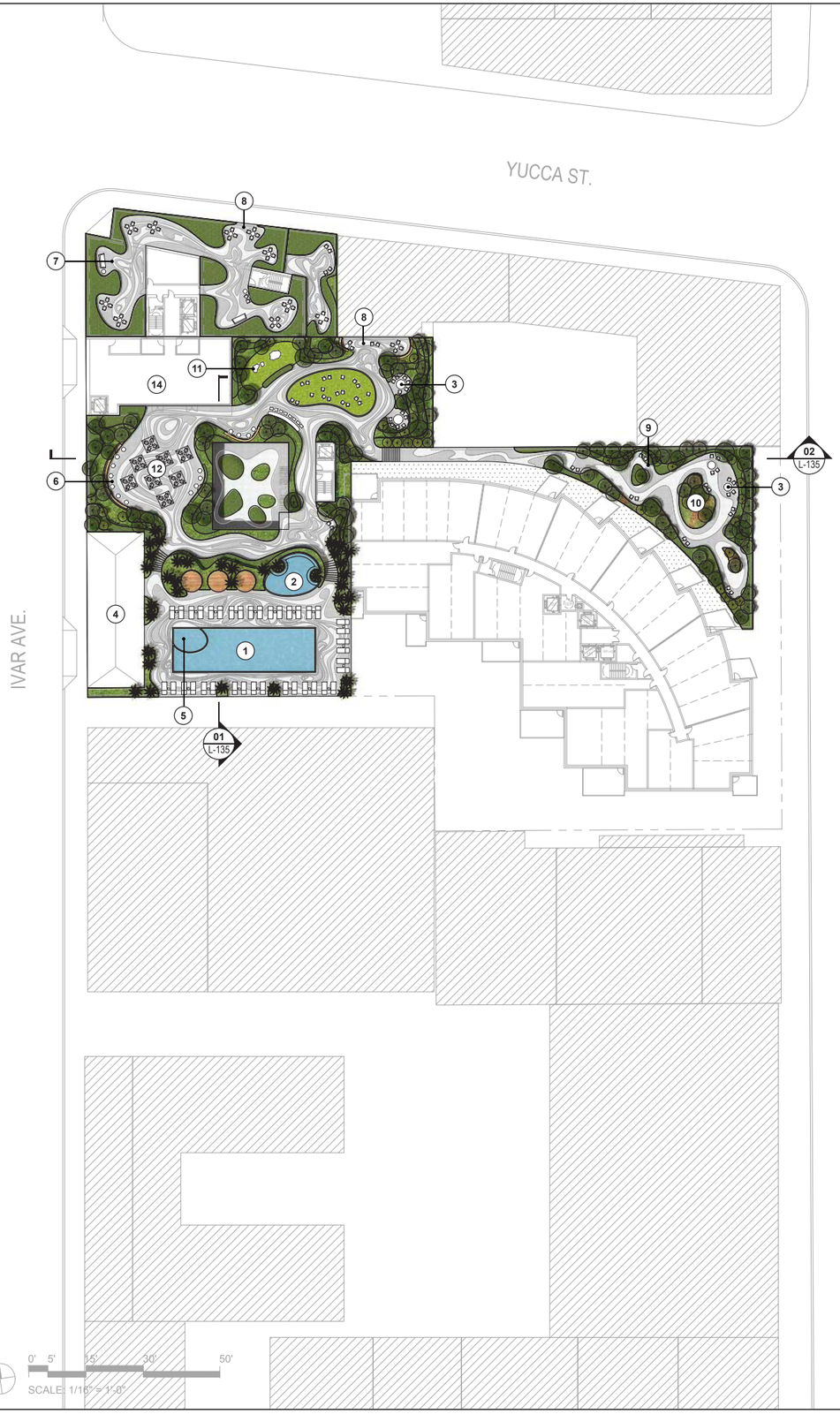


SCALE: N/A
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
GROUND FLOOR RENDERED AXONOMETRICS

DRAWING NO:
L-116

© Handel Architects LLP 2018



AMENITY TERRACES TOTAL PLANTED AREA:	**21,744 SF** 13,394 (WEST) + 8,350 (EAST)
AMENITY TERRACES TOTAL TREES PROVIDED:	**200**

LEGEND

1. THE POOL
2. KIDS POOL
3. OUTDOOR FIREPLACE
4. AMENITY PAVILION
5. HOT TUB
6. DINING AREA / OUTDOOR KITCHEN
7. SOCIAL GARDEN
8. VIEWING GARDEN
9. MEDITATION POD
10. MOUND GARDEN
11. DOG RUN
12. MULTI-PURPOSE DINING / EVENT AREA
13. TANNING AREA
14. MULTI-PURPOSE ROOM
15. VIEWING DINING

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
AMENITY TERRACES
SITE PLAN

DRAWING NO:
L-121

© Handel Architects LLP 2018



LEGEND

1. THE POOL
2. KIDS POOL
3. OUTDOOR FIREPLACE
4. AMENITY PAVILION
5. HOT TUB
6. DINING AREA / OUTDOOR KITCHEN
7. SOCIAL GARDEN
8. VIEWING GARDEN
9. MEDITATION POD
10. MOUND GARDEN
11. DOG RUN
12. MULTI-PURPOSE DINING / EVENT AREA
13. EVENT LAWN
14. MULTI-PURPOSE ROOM

WEST SITE AMENITY TERRACES PLANTED AREA:	**13,394 SF**
WEST SITE AMENITY TERRACES TREES PROVIDED:	**119**

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE AMENITY TERRACES PLAN

DRAWING NO:
L-122

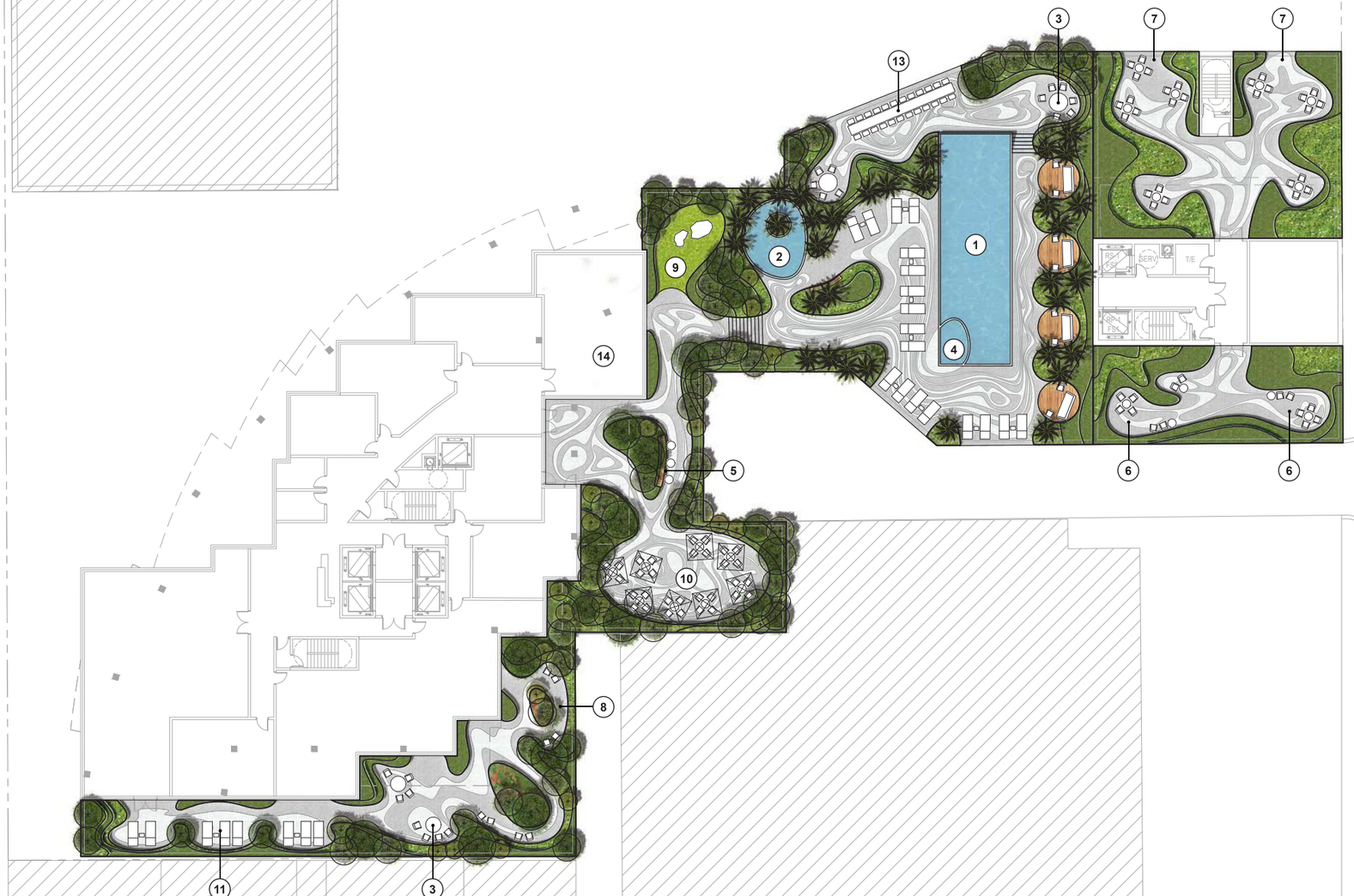
© Handel Architects LLP 2018

VINE ST.

LEGEND

1. THE POOL
2. KIDS POOL
3. OUTDOOR FIREPLACE
4. HOT TUB
5. DINING AREA / OUTDOOR KITCHEN
6. SOCIAL GARDEN
7. VIEWING GARDEN
8. MEDITATION POD
9. DOG RUN
10. MULTI-PURPOSE DINING / EVENT AREA
11. TANNING AREA
12. AMENITY PAVILION
13. VIEWING DINING
14. MULTI-PURPOSE ROOM

EAST SITE AMENITY TERRACES PLANTED AREA:	8,350 SF
EAST SITE AMENITY TERRACES TREES PROVIDED:	81



ARGYLE AVE.

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

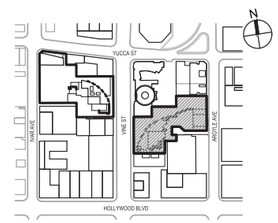
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE AMENITY TERRACES PLAN

DRAWING NO:

L-123

© Handel Architects LLP 2018



NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

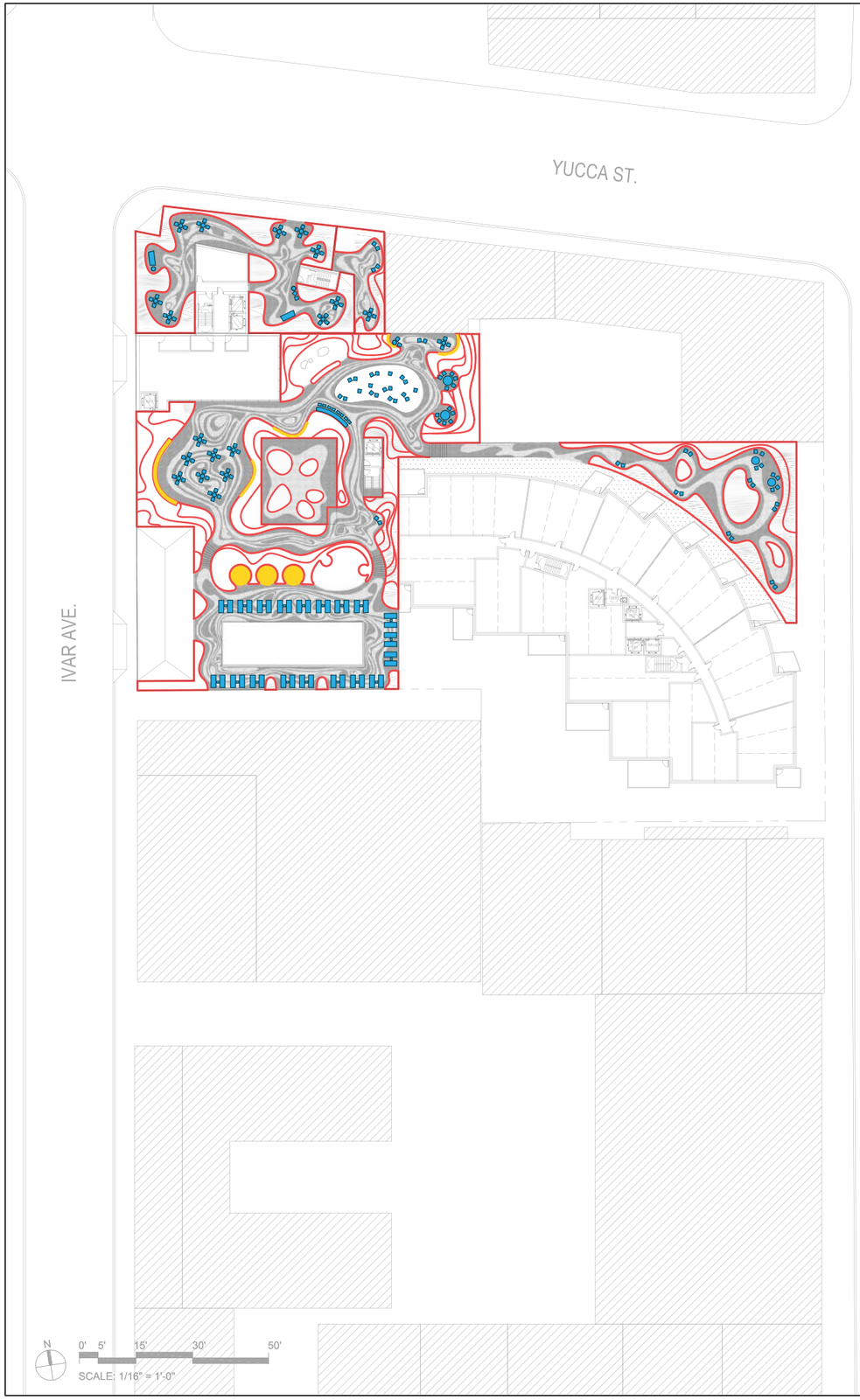
DRAWING TITLE:

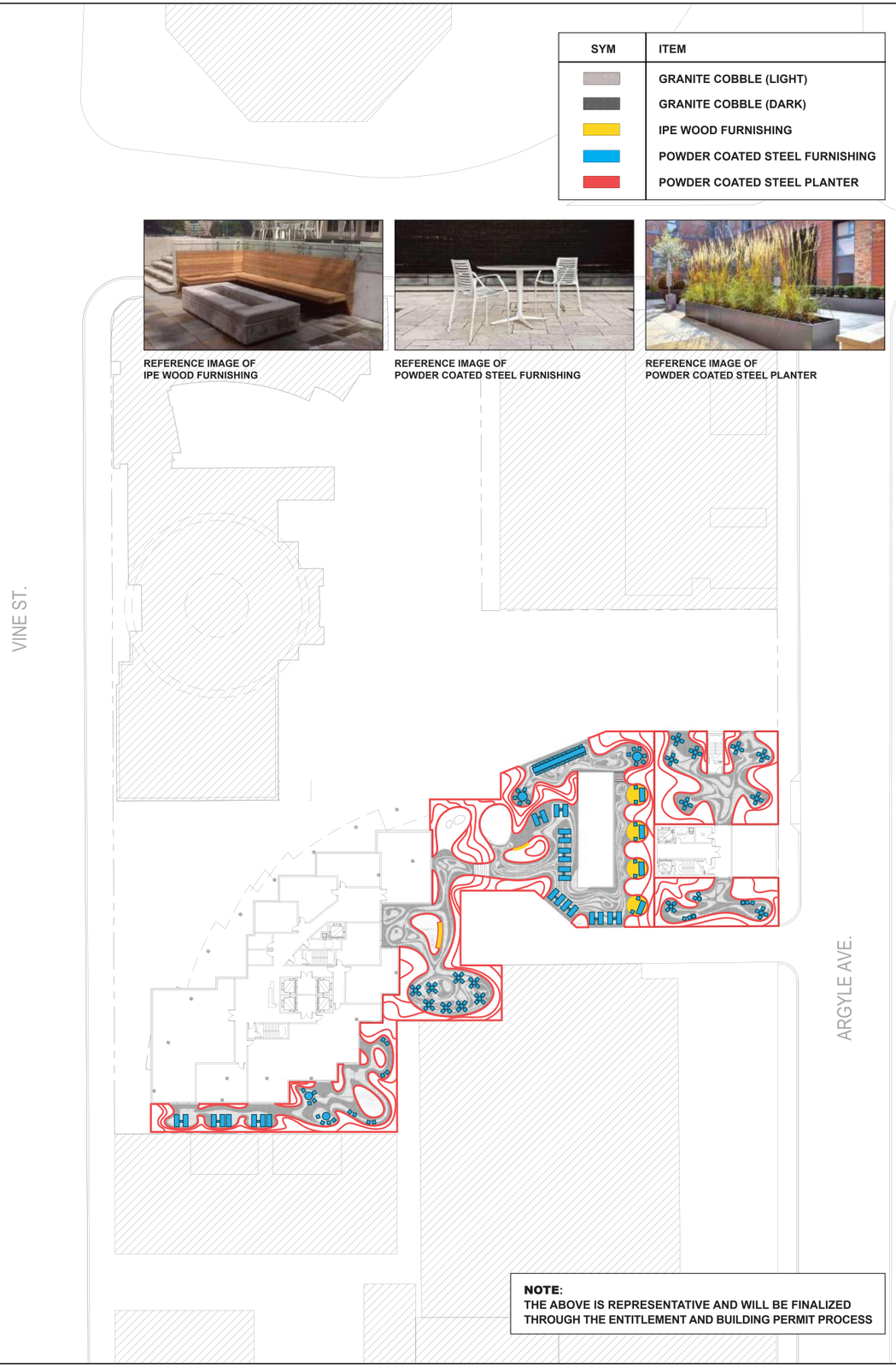
OVERALL
AMENITY TERRACES
LAYOUT PLAN

DRAWING NO:

L-131

© Handel Architects LLP 2018





SYM	ITEM
	GRANITE COBBLE (LIGHT)
	GRANITE COBBLE (DARK)
	IPE WOOD FURNISHING
	POWDER COATED STEEL FURNISHING
	POWDER COATED STEEL PLANTER

REFERENCE IMAGE OF
IPE WOOD FURNISHING

REFERENCE IMAGE OF
POWDER COATED STEEL FURNISHING

REFERENCE IMAGE OF
POWDER COATED STEEL PLANTER

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

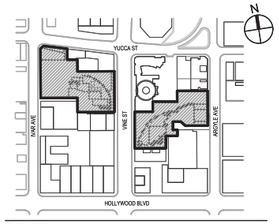
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
AMENITY TERRACES
MATERIAL PLAN

DRAWING NO:
L-132

© Handel Architects LLP 2018



SYM	COMMON NAME	BOTANICAL NAME	QTY
	PERENNIAL PLANTING	**SPECIES T.B.D.**	**20,954 SF**
	NATURAL LAWN	**SPECIES T.B.D.**	**790 SF**
	SYNTHETIC LAWN	**SPECIES T.B.D.**	**760 SF**
	CANOPY TREE	**SPECIES T.B.D.**	**200**
	· WESTERN REDBUD	· *Cercis occidentalis*	
	· CRAPE MYRTLE	· *Lagerstroemia indica*	
	· GOLD MEDALLION TREE	· *Cassia leptophylla*	
	· ITALIAN ALDER	· *Alnus cordata*	
	PALM TREE	**SPECIES T.B.D.**	**69**
	· KING PALM	· *Archontophoenix alexandrae*	

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

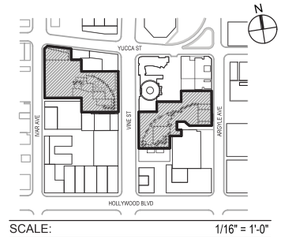
ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	**ENTITLEMENT ISSUE**

KEY PLAN



SCALE: 1/16" = 1'-0"
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
OVERALL
AMENITY TERRACES
PLANTING PLAN

DRAWING NO:
L-133

© Handel Architects LLP 2018

PERENNIAL REFERENCE IMGAES



SILVER WORMWOOD
Artemisia ludoviciana



COMMON YARROW
Achillea millefolium



REDFLOWER BUCKWHEAT
Eriogonum grande



APRICOT MALLOW
Sphaeralcea ambigua



STICKY MONKEY FLOWER
Mimulus aurantiacus



WOOLLY BLUECURLS
Trichostema lanatum



WINIFRED GILMAN SAGE
Salvia clevelandii 'Winifred Gilman'



DEER GRASS
Muhlenbergia rigens



CALIFORNIA BUCKWHEAT
Eriogonum fasciculatum



SEASIDE DAISY
Erigeron glaucus



CALIFORNIA FUCHSIA
Epilobium canum



CALIFORNIA COASTAL SUNFLOWER
Encelia californica



PENSTEMON 'MARGARITA BOP'
Penstemon heterophyllus



BLUE-EYED GRASS
Sisyrinchium bellum

SHRUBS REFERENCE IMGAES



LEMONADE BERRY
Rhus integrifolia



MANZANITA
Arctostaphylos auriculata



JAMES ROOF COAST SILKTASSEL
Garrya elliptica 'James Roof'



TOYON
Heteromeles arbutifolia



BLADDERPOD
Peritoma (Isomeris) arborea



ISLAND TREE MALLOW
Malva (Lavatera) assurgentiflora



CATALINA CEANOTHUS
Ceanothus arboreus

TREE REFERENCE IMGAES



KING PALM
Archontophoenix alexandrae



WESTERN REDBUD
Cercis occidentalis



CRAPE MYRTLE
Lagerstroemia indica



GOLD MEDALLION TREE
Cassia leptophylla



ITALIAN ALDER
Alnus cordata

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN

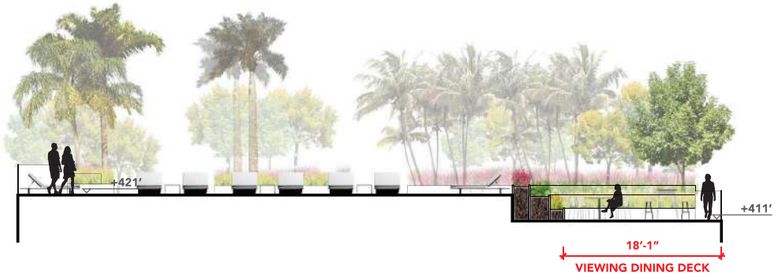


SCALE:
PROJECT NO: 1350
SEAL & SIGNATURE

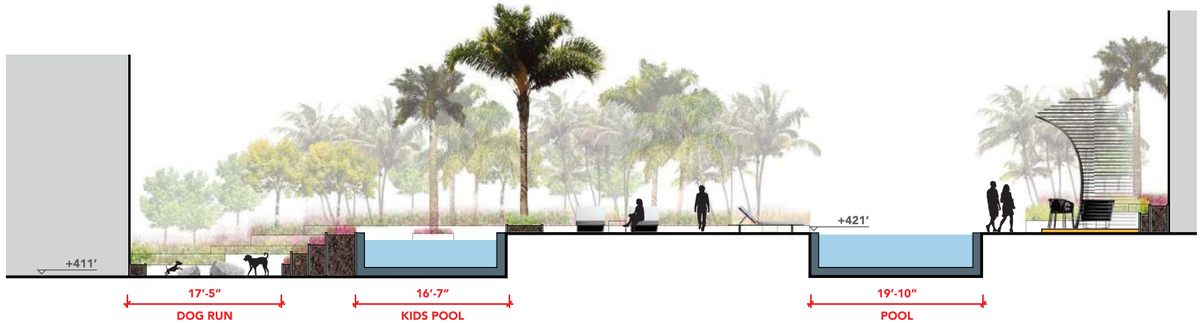
DRAWING TITLE:
AMENITY TERRACES
PLANTING REFERENCE
IMAGE

DRAWING NO:
L-133-1

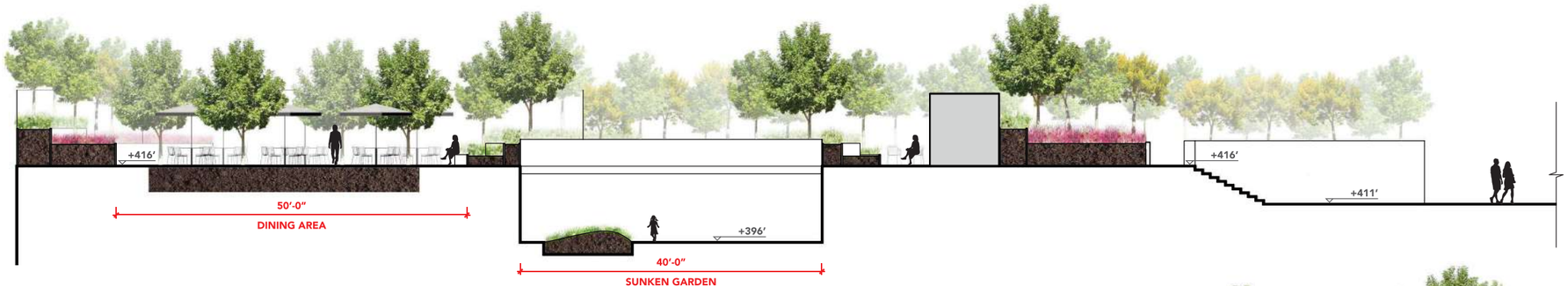
© Handel Architects LLP 2018



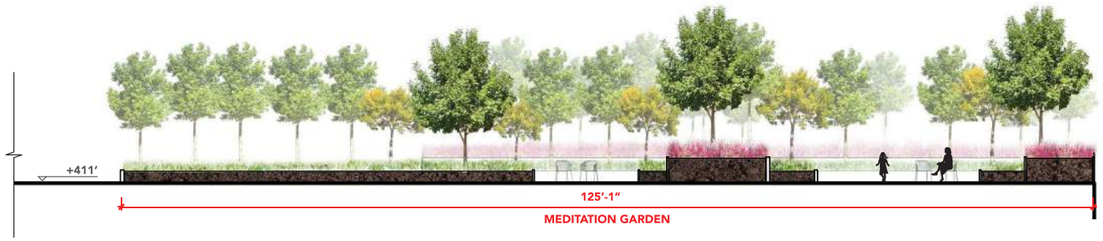
04 **EAST AMENITY SECTION 4**
SCALE: 1/8" = 1'-0"

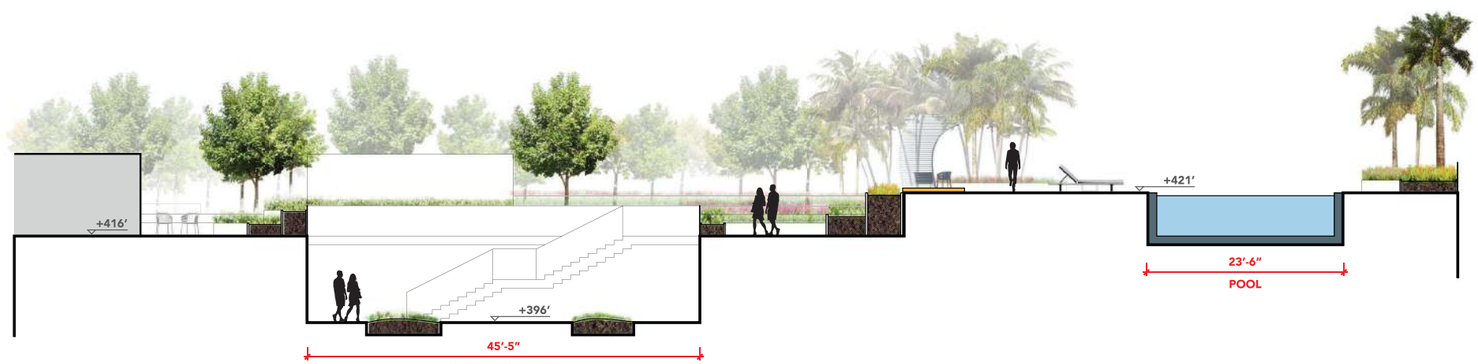


03 **EAST AMENITY SECTION 3**
SCALE: 1/8" = 1'-0"



02 **WEST AMENITY SECTION 2**
SCALE: 1/8" = 1'-0"





01 **WEST AMENITY SECTION 1**
SCALE: 1/8" = 1'-0"

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY
KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE

KEY PLAN



SCALE:
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
AMENITY TERRACES
SITE SECTIONS

DRAWING NO:
L-135

© Handel Architects LLP 2018



01 **WEST AMENITY TERRACES AXONOMETRIC**
SCALE: N/A



02 **EAST AMENITY TERRACES AXONOMETRIC**
SCALE: N/A

NOTE:
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT

HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT

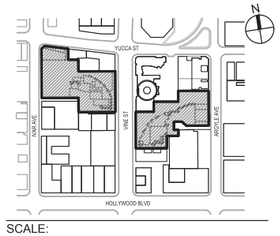
JAMES CORNER FIELD OPERATIONS
475 Tenth Avenue, 9TH FL
New York, NY 10018
T: 212.433.1450
F: 212.433.1451

SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	**ENTITLEMENT ISSUE**

KEY PLAN



SCALE:
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

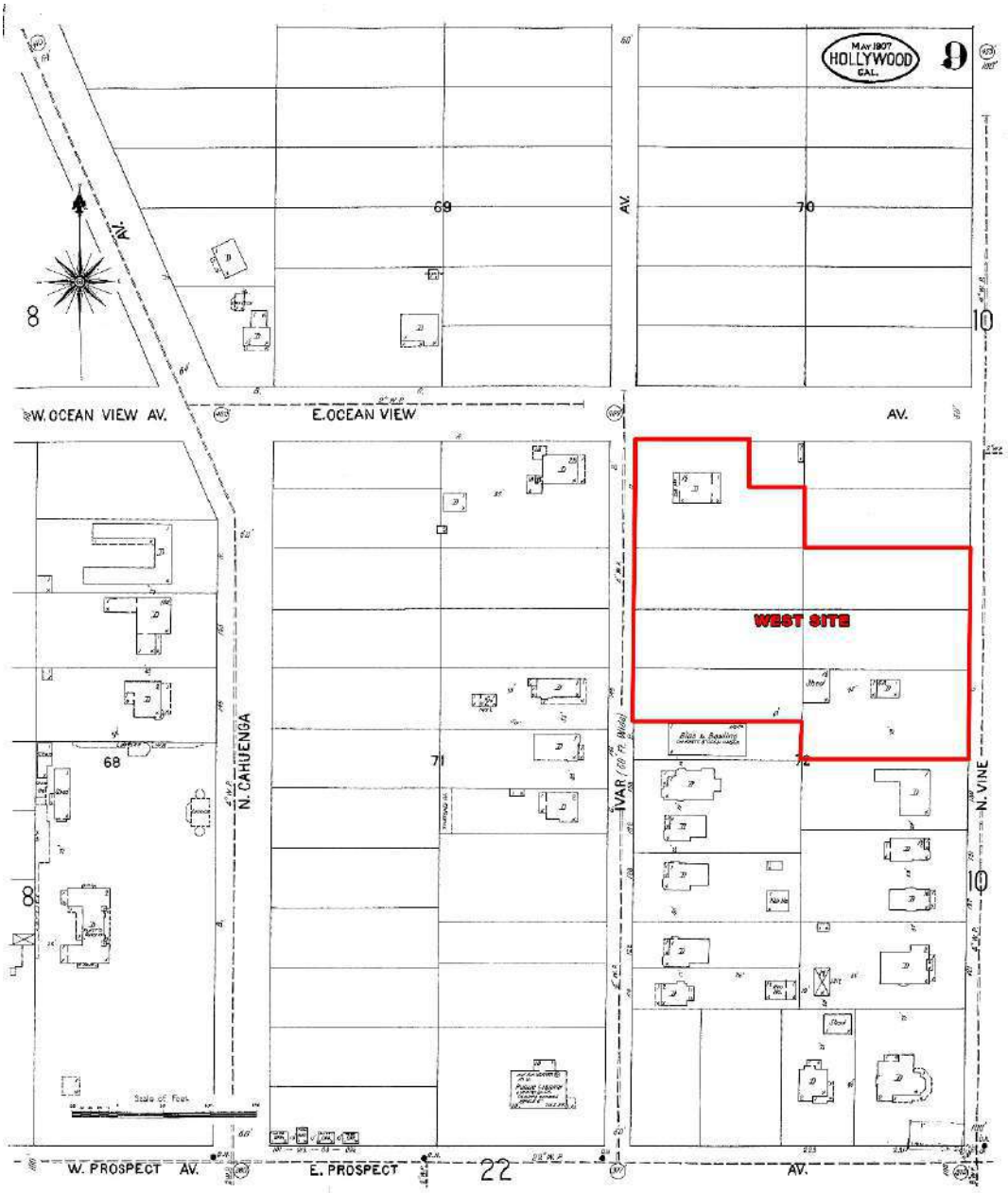
AMENITY TERRACES
RENDERED AXONOMETRICS

DRAWING NO:

L-136

© **Handel Architects LLP** 2018

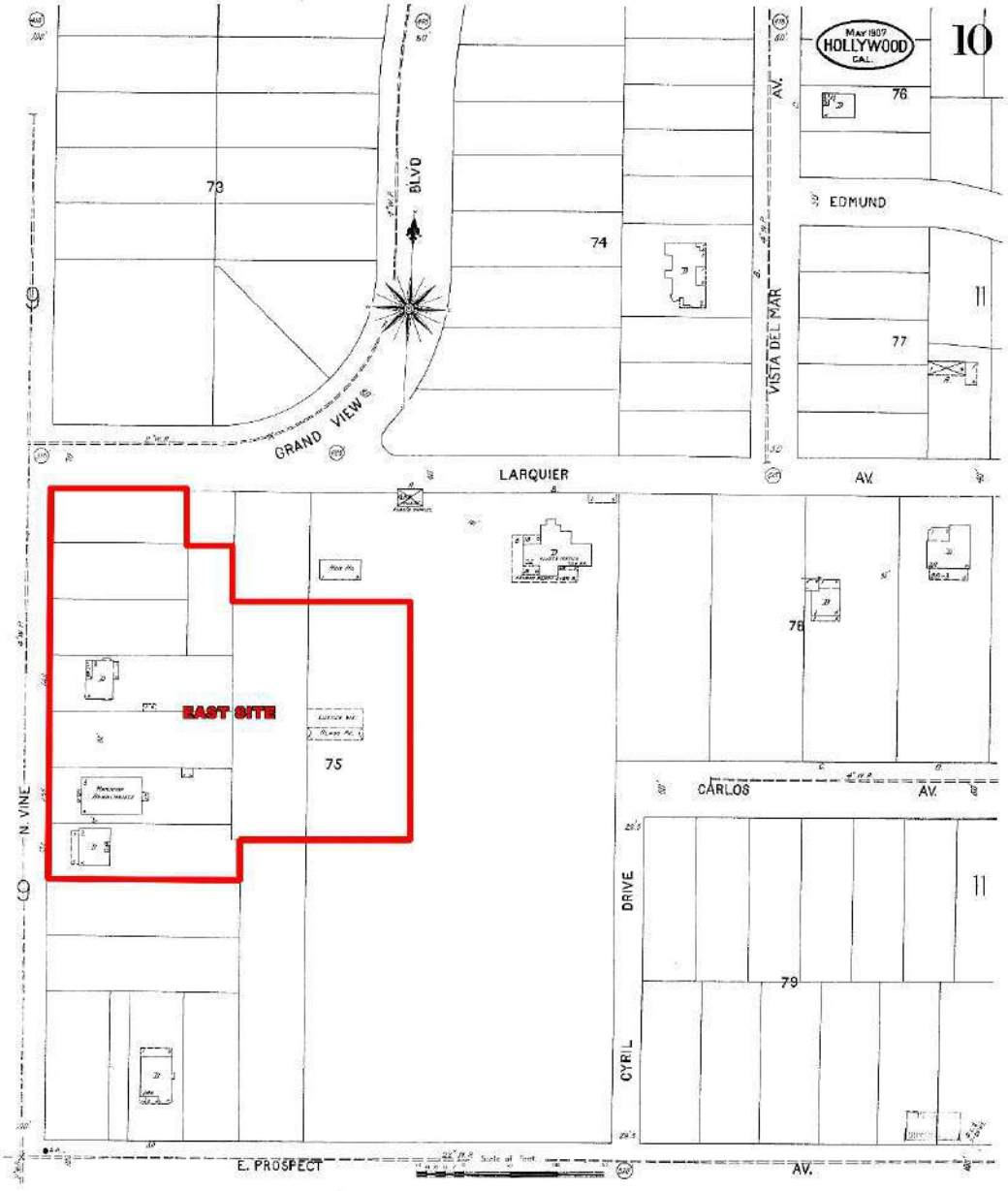
CONFIDENTIAL DRAFT FOR INTERNAL REVIEW ONLY



1907 Sanborn Map, West Project Site.

Hollywood Center Project
Historic Resources Technical Report
April 2020

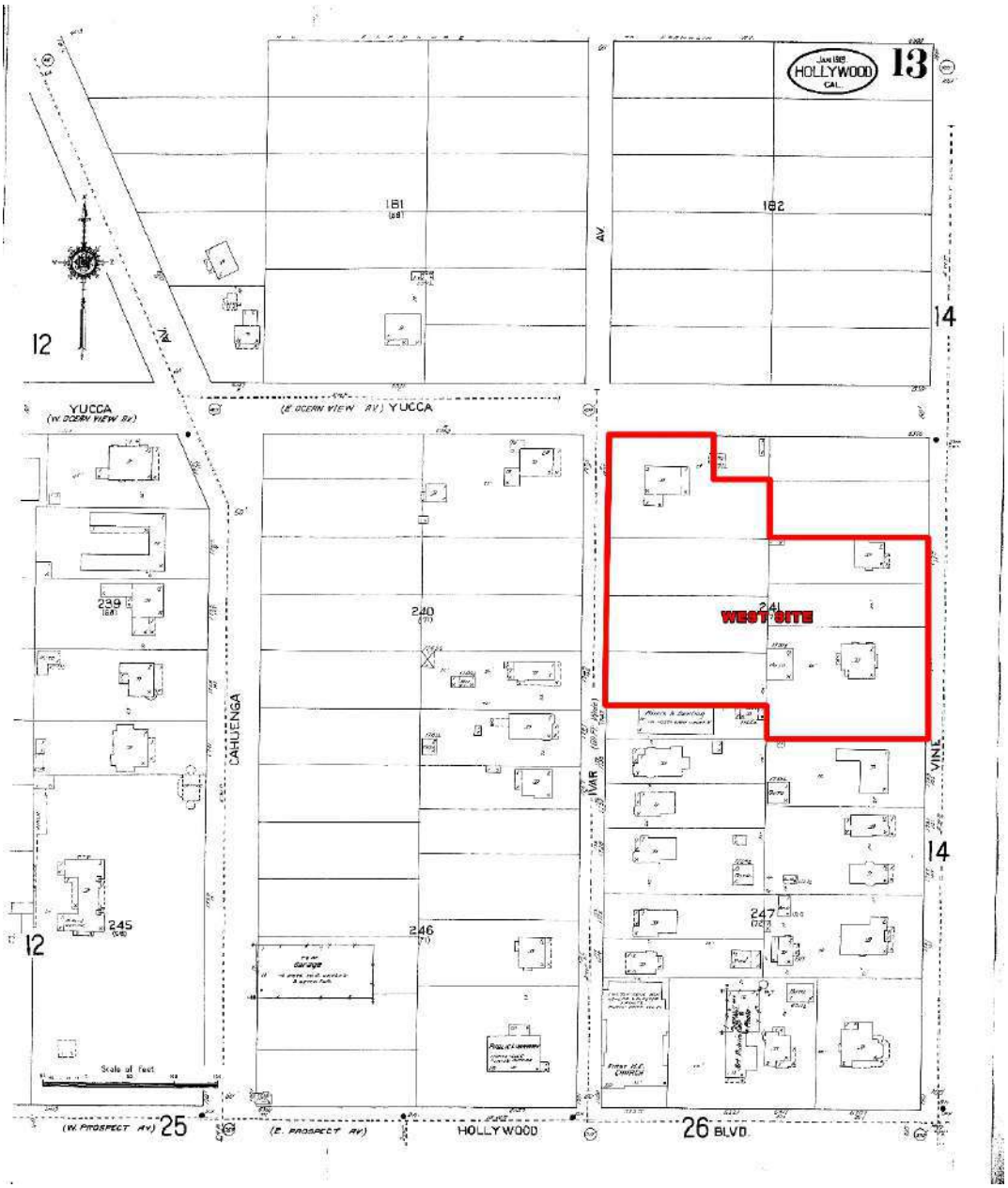
HISTORIC RESOURCES GROUP



1907 Sanborn Map, East Project Site.

Hollywood Center Project
Historic Resources Technical Report
April 2020

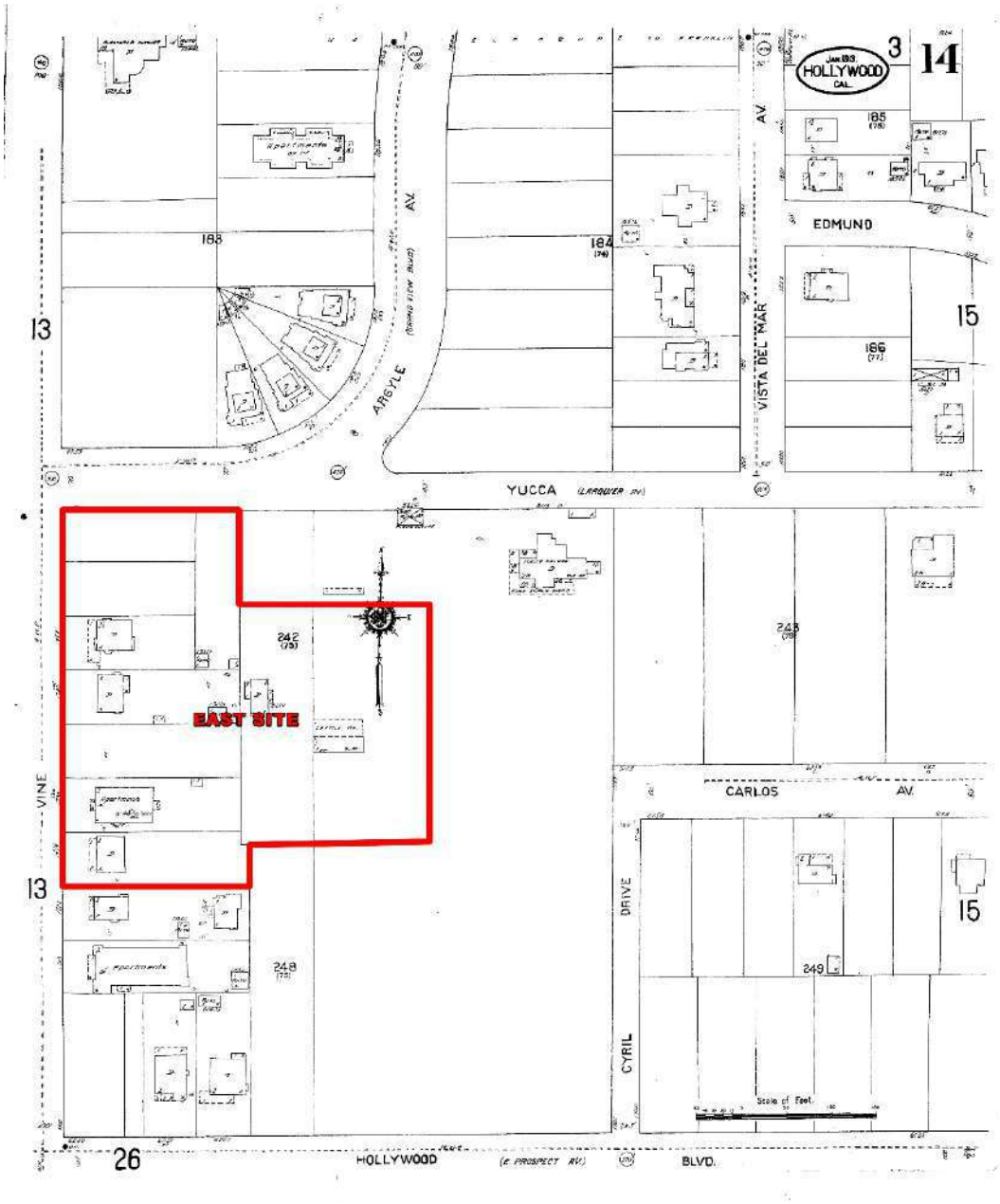
HISTORIC RESOURCES GROUP



1913 Sanborn Map, West Project Site.

Hollywood Center Project
Historic Resources Technical Report
April 2020

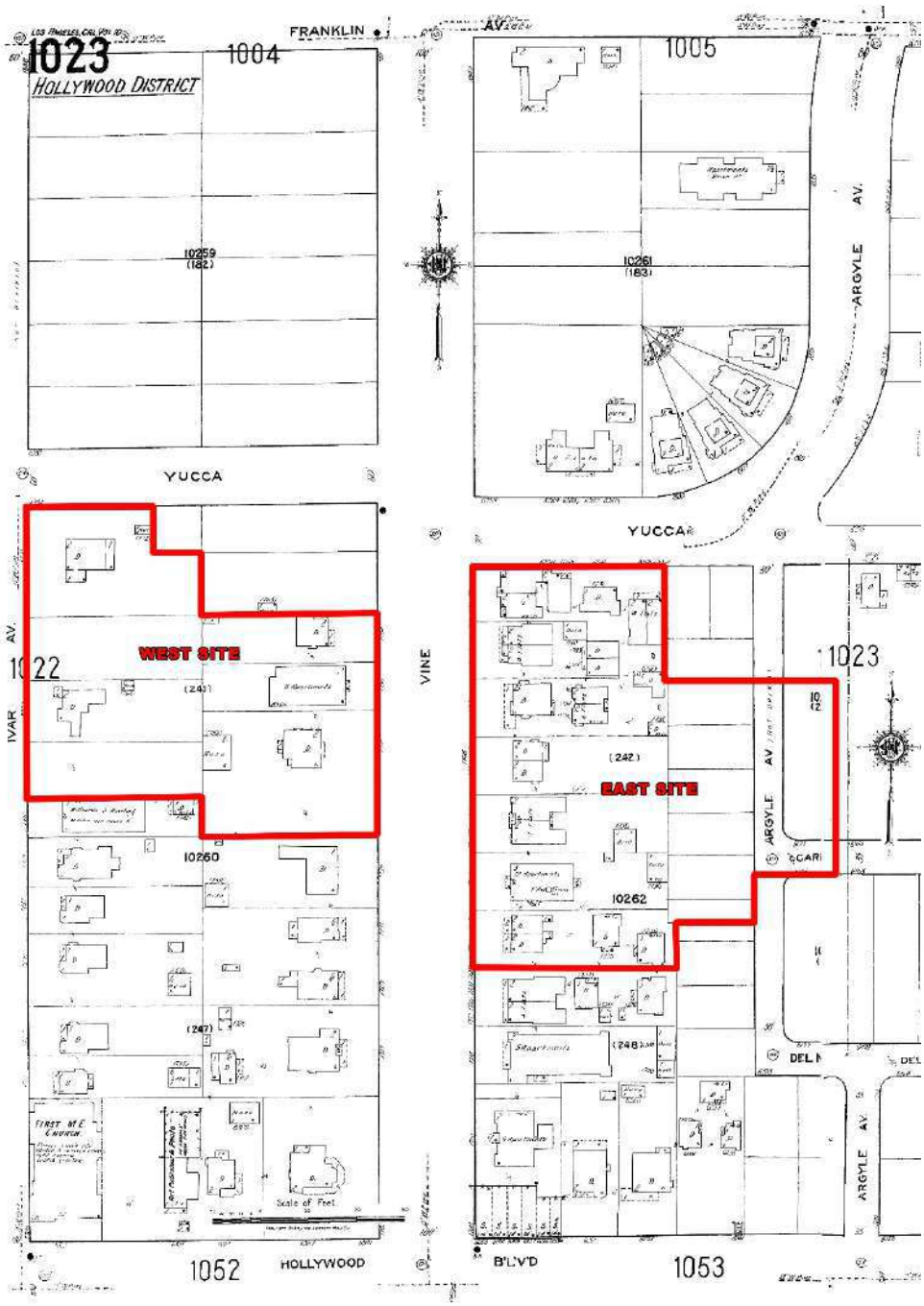
HISTORIC RESOURCES GROUP



1913 Sanborn Map, East Project Site.

Hollywood Center Project
Historic Resources Technical Report
April 2020

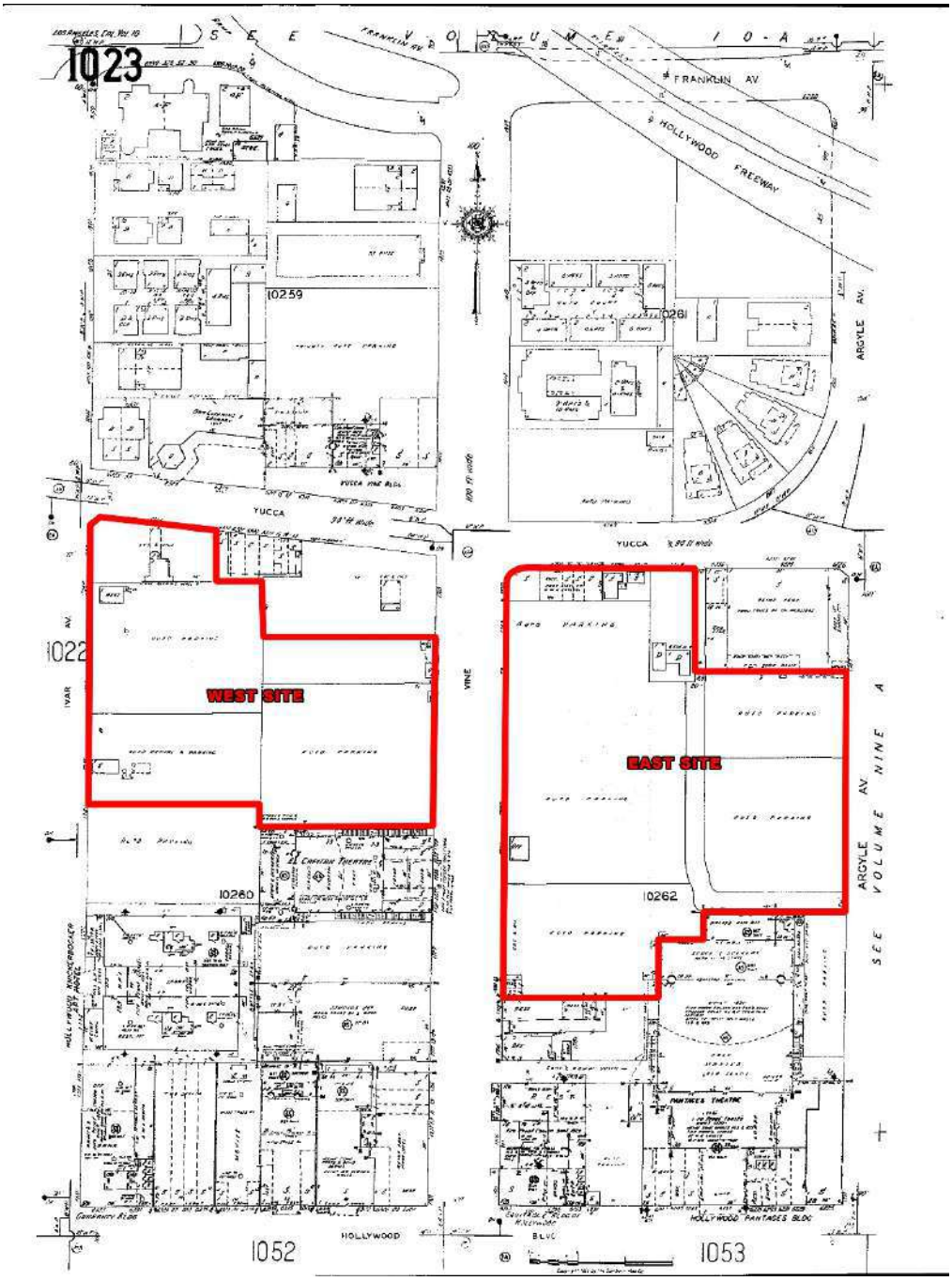
HISTORIC RESOURCES GROUP



1950 Sanborn Map, West and East Project Site.

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP



1955 Sanborn Map, West and East Project Site.

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

CONFIDENTIAL DRAFT FOR INTERNAL REVIEW ONLY

APPENDIX E: CURRENT PROPERTY EVALUATIONS

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) 6334 W. Yucca Street
P1. Other Identifier:

*P2. **Location:** ☐ **Not for Publication** ☐ **Unrestricted**
- ***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Hollywood **Date** 2018 **T** 1S ; **R** 14W ; NE ¼ **of** NE ¼ **of Sec** 10 ; **B.M.**
- c. Address 6334 W. Yucca Street City Los Angeles Zip 90028
- d. UTM: (Give more than one for large and/or linear resources) Zone 11 , 377534.87 mE/ 3774449.79 mN
- e. Other Locational Data: 1770 N Ivar Avenue; Assessor Parcel Number (APN): 5546-004-029

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story building was constructed in 1978. It is rectangular in plan with a flat roof that overhangs the building on the west and south facades. Walls are clad in cement plaster. Metal fascia wraps the north, west and south sides just below the roofline. The west façade includes a single metal door and a recessed entry with a metal roll-up door. The south façade, also recessed beneath the roofline, includes a central, metal frame glazed door flanked by metal frame fixed windows.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View Southeast, October 2018

***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both 1978 Building Permit

***P7. Owner and Address:**

***P8. Recorded by:**
Historic Resources Group
12 S Fair Oaks Ave, Suite 200
Pasadena, CA 91105

***P9. Date Recorded:** Oct. 2018

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Hollywood Center Historic Resources Technical Report, December 2018.

***Attachments:** ☐NONE ☐Location Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 6334 W. Yucca Street ***NRHP Status Code** 6Z
Page 2 **of** 2

B1. Historic Name:
B2. Common Name: Enterprise Rent-A-Car
B3. Original Use: Commercial B4. Present Use: Storage
***B5. Architectural Style:** None
***B6. Construction History:** (Construction date, alterations, and date of alterations)
According to the 1978 permit, 6334 Yucca Street was constructed as a "vehicle sales office." A sign inspection application from 1979 lists "Air Car Rental" as the owner. A 1987 sign permit lists "Enterprise Rent-A-Car" as the owner. Enterprise operated the site until 2017. The building is now leased by AMDA.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance: Theme** **Area**
Period of Significance **Property Type** **Applicable Criteria**
6334 W. Yucca Street has not been previously identified as historically significant through survey evaluation or other official action. It was not evaluated as part of the Hollywood Community Redevelopment Area Survey, published in 2010.

Building types associated with the automobile are examined in the SurveyLA Los Angeles Citywide Historic Context Statement. The Commercial Development and the Automobile theme identifies "car showrooms" as a property type potentially significant under National Register Criteria A and C; California Register Criteria 1 and 3; and Los Angeles Historic-Cultural Monument Criteria 1 and 3. 6334 W. Yucca Street does not include a showroom and consists only of a small, stand-alone sales office that quickly became devoted to car rentals. Moreover, the period of significance as determined for SurveyLA for property types associated with the automobile ends in 1970. Therefore, 6334 W. Yucca Street does not meet eligibility requirements under the SurveyLA Commercial Development context.

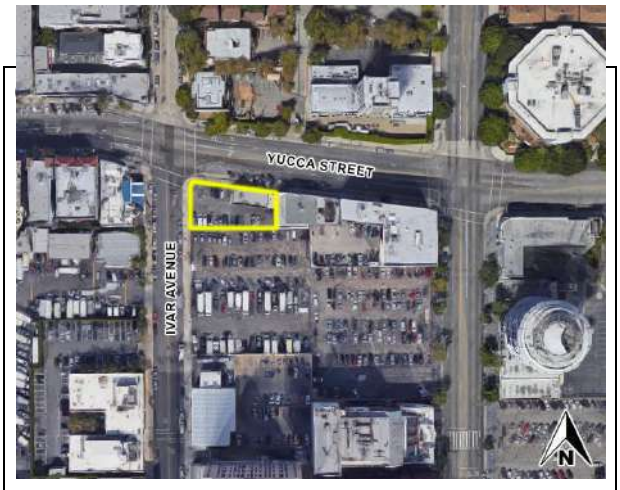
The AMDA leased building is not a distinctive example of a building type, architectural style or method of construction, and no important historical associations have been discovered. 6334 W. Yucca Street is not eligible for listing in the National Register, California Register or for designation as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes:

***B12. References:**
SurveyLA Los Angeles Historic Resources Survey,
Los Angeles Citywide Historic Context Statement,
Context: Commercial Development 1850-1980,
Theme: Commercial Development and the Automobile,
August 2016

B13. Remarks:

***B14. Evaluator:** Paul Travis
***Date of Evaluation:** October 2018

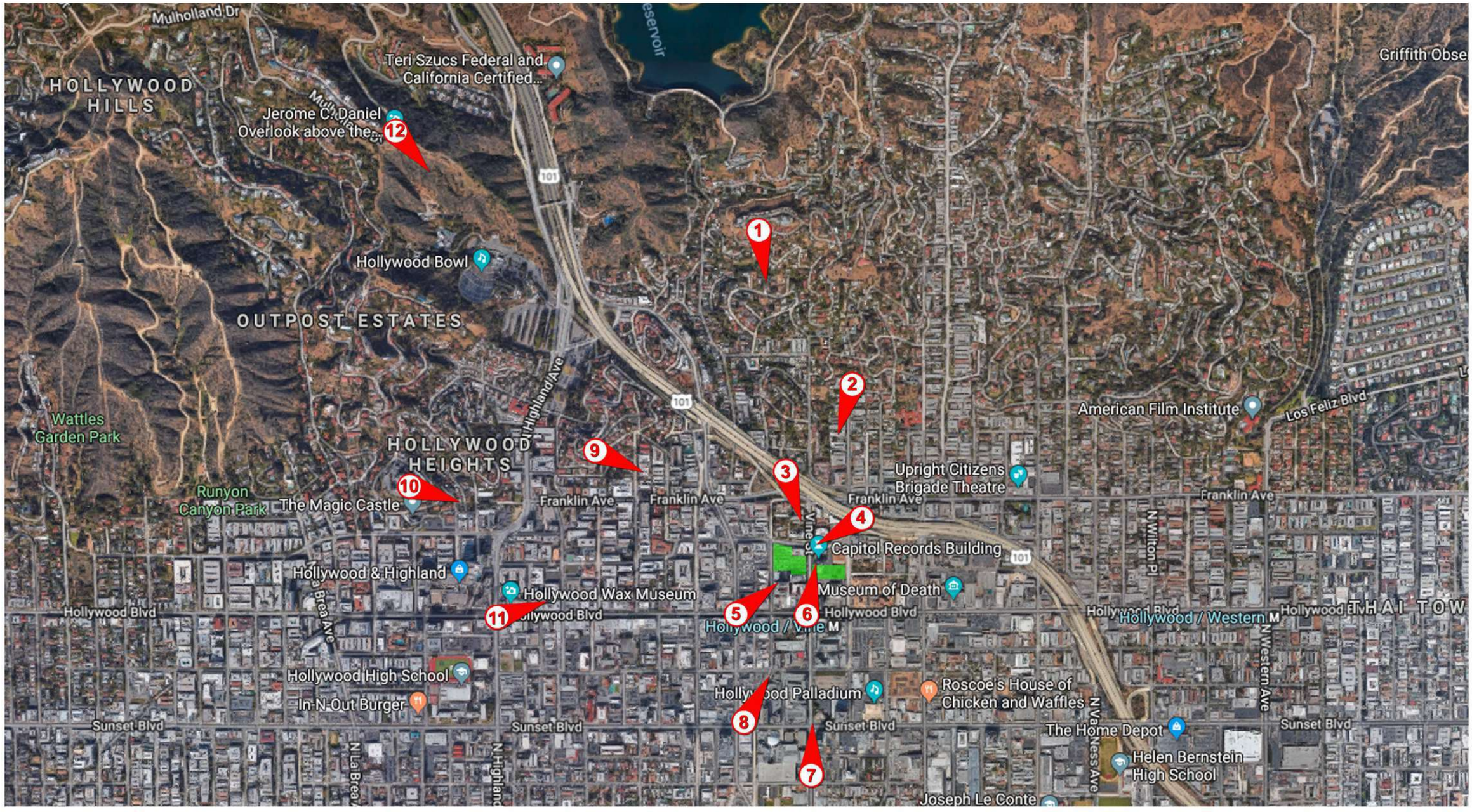


(This space reserved for official comments.)

APPENDIX F: VIEWSHED STUDIES

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP



Hollywood Highrise

Key Map

VisionScape IMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View



Proposed View

Hollywood Highrise

View 1

VisionScape IMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View

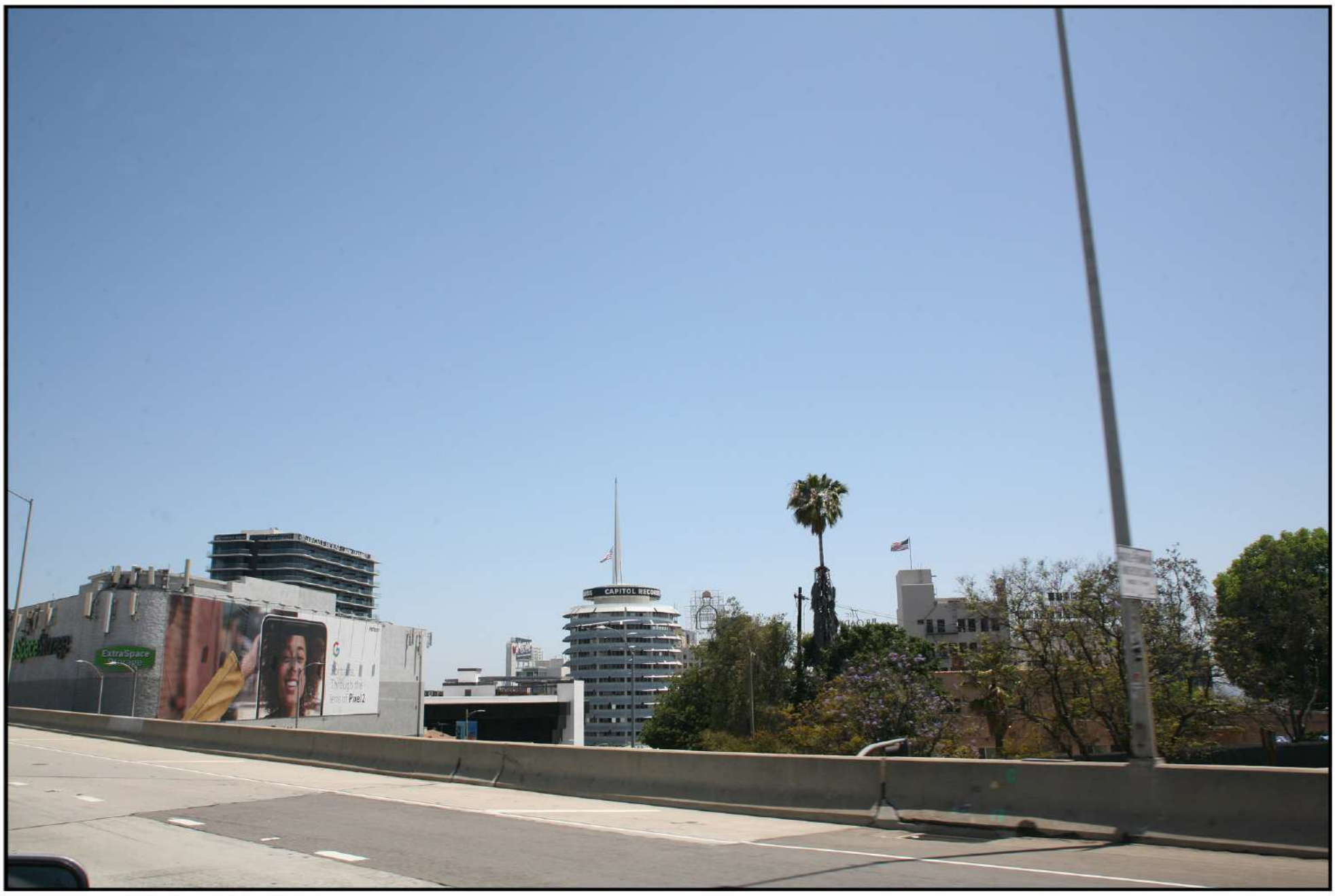


Proposed View

Hollywood Highrise

View 2

VisionScape IMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View



Proposed View

Hollywood Highrise

View 3

VisionScapeIMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View


PROGRESS

Proposed View

Hollywood Highrise

View 4

VisionScapeIMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View



Proposed View

Hollywood Highrise

View 5

VisionScape IMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View



Proposed View

Hollywood Highrise

View 6

VisionScapeIMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View



Proposed View

Hollywood Highrise

View 7

VisionScape IMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View

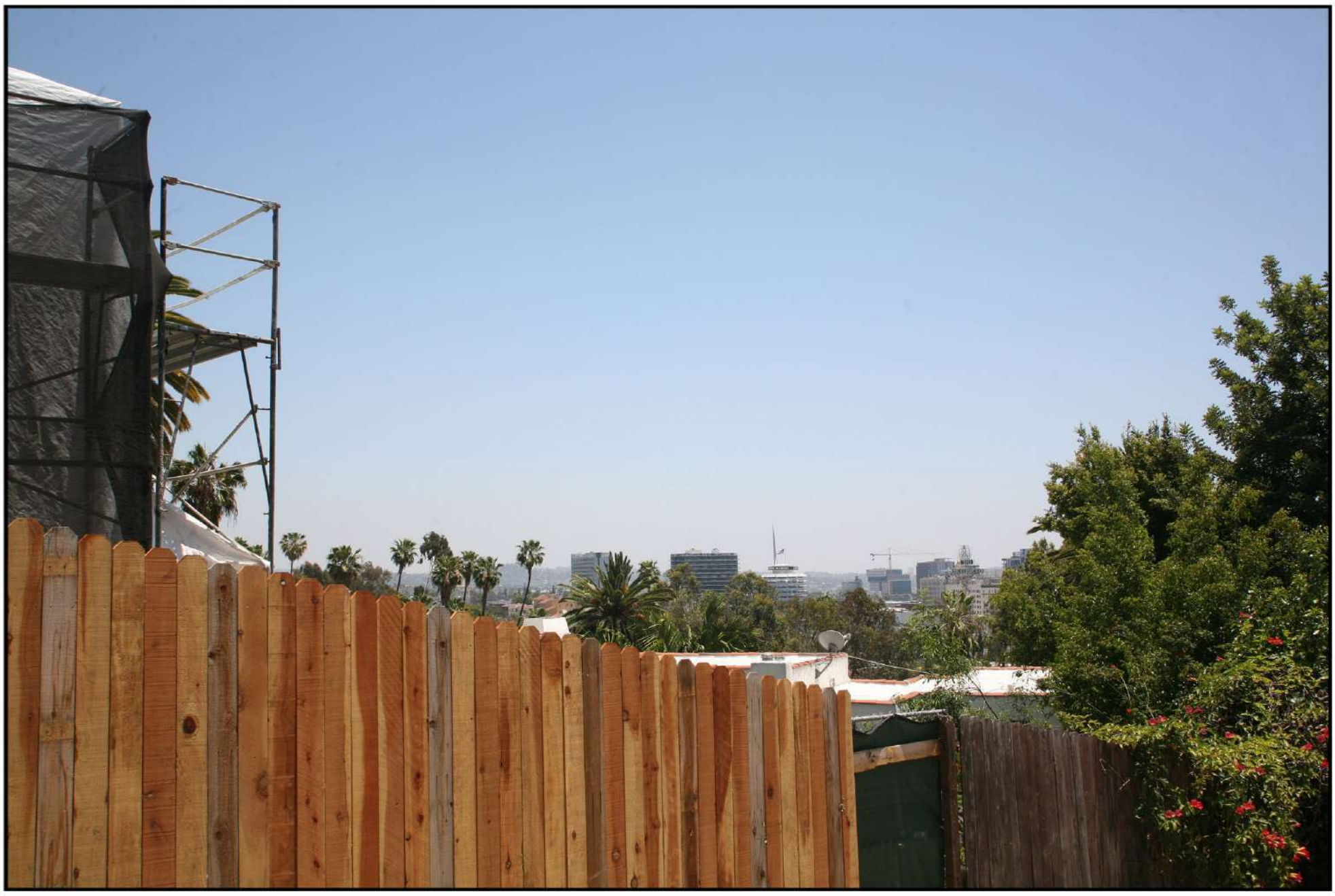


Proposed View

Hollywood Highrise

View 8

VisionScapeIMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View



Proposed View

Hollywood Highrise

View 9

VisionScape IMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View



Proposed View

Hollywood Highrise

View 10

VisionScapeIMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View



Proposed View

Hollywood Highrise

View 11

VisionScape IMAGERY
visionscapeimagery.com
Toll Free 888.356.3668



Existing View


PROGRESS

Proposed View

Hollywood Highrise

View 12

VisionScapeIMAGERY
visionscapeimagery.com
Toll Free 888.356.3668

APPENDIX G: HWOF SPECIFICATIONS

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP



KEY MAP

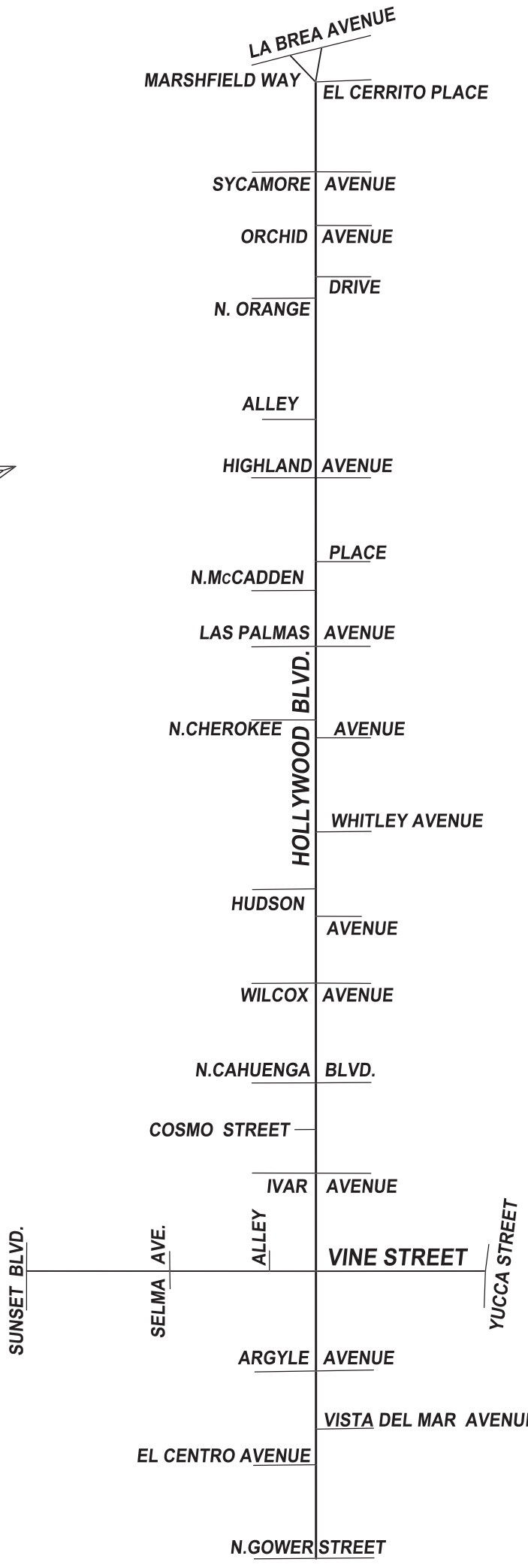
NOT TO SCALE



Final Draft

S-445-0

July 06, 2017



NOT TO SCALE

BUREAU OF ENGINEERING — DEPARTMENT OF PUBLIC WORKS — CITY OF LOS ANGELES

HOLLYWOOD WALK OF FAME SPECIFICATIONS AND DETAILS

STANDARD PLAN
S-445-0

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
GREGG VANDERGRIFF BUREAU OF ENGINEERING	EDWARD ARRINGTON, S.E. ENGINEER OF DESIGN			
CHECKED			VAULT INDEX NUMBER:	
RAFFI MASSABKI BUREAU OF ENGINEERING	KENNETH R. REDD, P.E. DEPUTY CITY ENGINEER	GARY LEE MOORE, P.E. CITY ENGINEER	SHEET 1 OF 26 SHEETS	

HOLLYWOOD WALK OF FAME SPECIFICATIONS:

THE FOLLOWING ARE SPECIFICATIONS FOR THE INSTALLATION OF NEW TERRAZZO PAVEMENT AND THE RELOCATION OR REPAIR WORK OF THE EXISTING TERRAZZO PAVEMENT TO BE ISSUED TO THE PERMITTEE WITH ANY PROJECT ADJACENT TO THE HOLLYWOOD WALK OF FAME.

IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO FULLY UNDERSTAND THESE SPECIFICATIONS, REFERENCED STANDARDS, THE DESIGNS AND USES OF THE TERRAZZO PAVEMENT AND RELATED MATERIALS, THE CONSTRUCTION MEANS AND METHODS, ALL OTHER APPLICABLE LAWS AND CODE REQUIREMENTS AND TO VERIFY WITH THE JOB SITE CONDITIONS PRIOR TO PERFORMING ANY INSTALLATION OR REPAIR WORK.

1.01 GENERAL REQUIREMENTS

A. WALK OF FAME DESCRIPTION: THE HOLLYWOOD WALK OF FAME IS A LOS ANGELES CITY HISTORIC MONUMENT (HISTORIC-CULTURAL MONUMENT NO. 194) AND BOUNDED BY LIMITS AS STATED IN THE SAID MONUMENT DESIGNATION. ANY PUBLIC RIGHT OF WAY IMPROVEMENT WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO, SIDEWALK, TREE WELLS, CURB AND GUTTERS, CURB RAMPS, DRIVEWAYS, STREET LIGHTING OR OTHER UTILITY INSTALLATIONS THAT AFFECT THE EXISTING TERRAZZO PAVEMENT IN THE SIDEWALK AREA SHALL COMPLY WITH THE SPECIFICATIONS AND DETAILS HEREIN REGARDLESS OF THE SIZE OF THE IMPROVEMENT WORK.

THERE ARE THREE TYPES OF PANELS IN THE TERRAZZO PAVEMENT SECTIONS OF THE HOLLYWOOD WALK OF FAME:

1. BLACK PANELS - BLACK TERRAZZO PAVEMENT PANELS WITHOUT CORAL STARS.
2. CELEBRITY STAR PANELS - CORAL TERRAZZO PAVEMENT SECTIONS WITHIN A BRASS STAR, BRASS LETTERING AND INDUSTRY AFFILIATED BRASS PLAQUES INCLUDED IN THE WALK OF FAME. THE CELEBRITY STAR PANELS HAVE BLACK TERRAZZO SURROUNDING THE CORAL STAR PATTERN.
3. UNNAMED STAR PANELS - CORAL TERRAZZO PAVEMENT SECTIONS WITHIN A BRASS STAR PATTERN WITHOUT CELEBRITY NAME AND BRASS PLAQUE, SURROUNDED BY BLACK TERRAZZO.

B. ALL IMPROVEMENT WORK WITHIN THE HOLLYWOOD WALK OF FAME SHALL BE REVIEWED AND APPROVED BY THE BUREAU OF ENGINEERING AS REQUIRED BY LOS ANGELES MUNICIPAL CODE SECTION 62.105 IN CONJUNCTION WITH THE REVIEW OF THE CULTURAL HERITAGE COMMISSION. ADDITIONAL CONSULTATION AND COORDINATION, DURING THE REVIEW AND THE INSTALLATION, WITH THE HOLLYWOOD HISTORIC TRUST AND HOLLYWOOD CHAMBER OF COMMERCE IS ALSO REQUIRED. IN ACCORDANCE WITH LOS ANGELES MUNICIPAL CODE SECTIONS 62.110, ALL WORK SHALL BE PERFORMED UNDER A PUBLIC WORKS (A OR B PERMIT) WORK PERMIT, ISSUED BY THE BUREAU OF ENGINEERING. THE DETERMINATION OF WHETHER WORK SHALL BE PERMITTED BY AN A OR B PERMIT SHALL BE MADE BY THE BUREAU OF ENGINEERING'S B-PERMIT SECTION. (NOTE: THE REVIEW AND THE APPROVAL OF THE IMPROVEMENT WORK DOES NOT DEEM A WAIVER OR RELEASE FROM THE PERMITTEE'S RESPONSIBILITIES TO COMPLY WITH OTHER CODE REQUIREMENTS, OR TO OBTAIN OTHER REQUIRED PERMITS.)

1. THE PERMITTEE SHALL MAKE EVERY EFFORT TO COMPLY WITH THE CODE REQUIREMENTS, APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), LATEST EDITION AND ITS SUPPLEMENTS, BROWN BOOK PUBLISHED BY LOS ANGELES CITY BUREAU OF ENGINEERING, THE REQUIREMENTS OF THE LOS ANGELES CULTURAL HERITAGE COMMISSION, THE HOLLYWOOD HISTORIC TRUST, THE SAFETY STANDARDS AND REGULATIONS OF CAL/OSHA AND THESE SPECIFICATIONS HEREIN.

C. SPECIAL PRECAUTIONS SHALL BE TAKEN AT ALL TIMES IN EXECUTING THE WORK TO AVOID DAMAGE TO THE HISTORIC MATERIALS. UNLESS SPECIFIED OTHERWISE, ALL IMPROVEMENT WORK SHALL MATCH EXISTING MATERIALS TO THE MAXIMUM DEGREE POSSIBLE GIVEN PRESENT DAY MATERIAL AVAILABILITY AND CRAFTSMANSHIP. THE PERMITTEE SHALL PROVIDE ADDITIONAL MEASURES, ADDED MATERIALS AND DEVICES AS MAY BE NEEDED AND/OR AS DIRECTED BY THE CITY ENGINEER OR THE INSPECTOR OF THE BUREAU OF CONTRACT ADMINISTRATION AT NO ADDED COST TO THE CITY.

D. ALL IMPROVEMENT WORK SHALL BE SHOWN IN DETAIL ON PERMIT PLAN(S) IN ACCORDANCE WITH THE METHODS AND PROCEDURES DESCRIBED IN THE PERMIT MANUAL AT THE FOLLOWING LINK:
HTTP://ENG.LACITY.ORG/PERMITS

ALL TECHNIQUES AND PROCEDURES USED IN THE REMOVAL, REINSTALLATION AND REPAIRING OF THE EXISTING TERRAZZO PAVEMENT SHALL CONFORM TO THE STANDARDS AND THE GUIDELINES AS SPECIFIED IN THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & ILLUSTRATED GUIDELINES AT THE FOLLOWING LINK:
HTTP://WWW.NPS.GOV/TPS/STANDARDS/REHABILITATION/REHAB/STAND.HTM

AND OTHER APPLICABLE INDUSTRY STANDARDS, WHICHEVER ARE MOST STRINGENT. ALL PROPOSED IMPROVEMENTS TO THE WALK OF FAME SHALL BE FIRST DESCRIBED AND FULLY DETAILED IN A PRESERVATION PLAN FOR THE PROJECT.

TWO COPIES OF THE PRESERVATION PLAN PACKAGE SHALL BE SUBMITTED TO THE LA CITY PLANNING DEPARTMENT, OFFICE OF HISTORIC RESOURCES (OHR) CONTACT LAMBERT M. GIESSINGER, HISTORIC PRESERVATION ARCHITECT AT 200 N. SPRING STREET, ROOM 620 LOS ANGELES, CA 90012 TEL (213) 978-1183 LAMBERT.GIESSINGER@LACITY.ORG FOR REVIEW. THE OHR WILL FORWARD A COPY OF THE PRESERVATION PLAN PACKAGE TO THE HOLLYWOOD HISTORIC TRUST (CONTACT: JEFFREY C. BRIGGS, ESQ. BRIGGS LAW 6464 SUNSET BOULEVARD, SUITE 715, HOLLYWOOD, CA 90028 JBRIGGS@JBRIGGSLAW.COM TEL (323) 461-1540) FOR REVIEW. THE HOLLYWOOD HISTORIC TRUST WILL REVIEW THE PACKAGE FOR CONFORMANCE WITH THE HOLLYWOOD WALK OF FAME SPECIFICATIONS, AND THEN COORDINATE WITH THE HOLLYWOOD CHAMBER OF COMMERCE (ANA MARTINEZ AT 7018 HOLLYWOOD BLVD. HOLLYWOOD, CA 90028 TEL (323) 469-8311 FOR APPROVAL OF STAR RELOCATIONS. ONCE SIGNED AND APPROVED BY OHR, THE HOLLYWOOD HISTORIC TRUST AND THE HOLLYWOOD CHAMBER OF COMMERCE, A COPY OF THE APPROVED PRESERVATION PLAN PACKAGE WITH SIGNATURES FROM ALL OF THE REVIEWERS SHALL BE SUBMITTED TO THE BUREAU OF ENGINEERING ALONG WITH AN A OR B-PERMIT APPLICATION.

THE PRESERVATION PLAN PACKAGE SHALL INCLUDE:

1. **PRESERVATION PLAN:** A PRESERVATION PLAN IS REQUIRED BY THE CULTURAL HERITAGE COMMISSION FOR ALL PROJECTS ADJACENT TO THE HOLLYWOOD WALK OF FAME. THE PRESERVATION PLAN SUBMITTAL REQUIREMENTS ARE SHOWN IN SECTION 4.01 HEREIN AND INCLUDE:

   (a) DETAILS AND LOCATIONS OF EACH OF THE EXISTING AND NEW BLACK, CELEBRITY AND UNNAMED STAR PANELS OF TERRAZZO PAVEMENT WHICH ARE INCLUDED AS PART OF THE IMPROVEMENT WORK. A BASE MAP OF THE PROJECT AREA FRONTING THE WALK OF FAME MAY BE OBTAINED FROM THE HOLLYWOOD HISTORIC TRUST. (NOTE: THE BASE MAP PREPARED IN 2010 MAY NOT REPRESENT ALL EXISTING CONDITIONS ALONG THE WALK OF FAME. PERMITTEE IS

NOT TO SCALE

RESPONSIBLE FOR THE CONFIRMATION OF ALL EXISTING CONDITIONS, INCLUDING ELEVATIONS, CROSS SLOPES, ADDITIONAL STAR LOCATIONS, OR ANY OTHER IMPROVEMENTS THAT MAY HAVE TAKEN PLACE ALONG THE PROJECT.)

(b) AN ASSESSMENT REPORT OF THE EXISTING CELEBRITY STAR PANELS TO BE RELOCATED AND REINSTALLED, AND ALL OTHER SECTIONS OF TERRAZZO PAVEMENT WHICH ARE TO REMAIN BUT REQUIRE REPAIR, THEIR DIMENSIONS AND EXISTING CONDITIONS, AND PROPOSED RESTORATION PLAN AND REPAIR METHODS FOR EACH INDIVIDUAL SECTION.

(c) DEMOLITION DRAWINGS, METHODS AND PROCEDURES OF DEMOLITION AND PROTECTION, PEDESTRIAN DETOURS OR TEMPORARY SIDEWALK PLANS, POST-CONSTRUCTION SIDEWALK PROTECTION PLANS AS REQUIRED AS PART OF THE IMPROVEMENT WORK.

(d) A RELOCATION PLAN OF CELEBRITY STAR PANELS TO BE RELOCATED AND THEIR FINAL PERMANENT LOCATIONS. ALL CELEBRITY STAR PANEL RELOCATIONS MUST BE APPROVED BY THE HOLLYWOOD CHAMBER OF COMMERCE AND THE HOLLYWOOD HISTORIC TRUST.

2. **BRASS LETTER, DIVIDER STRIP AND EXPANSION JOINT LAYOUT PLAN:** SUBMIT ONE PLAN SHOWING THE EXISTING STAR PANELS (WITH COORDINATES IN STATE PLANE COORDINATES), BRASS LETTERS (STAR NAME) AND PLAQUES (STAR DESIGNATION), EXPANSION JOINTS (CENTERLINE STATIONS) , AND DIVIDER STRIP LOCATIONS IN THE EXISTING TERRAZZO PAVEMENT. SUBMIT ANOTHER PLAN SHOWING THE PROPOSED STAR PANEL, EXPANSION JOINT AND DIVIDER STRIP LOCATIONS. UNLESS APPROVED OTHERWISE, THE JOINT LOCATIONS OF THE CONCRETE SUB-FLOORS SHALL BE ALIGNED WITH THE DIVIDER STRIPS ON THE TERRAZZO PAVEMENT AS SHOWN ON THE DETAILS SPECIFIED HEREIN. IF REQUESTED BY THE CITY ENGINEER, SUBMIT LAYOUT PLAN OF THE EXISTING AND PROPOSED DIVIDER STRIPS IN THE ENTIRE BLOCK WHERE WORK IS LOCATED.

3. **CONSTRUCTION DRAWINGS:** DRAWINGS OF PROPOSED SHORING, SCAFFOLDING, AND ANY TEMPORARY SUPPORT AS NECESSARY TO PERFORM THE WORK. ALL PLANS FOR SHORING, SCAFFOLDING AND/OR DEMOLITION DRAWINGS, ETC. SHALL BE PREPARED BY A CALIFORNIA STATE LICENSED CIVIL OR STRUCTURAL ENGINEER OBTAINED AND PAID FOR BY THE PERMITTEE. THE PLANS SHALL INCLUDE STREET CENTERLINE STATIONING AND ELEVATIONS AT CENTERLINE, TOP OF CURB, FLOW LINE AND BACK OF WALK. THE PERMITTEE SHALL SUBMIT THE DRAWINGS TO THE CITY ENGINEER FOR REVIEW. THE PERMITTEE SHALL INCORPORATE ALL COMMENTS AND CORRECTIONS MADE BY OTHER GOVERNING AGENCIES ON THE FINAL PERMIT PLAN.

4. **CONSTRUCTION SCHEDULE AND SCHEDULING OF WORK OPERATIONS:** IF THE IMPROVEMENT WORK INVOLVES A COMBINED PERIOD OF 28 DAYS OR GREATER, SUBMIT A BAR CHART CONSTRUCTION SCHEDULE WITH THE DETAILED PLANS INCLUDING THE SEQUENCE AND LOCATIONS OF ALL DEMOLITION AND REMOVAL, PLACEMENT AND CURING OF THE CONCRETE SUB BASE, MORTAR BED, TERRAZZO PAVEMENT AND OTHER RELATED INSTALLATIONS.

5. **SUBMITTALS:** PRIOR TO CONSTRUCTION, SET UP A MEETING WITH THE PUBLIC WORKS INSPECTOR TO SUBMIT ALL MATERIALS PROPOSED TO BE USED FOR THE IMPROVEMENT WORK AND THE TERRAZZO PAVEMENT INCLUDING THE CONCRETE MIX DESIGN FOR THE TERRAZZO PAVEMENT, THE UNDER-BED, THE CONCRETE SUB-FLOOR AND THEIR CURING METHODS. SUBMIT INSTALLATION DETAILS OF TERRAZZO PAVEMENT OVER ANY CATCH BASIN LIDS AND UNDERGROUND VAULTS; PULLBOX LIDS AND STRUCTURES AND TERRAZZO-FILLED PAN COVERS. AS SPECIFIED IN THE SSPWC AND THE BROWN BOOK, ALL MATERIALS AND WORK SHALL BE IN CONFORMANCE WITH THE DETAILS AND REQUIREMENTS AS SPECIFIED HEREIN, INSPECTED AND TESTED BY THE INSPECTOR OF THE BUREAU OF CONTRACT ADMINISTRATION.
   (a) SAMPLES.

   (1) SUBMIT A MINIMUM OF THREE (3) SAMPLES 6 INCHES X 6 INCHES IN SIZE, FOR EACH COLOR AND TYPE OF TERRAZZO, MARBLE CHIP AND FINISH SPECIFIED.
   (2) SUBMIT TWO (2), 6-INCH LENGTHS OF EACH TYPE AND KIND OF DIVIDER AND COMPOSITE EXPANSION STRIP AS SPECIFIED.
   (3) SUBMIT TWO SAMPLES OF BRASS LETTERING.
   (4) SUBMIT ONE SAMPLE OF UTILITY TERRAZZO-FILLED PAN COVER IF REQUESTED.
   (5) TEST PANEL. CONDUCT REMOVAL TEST ON A SELECTED CELEBRITY STAR PANEL. PROVIDE ADDITIONAL TEST PANELS TO DEMONSTRATE THE PROPOSED METHODS AND PROCEDURES OF THE REPAIR, RESTORATION AND REINSTALLATION WORK. ALSO DETERMINE BY THE TEST PANEL THE TIME THE CHEMICAL FLOOR CLEANER SHALL BE APPLIED.

6. **PHOTO DOCUMENTATION:** TWO COPIES OF PHOTO DOCUMENTATION OF THE EXISTING CONDITIONS OF THE TERRAZZO PAVEMENT, UNNAMED AND CELEBRITY STAR PANELS AND ANY HISTORIC MARKERS, BANNERS OR SIGNAGE ALONG THE PROJECT'S FRONTAGE. HIGH RESOLUTION DIGITAL PHOTOGRAPHY SHALL BE USED. AN ELECTRONIC FILE COPY OF THE SAME DOCUMENTATION SHALL BE SUBMITTED. THE PHOTOGRAPHY SHALL PROVIDE A CLEAR AND CURRENT REPRESENTATION OF THE EXISTING CONDITIONS OF THE SITE. PHOTOS OF THE CELEBRITY AND UNNAMED STAR PANELS SHALL BE TAKEN DIRECTLY ABOVE THE STAR PANEL (NO ROTATION). THE ORIENTATION OF THE PHOTO SHALL ALLOW THE STAR LETTERING TO BE READ FROM THE BOTTOM OF THE PHOTOS. PHOTOGRAPHS MAY BE KEYED TO THE PERMIT PLANS DEPICTING THE PRE-CONSTRUCTION LOCATION OF THE STAR PANELS.

7. **AS-BUILTS:** PROVIDE AS-BUILT DRAWINGS AS REQUIRED BY THE PERMIT MANUAL.

E. ACCEPTABLE SUPPLIERS AND INSTALLERS: THE PERMIT PLAN WITH THE TERRAZZO WORK SHALL BE SPECIFIED WITH THE FOLLOWING NOTES:

1. “SUPPLIERS SHALL PROVIDE MATERIALS IN ACCORDANCE WITH THE NATIONAL TERRAZZO AND MOSAIC ASSOCIATION (NTMA) STANDARDS AND REQUIREMENTS AS SPECIFIED HEREIN. WHEN REQUESTED, SUPPLIERS SHALL FURNISH THE INSPECTOR CERTIFICATIONS ATTESTING THAT MATERIALS MEET SPECIFICATION REQUIREMENTS PRIOR TO START OF WORK.”

2. “ACCEPTABLE INSTALLER. INSTALLER SHALL BE A CONTRACTOR MEMBER OF NTMA WITH A MINIMUM OF 10 YEARS OF WORK EXPERIENCE ON TERRAZZO PAVEMENT. INSTALLER SHALL BE ABLE TO SUBMIT A LIST OF VERIFIABLE PROJECTS CONSTRUCTED WITHIN LAST 10 YEARS IN THIS LINE OF BUSINESS AND A LIST OF PROJECTS OF SIMILAR MAGNITUDE AND COMPLEXITY TO THE INSPECTOR WHEN REQUESTED PRIOR TO START OF WORK. INSTALLER SHALL USE ADEQUATE NUMBERS OF SKILLED LABORERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE TERRAZZO PAVEMENT WORK.”

3. "MATERIALS: ANY MATERIAL SUPPLIED AS "OR EQUAL" OR THAT DOES NOT MATCH THOSE MATERIALS CALLED OUT IN THE SPECIFICATIONS HEREIN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION."

NOT TO SCALE

1.02 QUALITY ASSURANCE

A. EXISTING SITE CONDITIONS: THE PERMITTEE SHALL INVESTIGATE ALL EXISTING SITE CONDITIONS BY REVIEWING ALL EXISTING PLANS AND RECORDS AND VISITING THE JOB-SITE AS MANY TIMES AS NECESSARY TO FURTHER VERIFY THE EXTENT OF THE WORK TO BE PERFORMED UNDER THE PERMIT. THE PERMITTEE SHALL PROVIDE EXPLORATORY DEMOLITION IN THE PRESENCE OF THE INSPECTOR IF NECESSARY.

1. THE PERMITTEE SHALL COORDINATE AND CONDUCT A PRE-CONSTRUCTION MEETING AT THE WORK SITE WITH HIS/HER CONTRACTOR, SUPPLIERS AND THE INSPECTOR TO DISCUSS THE SCOPE AND SEQUENCE OF THE WORK AND ALL NECESSARY COORDINATION FOR THE TESTING AND INSPECTION.

B. INSPECTIONS: INSPECTION IS REQUIRED IN ALL PHASES AND AS OFTEN AS NECESSARY FOR ALL IMPROVEMENT WORK COVERED UNDER THE WORK PERMIT. THE PERMITTEE SHALL COORDINATE AND OBTAIN INSPECTIONS FOR THE WORK INCLUDING THE PREPARATION OF SUBGRADE PRIOR TO ANY CONCEALMENT AND BEFORE ANY INSTALLATION OF TERRAZZO PAVEMENT.

1. UNLESS DIRECTED OTHERWISE BY THE INSPECTOR, OBTAIN INSPECTION AND APPROVAL OF REINFORCING STEELS BY THE PERMITTEE'S INDEPENDENT TESTING/INSPECTION LABORATORY THREE (3) WORKING DAYS BEFORE PLACING THE CONCRETE SUB-FLOOR.

1.03 DELIVERY, STORAGE AND HANDLING

A. DELIVERY OF MATERIALS: DELIVER MATERIALS IN A MANNER TO PREVENT DAMAGE TO CONTAINERS AND/OR BAGS.

B. STORAGE OF MATERIALS: DO NOT STORE MATERIALS AT THE JOB SITE WITHOUT THE APPROVAL OF THE HOLLYWOOD HISTORIC TRUST. STORE MATERIALS IN A CLEAN, DRY, SECURED OFF-SITE LOCATION. STORAGE LOCATION TO BE APPROVED BY THE HOLLYWOOD HISTORIC TRUST, AND PAID FOR BY THE PERMITTEE. ACCESS TO STORAGE LOCATION SHALL BE MADE AVAILABLE TO THE INSPECTOR AT ALL TIMES.

C. CHAIN OF CUSTODY: CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A CHAIN OF CUSTODY RECORD FOR ALL CELEBRITY STAR PANELS TO BE REMOVED. THE CHAIN OF CUSTODY RECORD FORM MAY BE OBTAINED FROM THE HOLLYWOOD HISTORIC TRUST. CONTRACTOR SHALL DELIVER THE FORM AND OBTAIN A SIGNOFF BY THE HOLLYWOOD HISTORIC TRUST AT THE REMOVAL, STORAGE, AND REINSTALLATION OF ALL CELEBRITY STAR PANELS, HISTORIC MARKERS, OR BANNERS. FAILURE TO COMPLETE OR KEEP THE CHAIN OF CUSTODY RECORD CURRENT MAY RESULT IN A STOP NOTICE ISSUED BY THE PUBLIC WORKS INSPECTOR.

1.04 SALVAGED MATERIALS

A. DEMOLISH EXISTING SIDEWALK OR DAMAGED TERRAZZO PAVEMENT WITH CARE. FOR CELEBRITY STAR PANELS AND OTHER APPLICABLE SECTIONS THAT ARE NOT APPROVED FOR REINSTALLATION, REMOVE THE SECTIONS WITH THE EXISTING HOLLYWOOD WALK OF FAME “STAR”, LETTERING AND THE BRASS PLAQUE FROM THE TERRAZZO PAVEMENT WHERE APPLICABLE AND DELIVER THEM TO THE LOCATION APPROVED BY THE HOLLYWOOD HISTORIC TRUST. PROVIDE THE INSPECTOR A COPY OF THE SIGNED DELIVERY INVOICE UPON DELIVERY. A CHAIN OF CUSTODY REPORT FORM IS REQUIRED FOR THE REMOVAL, STORAGE AND REPLACEMENT OF CELEBRITY STAR PANELS PER 1.03C.

B. HISTORIC MARKERS ARE THE PROPERTY OF THE HOLLYWOOD HISTORIC TRUST AND SHALL BE REMOVED, STORED AND REPLACED BY THE TRUST'S CONTRACTOR AT THE PERMITTEE'S EXPENSE. ALL HISTORIC MARKERS, BANNERS AND COMMUNITY SIGNS SHALL BE LISTED ON THE CHAIN OF CUSTODY REPORT PER 1.03C.

C. ALL EXISTING PARKING METERS, BUS STOP SIGNAGE, OTHER TRAFFIC SIGN POSTS AND OTHER CITY-OWNED SIGNAGE SHALL BE REMOVED, PROTECTED AND REINSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE BROWN BOOK. ALL NEW AND EXISTING UTILITIES, UNDERGROUND VAULTS, BOXES AND STRUCTURES SHALL BE CONSTRUCTED AND/OR PROTECTED IN ACCORDANCE WITH THE APPROVED PLANS, METHODS AND PROCEDURES.

1.05 GUARANTEE

A. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL PROVIDE A FULL WARRANTY FOR LABOR AND MATERIALS OF TWO YEARS OR OTHER TIME PERIOD AS SPECIFIED ON REVOCABLE PERMIT (IF APPLICABLE), WHICHEVER IS MORE STRINGENT, AGAINST ANY DEFECTS FROM DATE OF THE FINAL ACCEPTANCE OF THE PERMIT WORK.

2.01 MATERIALS

A. TERRAZZO PAVEMENT: THE TERRAZZO PAVEMENT SHALL BE A MINIMUM OF 5/8-INCHES THICK. SEE DETAIL W-1 HEREIN. A SURVEY VERIFICATION OF GRADES AT THE TOP OF THE MORTAR UNDER-BED AND TOP OF TERRAZZO SHALL BE PROVIDED IF REQUESTED BY THE PUBLIC WORKS INSPECTOR TO VERIFY ADEQUATE THICKNESSES ARE BEING ACHIEVED. THE TERRAZZO PAVEMENT SHALL BE MADE OF ONE 94 POUND BAG OF PORTLAND CEMENT PER 200-220 POUNDS OF APPROVED MARBLE CHIPS, COLOR PIGMENT AND SUFFICIENT POTABLE WATER (NOT TO EXCEED FIVE GALLONS PER SACK OF CEMENT) TO PRODUCE A WORKABLE MIX.

1. PORTLAND CEMENT: WHITE COLOR, TYPE II OR V, FREE OF STAINING SALTS.

(a) COLORANTS: ALKALI-RESISTANT COLOR STABLE PIGMENTS TO MATCH EXISTING BLACK AND CORAL COLORS. PIGMENT SHALL BE A COMMERCIALLY PURE INORGANIC COMPOUND MANUFACTURED FOR INTEGRAL USE WITH THE PORTLAND CEMENT AND PRODUCES A BRIGHT, PERMANENT, NON-FADING FINISH AND IMPERVIOUS TO OIL, GREASE, CLEANING SOLUTIONS AND RESISTANT TO MILD ACIDS OR ALKALIS.

(1) BLACK PIGMENT: THE PIGMENT SHALL BE PURE BLACK OXIDE PIGMENT TRUE TONE 807 BY DAVIS COLORS, OR APPROVED EQUAL.

(2) CORAL PIGMENT: THE PIGMENT SHALL BE MEDIUM RED #1117 BY DAVIS COLORS, OR APPROVED EQUAL.

2. MARBLE CHIPS: ALL MARBLE CHIPS SHALL HAVE GOOD WEATHERING CHARACTERISTICS AND SHALL BE FROM THE SAME MANUFACTURING SOURCE AND OF THE SAME TYPE.

(a) SIZE: MARBLE AGGREGATE SHALL BE NO. 1 AND 2 SIZES CONFORMING TO NTMA GRADATION STANDARDS, CLEAN, HARD AND DENSE.

(b) COLORS: BLACK AND WHITE.

(1) THE BLACK MARBLE CHIPS SHALL BE RAVEN BLACK PRODUCED BY SOUTHERN AGGREGATES, OR APPROVED EQUAL.

(2) THE WHITE MARBLE CHIPS SHALL BE INYO WHITE PRODUCED BY THE INYO MARBLE COMPANY, OR APPROVED EQUAL.

(c) ABRASION AND IMPACT RESISTANCE WHEN TESTING IN ACCORDANCE WITH ASTM C131 SHALL NOT EXCEED 40% LOSS.

(d) 24-HOUR ABSORPTION RATE NOT TO EXCEED 0.75%

(e) CHIPS SHALL CONTAIN NO DELETERIOUS OR FOREIGN MATTER.

(f) CONTENT LESS THAN 1% BY WEIG*HT*.

NOT TO SCALE

2.01 MATERIALS (CONTINUED)

3. MIXES:

(a) BLACK TERRAZZO: THE BLACK TERRAZZO SHALL CONSIST OF MARBLE CHIPS, GRAY PORTLAND CEMENT, AND ABRASIVE AGGREGATES AS SPECIFIED HEREIN. BLACK TERRAZZO SHALL CONTAIN 90% BLACK MARBLE CHIPS AND 10% WHITE MARBLE CHIPS. THE COLOR PIGMENT SHALL CONSIST OF 28 OZ. OF "PURE BLACK OXIDE TRUE TONE 807" (BY DAVIS COLORS OR APPROVED EQUAL) PIGMENT FOR EACH SACK OF CEMENT.

(b) CORAL TERRAZZO: CORAL TERRAZZO SHALL CONSIST OF MARBLE CHIPS, AND WHITE PORTLAND CEMENT SPECIFIED HEREIN. THE MARBLE CHIPS SHALL BE 100% WHITE MARBLE CHIPS. THE COLOR PIGMENT SHALL CONSIST OF 8 OZ. OF "MEDIUM RED #1117" PRODUCED BY DAVIS COLORS OR APPROVED EQUAL, FOR EACH SACK OF CEMENT

4. PLAQUES, DIVIDER STRIPS AND LETTERING:

(a) ALL STANDARD STRAIGHT DIVIDER STRIPS SHALL HAVE AN ANCHORING DEVICE AND ADEQUATE HOLES TO ALLOW BONDING ON THE TERRAZZO TO THE UNDER-BEDS.

(b) THE "STAR" FOR THE CELEBRITY AND THE UNNAMED STAR PANELS, SHALL BE CONSTRUCTED WITH BRASS STANDARD DIVIDER STRIPS WITH HEAVY TOP OF 1/8-INCHES WIDE, AND 1-1/4 INCH DEEP.

(c) THE LETTERING OF THE CELEBRITY STAR PANELS SHALL BE BRASS LETTERS WITH A CONDENSED MODERN NARROW FACE AND SATIN FINISH, TWO (2) INCHES HIGH, AND 1/2-INCH IN DEPTH. THE BRASS LETTERS SHOULD BE PRE-ARRANGED AND SUPPORTED BY COMMON WELDED BAR(S) AND PLACED INTO THE UNDER-BED IN ACCORDANCE WITH THE HOLLYWOOD WALK OF FAME SPECIFICATIONS AND DETAILS HEREIN ALONG WITH THE PERMIT PLANS.

(d) DIVIDER STRIPS ON STANDARD TERRAZZO PAVEMENT SHALL BE HEAVY TOP OF 1/8-INCH WIDE AND 1-1/8 INCHES DEEP. THE DIVIDER STRIP SHALL BE WHITE ALLOY OF ZINC TOP AND BOTTOM.

(e) THE EXPANSION JOINTS ON STANDARD TERRAZZO PAVEMENT SHALL BE LOCATED OVER AND ALIGNED WITH THE SAW CUT CONTROL JOINT AND EXPANSION JOINTS OF THE UNDER-BED AND THE CONCRETE SUBFLOOR AND AROUND ALL FIXED OBJECTS. THE DIVIDER STRIPS SHALL HAVE WHITE ALLOY OF ZINC TOP AND BOTTOM.

(1) EXPANSION JOINTS IN THE TERRAZZO PAVEMENT SHALL BE EITHER A DOUBLE TYPE L ANGLE OR AN APPROVED COMPOSITE EXPANSION JOINT TYPE PER DETAIL W-1. DOUBLE TYPE L ANGLE EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 5/8 x 1-1/8 INCH DOUBLE TYPE L ANGLE, 16 GAUGE, DIVIDER STRIP. THE DIVIDER STRIPS SHALL HAVE WHITE ALLOY OF ZINC TOP AND BOTTOM. THE WIDTH OF THE TOP SECTION SHALL BE 1/16-INCH AND THE DIVIDER STRIPS SHALL BE PLACED BACK TO BACK WITH A 1/4-INCH GAP TO BE SEALED WITH POLYURETHANE SEALANT ABOVE A BACKING ROD. IN LIEU OF THE DOUBLE L TYPE EXPANSION JOINTS, A COMPOSITE DIVIDER STRIP EXPANSION JOINT MAY BE USED PER DETAIL W-1, IF APPROVED BY THE CITY ENGINEER.

(2) BACKING RODS SHALL BE THE EXTRUDED, CLOSED-CELL POLYETHYLENE FOAM ROD TYPE. THE MATERIAL SHALL BE COMPATIBLE WITH THE JOINT SEALANT MATERIAL USED AND SHALL HAVE A TENSILE STRENGTH NOT LESS THAN 40 PSI AND A COMPRESSION DEFLECTION OF APPROXIMATELY 25 PERCENT AT 8 PSI. THE DIAMETER OF THE ROD SHALL BE TWICE THE DIMENSION OF THE JOINT WIDTH.

(3) PERIMETER EXPANSION JOINTS AROUND FIXED OBJECTS SUCH AS THE BACK OF STREET CURBS, OR BUILDING WALLS, SHALL BE IN CONFORMANCE WITH THE SSPWC "GREEN BOOK" AS WELL AS THE DETAILS AND SPECIFICATIONS HEREIN. THE EXPANSION JOINTS AT THE BACK OF CURBS WILL BE CONSTRUCTED PER THE "GREEN BOOK" SPECIFICATIONS UP TO 1-1/8 INCHES BELOW THE TOP OF CURB. A COMPOSITE EXPANSION JOINT WILL BE PLACED ABOVE THE GREEN BOOK STANDARD EXPANSION JOINT.

(4) EXPANSION JOINTS AROUND TREE WELLS, UTILITY BOX COVERS ETC., SHALL CONFORM TO THE WALK OF FAME DETAILS HEREIN.

(f) THE DIVIDER STRIPS SHALL BE PRODUCED BY MANHATTAN AMERICAN TERRAZZO STRIP COMPANY: P.O. BOX 7-2433 OLD 421 ROAD, STALEY NC 27355; TEL. NO. (888) 462-2813; WWW.MANHATTANAMERICAN.COM), OR APPROVED EQUAL.

(g) COMPOSITE DIVIDER STRIPS SHALL BE PRODUCED BY NATIONAL METAL SHAPES, 425 S SANDUSKY STREET, DELAWARE, OH 43015 TEL: (740) 363-9859 OR APPROVED EQUAL.

(g) THE BRASS LETTERS SHALL BE MANUFACTURED BY TOP END CONSTRUCTORS, 10755 SHERMAN WAY SUN VALLEY, CA 91352 TEL: (818) 503-1282 OR APPROVED EQUAL.

(h) BRASS PLAQUES: UNLESS DIRECTED OTHERWISE, THE ORIGINAL BRASS PLAQUES WILL BE RETAINED UNLESS, UPON REVIEW AND APPROVAL BY THE HOLLYWOOD HISTORIC TRUST AND THE CITY OF LOS ANGELES, OFFICE OF HISTORIC RESOURCES, THE REPLACEMENT OF THE PLAQUE IS REQUIRED. THE PLAQUE SHALL BE RECONSTRUCTED BY AN APPROVED MANUFACTURER IN ACCORDANCE WITH THE DETAILS INCLUDED IN THESE SPECIFICATIONS AND THE PERMIT PLANS. THE BRASS PLAQUES SHALL HAVE #4 SATIN FACES WITH TEXTURED BACKGROUND, PAINTED WITH TC DARK BROWN PAINT (04559C) PRODUCED BY TRAIL CHEMICAL. THE BRASS PLAQUES SHALL BE MANUFACTURED BY TOP END CONSTRUCTORS, 10755 SHERMAN WAY SUN VALLEY, CA 91352 TEL: (818) 503-1282 OR APPROVED EQUAL.

5. CURING MATERIALS: WATER, WET SAND, OR POLYETHYLENE SHEETING.

6. CLEANER:

(a) ACID WASH SOLUTION: SOLUTION SHALL HAVE A 1 TO 10 SOLUTION OF MURIATIC ACID MIXED IN WATER.

(b) TERRAZZO CLEANER: "NEUTRAL CLEANER #107" MANUFACTURED BY TERRAZZO AND MARBLE SUPPLY COMPANY 12632 MONARCH STREET UNIT B, GARDEN GROVE, CA 92841 TEL: (714) 901-1400 OR APPROVED EQUAL. CLEANER SHALL BE NEUTRAL WITH A PH BETWEEN 7 AND 10, BIODEGRADABLE, FREE FROM PHOSPHATE OR ANY HARMFUL ALKALI AND ACID THAT MIGHT DAMAGE THE TERRAZZO PAVEMENT. FOR TERRAZZO RESTORATION OR REPAIR, A CLEANER CONTAINING NO CAUSTIC OR HARSH FILLERS, FORMULATED SPECIFICALLY FOR RESTORATIVE TYPE CLEANING OF TERRAZZO SHALL BE USED. SOAPS CONTAINING WATER SOLUBLE, INORGANIC SALTS OR CRYSTALLIZING SALTS SHOULD NOT BE ALLOWED OR USED IN THE CLEANING OR MAINTENANCE OF TERRAZZO PAVEMENT.

7. EPOXY ADHESIVE: "TERROXY PRIMER" MANUFACTURED BY TERRAZZO AND MARBLE SUPPLY COMPANY 12632 MONARCH STREET UNIT B, GARDEN GROVE, CA 92841 TEL: (714) 901-1400 OR APPROVED EQUAL SHALL BE APPLIED TO THE TOP OF THE CONCRETE SUBFLOOR, PRIOR TO THE PLACEMENT OF THE MORTAR BED, AND TO THE TOP OF THE MORTAR BED, PRIOR TO THE PLACEMENT OF TERRAZZO IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

8. SEALER: CLEAR PENETRATING ACRYLIC SOLUTION WITH PH BETWEEN 7 AND 10, WHERE APPLICABLE. SEALER SHALL NOT DISCOLOR OR AMBER OR BE OF A FIRM FORMING TYPE. THE SEALER SHALL BE PENETRATING TYPE SPECIALLY PREPARED FOR USE ON TERRAZZO PAVEMENT AND MEET SCAQMD VOC EMISSION REQUIREMENTS. PROVIDE MANUFACTURER'S DIRECTIONS FOR GENERAL TERRAZZO SURFACE AS SPECIFIED HEREINAFTER FOR APPROVAL.

(a) THE SEALER SHALL BE "DEX-O-TEX VL PRIMER" MANUFACTURED BY CROSSFIELD PRODUCTS GROUP OR APPROVED EQUAL (3000 EAST HARCOURT STREET, RANCHO DOMINQUEZ, CA 90221; TEL: (310) 886-9100.

(b) SEALER MUST BE CAPABLE OF ACHIEVING A STANDARD COEFFICIENT OF FRICTION OF 0.6 OR HIGHER AS MEASURED BY THE JAMES MACHINE TEST (ASTM D-2047 TEST METHOD) THE FRICTION TEST IS TO BE ADMINISTERED BY THE CITY OF LA AND CALLED FOR BY THE PUBLIC WORKS INSPECTOR.

NOT TO SCALE

2.01 MATERIALS (CONTINUED)

B. CONCRETE SUBFLOOR: UNLESS DIRECTED BY THE INSPECTOR, THE CONCRETE SUBFLOOR SHALL BE A MINIMUM OF 4 INCHES THICK AND THE CONCRETE SHALL BE CLASS 650-C-4000 OR CLASS 618-CFW-4000 IN CONFORMANCE WITH THE SSPWC. SEE DETAIL W-1 HEREIN.

C. MORTAR UNDER-BED: UNLESS DIRECTED OTHERWISE BY THE INSPECTOR, THE MORTAR UNDER-BED FOR THE NEW TERRAZZO PAVEMENT SHALL BE 1-3/8 INCHES THICK. SEE DETAIL W-1 HEREIN. THE UNDER-BED SHALL BE MADE OF MORTAR WITH ONE PART PORTLAND CEMENT TO FOUR PARTS SAND AND SUFFICIENT WATER TO PROVIDE WORKABILITY AT AS LOW OF A SLUMP AS POSSIBLE.

1. SAND: CLEAN, WASHED, AND LOCALLY AVAILABLE SAND AND FREE FROM ORGANIC MATTER, SALT, ALKALI OR OTHER DELETERIOUS MATTER.
2. LATEX ADDITIVE: WHERE REQUIRED, WATER EMULSION LATEX ADDITIVE WITH MINIMUM 20% SOLID WITH QUANTITY APPROVED BY CITY ENGINEER CAN BE ADDED TO THE WATER FOR THE MIX.
3. ALL MATERIALS SHALL CONFORM TO THE SSPWC.

D. SUB-BASE: FIVE (5) INCHES OF CRUSHED MISCELLANEOUS BASE (CMB) CONFORMING TO 200-2.2 OF SSPWC AND DETAIL W-1 HEREIN EXCEPT FOR LOCATIONS TO RECEIVE PRESERVED STAR PANELS, WHERE THE CONCRETE SLAB WILL BE DEPRESSED CREATING A FOUR (4) INCH THICK SUB-BASE PER DETAIL W-3 HEREIN.

E. REINFORCING STEEL:

1. ALL REINFORCING FABRIC SHALL BE 6X6X10 WWM LOCATED AT THE MIDPOINT OF THE CONCRETE SUBFLOOR, SET IN PLACE BY USING CONCRETE SUPPORT BLOCKS PLACED 24 INCHES ON CENTER, CONFORMING TO ASTM A 615/615M WITH SIZE AND SPACING AS SPECIFIED HEREIN AND IN DETAIL W-1.
2. ALL SLIP DOWEL BARS SHALL BE 18-INCH #4 BARS COATED WITH APPROVED EPOXY INSTALLED AT THE MIDPOINT OF SLAB AT 24-INCHES ON CENTER. THE FIRST DOWEL SHALL BE PLACED AT 12 INCHES FROM THE CURB FACE, AND THEN DOWELS SHALL BE PLACED 24 INCHES THEREAFTER. SEE DETAIL W-1 HEREIN.

F. EXPANSION JOINT FILLER AND SEALANTS: APPLY TO JOINTS AROUND INCLUDING, BUT NOT NECESSARILY LIMITED TO TREE WELLS, UTILITY VAULTS AND/OR BOXES, FIRE HYDRANTS, STREET LIGHTS AND OTHER SIGN POST FOUNDATIONS, CURB RAMPS, DRIVEWAYS, APPROXIMATELY AT BEGINNING AND END OF CURB RETURNS, OR LOCATION WITH CHANGE OF DIRECTION OF TERRAZZO PAVEMENT, AND ANY OTHER LOCATIONS AS SPECIFIED IN THESE SPECIFICATIONS AND THE PERMIT PLANS. THE EXPANSION JOINT FILLER AROUND ALL BUILDING AND FIXED STRUCTURES SHALL BE IN CONFORMANCE WITH SECTION 201-3 OF THE SSPWC.

1. BACKING RODS SHALL BE 1/2-INCH DIAMETER OPEN CELL TYPE, PLACED 1-1/2 INCHES INTO THE EXPANSION JOINTS IN THE CONCRETE SUBFLOOR IN ACCORDANCE WITH DETAIL W-1.
2. COMPRESSIBLE JOINT FILLER (SIKAFLEX - 2C SL OR APPROVED EQUAL) IN GREY COLOR FOR THE SUBFLOOR AND IN BLACK COLOR IN THE TERRAZZO LAYER (IF USING THE DOUBLE L TYPE EXPANSION JOINTS) SHALL BE PLACED ABOVE THE BACKING ROD IN ACCORDANCE WITH DETAIL W-1 AND THE MANUFACTURER'S RECOMMENDATIONS.

G. RESTORATION AND REPAIR MATERIALS:

1. CLEANING AGENTS. SOLUTION OF NEUTRAL COMPOUND APPROVED BY THE CITY ENGINEER AS SPECIFIED IN 2.01 A.7 SHALL BE USED TO LOOSEN DIRT AND FOLLOWED BY AN ACRYLIC WATER-BASED FINISH FOR THE BUFFING PROCESS. FOR TERRAZZO PAVEMENT THAT HAS A DISCOLORED OR DAMAGED SURFACE BECAUSE OF A BUILD UP OF OLD FINISHES OR SOAP SCUM AND DIRT TRACKED INTO THE FLOOR, THE TERRAZZO PAVEMENT SHALL BE STRIPPED TO THE ORIGINAL SURFACE AND CLEANED.
2. CEMENT PASTE OR CEMENT GROUT. FOR MINOR CHIP AND CRACK REPAIR, USE CEMENT PASTE OR CEMENT GROUT WITH ADDED MARBLE CHIPS WHERE APPLICABLE. CEMENT PASTE OR CEMENT GROUT AND MARBLE CHIP SHALL MATCH THE MARBLE CHIP AND MIX AS SPECIFIED IN 2.01 A.2, AND MATCH THE EXISTING TERRAZZO.

H. DRIVEWAY AND ADA RAMP MATERIALS: DRIVEWAYS ON NEW PROJECTS SHALL NOT BE PERMITTED ON THE WALK OF FAME WITHOUT AN EXCEPTION JOINTLY APPROVED BY THE BUREAU OF ENGINEERING AND THE LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT). IN CASES WHERE THE DRIVEWAYS MUST BE LOCATED ON THE WALK OF FAME, THEY SHALL BE CONSTRUCTED WITH BLACK CONCRETE, CONFORM TO DETAIL W-6 HEREIN, MEET THE LATEST BUREAU OF ENGINEERING STANDARDS AND CURRENT ADA REQUIREMENTS. EXISTING DRIVEWAYS OR ADA RAMPS WITHIN THE PROJECT SHALL BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH DETAIL W-7 HEREIN INCLUDING:

1. CONCRETE: CONCRETE SHALL BE CAST IN PLACE AND CONFORM TO THE LATEST EDITION OF THE SSPWC.
2. COLORANT: BLACK CONCRETE DRIVEWAYS AND ADA RAMPS SHALL BE #8084 "GRAPHITE" BY DAVIS COLORS AT 2# PER 94# BAG.
3. DETECTABLE WARNING SURFACES (DWS): ADA RAMPS SHALL INCLUDE DWS APPROVED BY THE ENGINEER.

I. TREE WELLS: TREE WELLS SHALL CONFORM WITH APPROPRIATE WALK OF FAME TREE WELL PER DETAIL W-5 HEREIN AND INCLUDE:

1. 4"x4"x1-1/4" GRANITE PAVERS IN ACADEMY BLACK COLOR FROM COLD SPRING GRANITE WITH THERMAL FINISH AND SPLIT EDGES AS APPROVED BY THE ENGINEER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURES' SPECIFICATIONS.
2. THREE INCHES OF DECOMPOSED GRANITE IN GAIL'S GOLD COLOR FROM GAIL MATERIALS AS APPROVED BY THE ENGINEER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURES' SPECIFICATIONS.
3. DRAINAGE AND IRRIGATION PER DETAIL W-5.
4. CONCRETE SUPPORT CURBS WITH REINFORCEMENT IN ACCORDANCE WITH DETAIL W-5 HEREIN.

3.01 CONSTRUCTION-GENERAL REQUIREMENTS

A. UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER, ALL IMPROVEMENT WORK SHALL BE IN CONFORMANCE WITH THE DETAILS AS SPECIFIED ON THE APPROVED PERMIT PLANS AND THESE SPECIFICATIONS AND DETAILS HEREIN. THE PERMITTEE SHALL NOT DEVIATE FROM THE APPROVED PERMIT PLANS WITHOUT THE PERMISSION OF THE CITY ENGINEER.

B. BEFORE COMMENCING ANY DEMOLITION OR EXCAVATION, THE PERMITTEE SHALL CALL AND OBTAIN AN UNDERGROUND SERVICE ALERT (USA) INQUIRY I.D. NUMBER BY CALLING 1-800-227-2600 IN ACCORDANCE WITH THE REQUIREMENTS AS SPECIFIED IN THE BROWN BOOK.

C. ALL CONCRETE, MORTAR, AND TERRAZZO SHALL BE MIXED, CONVEYED AND DEPOSITED BY AN APPROVED METHOD USING CLEAN EQUIPMENT. NO BUCKETS OR SIMILAR EQUIPMENT SHALL BE ALLOWED.

D. NO NEW PIPING SHALL BE ALLOWED BENEATH THE WALK OF FAME WITHOUT AN EXCEPTION MADE BY THE CITY ENGINEER. SHOULD THE PIPING BE UNAVOIDABLE, THE TOP OF PIPE SHALL BE PLACED AT A MINIMUM OF TWO (2) FEET BELOW THE STRUCTURAL SECTION OF THE WALK OF FAME. IN AREAS WHERE THE WALK OF FAME CAN BE PROTECTED IN PLACE, TRENCHLESS TECHNOLOGY SHOULD BE CONSIDERED TO PROTECT THE WALK OF FAME IN PLACE.

NOT TO SCALE

3.02 SITE INSPECTION

A. THE PERMITTEE SHALL EXAMINE AREAS TO RECEIVE NEW TERRAZZO PAVEMENT, RESTORATION OR REPAIR FOR THE FOLLOWING OR OTHER CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE IMPROVEMENT WORK. IF THESE CONDITIONS ARE NOT INDICATED ON THE APPROVED PERMIT PLAN, NOTIFY THE INSPECTOR AND/OR THE CITY ENGINEER AND SUBMIT REPAIR DETAILS TO CORRECT THE CONDITIONS. DO NOT PROCEED WITH THE NEW TERRAZZO PAVEMENT WORK UNTIL THE DETRIMENTAL CONDITIONS HAVE BEEN CORRECTED.

1. DEFECTS IN ADJACENT SECTIONS OF TERRAZZO PAVEMENT THAT AFFECT PROPER EXECUTION OF NEW TERRAZZO PAVEMENT WORK.
2. HIGH WATER TABLE, UNSUITABLE FILL OR EXPANSIVE SOIL IN THE SUB-GRADE WHERE NEW CONCRETE SUB-FLOOR IS REQUIRED.
3. DEFECTS IN NEW CONCRETE SUBFLOOR OR UNDER-BED.
4. VARIANCES IN CONCRETE SUBFLOOR EXCEED 1/8-INCH IN 10 FEET FROM THE REQUIRED PLANE.
5. OTHER EXISTING CONDITIONS THAT ARE NOT COMPATIBLE WITH THE PROPOSED INSTALLATION DETAILS AS SPECIFIED ON THE APPROVED PERMIT PLANS INCLUDING BUT NOT LIMITED TO EXISTING SUBBASEMENTS.

3.03 PROTECTION OF PERSONS AND PROPERTY

A. PROVIDE AND INSTALL SIGNS, LIGHTS AND BARRICADES AT DANGER POINTS ON AND OFF THE JOB-SITE TO GUARD AGAINST ACCIDENTS.

1. PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS SHALL CONFORM TO SECTION 7-9-PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS OF THE SSPWC.
2. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS IN ACCORDANCE WITH WATCH MANUAL, LATEST EDITION.
3. OPERATE AND MAINTAIN WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.
4. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE AND OTHER HAZARDS CREATED BY THE INSTALLATION OR THE REPAIR WORK.
5. WHERE REQUIRED, ADHERE TO THE REQUIREMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.
6. OBTAIN PERMITS FOR SIDEWALK BARRICADES WHERE REQUIRED.

B. EXISTING IMPROVEMENTS AND ADJACENT PROPERTIES: PROTECT ALL EXISTING STREETS, CURBS, GUTTER, SIDEWALKS, OTHER IMPROVEMENTS SUCH AS TREE WELLS, UTILITIES, ROOF DRAIN PIPING, PARKING METERS, NEWSPAPER STANDS WHICH ARE TO REMAIN UNDISTURBED OR NOT INDICATED FOR REMOVAL OR REPAIR, AGAINST DAMAGE RESULTING FROM THE PERMITTEE'S OPERATIONS. REPAIR OR REPLACE EXISTING REMAINING WORK WITH NEW MATERIALS AS NECESSARY FOR RESTORATION OF DAMAGED AREAS OR SURFACES TO A CONDITION EQUAL TO AND MATCHING THAT EXISTING PRIOR TO DAMAGE OCCURRENCE, TO THE FULL SATISFACTION AND THE APPROVAL OF THE INSPECTOR AND/OR THE CITY ENGINEER.

1. SHOULD UNCHARTED OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING THE CONSTRUCTION, CONSULT WITH THE CITY OR CONTACT THE UTILITY COMPANY IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH THE CITY AND THE UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY COMPANY.
2. DO NOT INTERRUPT EXISTING UTILITIES SERVING THE ADJACENT PROPERTIES.
3. PROVIDE AND MAINTAIN PROTECTED ACCESS AND EGRESS TO THE PROPERTIES AT ALL TIMES.
4. USE APPROVED MEANS INCLUDING PLYWOOD AND KRAFT PAPER OVER THE SIDEWALK TO PROTECT FROM ANY TRAFFIC IMPACT AND/OR VIBRATION.

3.04 DEMOLITION

A. CAREFULLY DEMOLISH AND REMOVE DAMAGED OR SPECIFIED SECTIONS OF TERRAZZO PAVEMENT, UNDER-BEDS, WIRE MESHES, SAND CUSHIONS, MOISTURE BARRIERS, CONCRETE SUB-FLOORS, SEDIMENTS, AND OTHER CONTENTS THAT MAY INTERFERE WITH THE INSTALLATION OR THE REPAIR WORK WITHOUT DAMAGING SECTIONS INDICATED TO REMAIN OR TO BE RELOCATED ON PLANS. PROTECT ALL OTHER TERRAZZO PAVEMENT INCLUDING THE CELEBRITY STAR PANEL INDICATED TO REMAIN OR TO BE RELOCATED.

B. UNLESS SPECIFIED OTHERWISE, EXISTING DIVIDER STRIPS IN EACH OF THE TERRAZZO PAVEMENT PANELS TO BE REPAIRED SHALL BE PROTECTED FROM DAMAGE OR DISTURBANCE. THE BONDING OF THE EXISTING DIVIDER STRIPS TO ADJACENT TERRAZZO PAVEMENTS SHALL BE PROTECTED AND MAINTAINED. PRIOR TO REMOVAL, COMPLETE THE CHAIN OF CUSTODY RECORD FORM FOR EACH CELEBRITY PANEL TO BE REMOVED AND OBTAIN SIGN OFF BY THE HOLLYWOOD HISTORIC TRUST. REMOVE AND SALVAGE THE SPECIFIED CELEBRITY STAR PANEL WITH THE EXISTING STAR, LETTERS AND BRASS PLAQUE AND DELIVER WITH CARE TO THE APPROVED LOCATION FOR STORAGE. PRIOR TO DELIVERY TO STORAGE SITE, COMPLETE THE CHAIN OF CUSTODY RECORD FORM FOR EACH CELEBRITY PANEL TO BE REMOVED AND OBTAIN SIGN OFF BY THE HOLLYWOOD HISTORIC TRUST FOR STORAGE LOCATION. ONCE THE CELEBRITY PANELS ARE DELIVERED TO THE APPROVED STORAGE LOCATION, COMPLETE THE CHAIN OF CUSTODY FORM AND OBTAIN SIGN OFF FOR STORAGE OF CELEBRITY STAR PANELS. REMOVE ALL RUBBISH AND DEBRIS AT THE END OF EACH WORK DAY FROM THE JOB-SITE. NO ACCUMULATION OR PILE UP OF DEBRIS SHALL BE ALLOWED.

C. ALL CUTTING ON THE TERRAZZO PAVEMENT AND AROUND THE DIVIDER STRIPS TO REMAIN SHALL BE STRAIGHT AND PLUMB. NO SAW-CUTS SHALL BE ALLOWED BEYOND THE EXISTING TERRAZZO PAVEMENT INTO THE ADJACENT REMAINING TERRAZZO PAVEMENT. JACK-HAMMERING OR IMPACT TOOLS ARE NOT PERMITTED AT ANY TIME WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.

1. ALL CELEBRITY STAR PANELS AND APPLICABLE SECTIONS OF TERRAZZO PAVEMENT SHALL BE SAW-CUT AROUND ENTIRE BLACK BACKGROUND, PRIED UP GENTLY WITH HAND TOOLS, AND SUSPENDED BY FABRIC STRAPS AND CAREFULLY LIFTED AND REMOVED.

D. COMPLETELY REMOVE THE EXISTING TERRAZZO PAVEMENT INCLUDING THE UNDER-BED, WIRE MESH, SAND CUSHION AND MOISTURE BARRIER, CONCRETE SUB-FLOOR, EXPANSION JOINT CAULKING AND FILLER, ANY ADHESIVE OR PRIMER USED IN PREVIOUS INSTALLATION AND OTHER MATERIALS THAT MAY BE ENCOUNTERED.

E. IMMEDIATELY NOTIFY THE INSPECTOR AND/OR THE CITY ENGINEER IF THE FOLLOWING CONDITIONS AND/OR CONDITIONS AS DESCRIBED IN 3.02 OF THESE SPECIFICATIONS ARE ENCOUNTERED AFTER THE DEMOLITION OF TERRAZZO PAVEMENT, UNDER-BED AND CONCRETE SUB-FLOOR;

1. EXISTING UTILITIES OR PIPING IS ENCOUNTERED.
2. DAMAGED OR UN-BONDED DIVIDER STRIP IS ENCOUNTERED.
3. EXISTING CELEBRITY STAR PANELS OR OTHER SECTIONS OF TERRAZZO PAVEMENT THAT CONTAIN DAMAGES, DEFECTS, EXCESSIVE CONTOUR OR BENDING AND NON-UNIFORM THICKNESS THAT IS NOT SUITABLE FOR REUSE OR REINSTALLATION**. DO NOT DISCARD ANY TERRAZZO PANELS SPECIFIED FOR SALVAGE, RELOCATION AND REINSTALLATION.** PROCEED WITH THE RESTORATION,REPAIR OR INSTALLATION IN ACCORDANCE WITH THE FINAL SCOPE AND METHOD AGREED UPON BY THE PERMITTEE AND INSPECTOR. IF REQUIRED, THE PERMITTEE SHALL SUBMIT A CHANGE OF SCOPE TO THE CITY ENGINEER, HOLLYWOOD HISTORIC TRUST, AND THE OFFICE OF HISTORIC RESOURCES.

NOT TO SCALE

3.04 DEMOLITION (CONTINUED)

F. 1. IN THE AREAS WHERE EXISTING DIVIDER STRIPS TO REMAIN ARE FOUND DAMAGED, DISTURBED OR DETACHED AFTER THE DEMOLITION OF THE EXISTING SECTIONS OF TERRAZZO PAVEMENT AND WITH THE PERMISSION OF THE INSPECTOR OR THE CITY ENGINEER, REMOVE THE DAMAGED DIVIDER STRIP AND THE ADJACENT SECTIONS OF THE TERRAZZO PAVEMENT PER 3.04 D UNTIL UNDISTURBED AND SOUND DIVIDER STRIPS THAT ARE PROPERLY BONDED TO EXISTING TERRAZZO PAVEMENT IN ALL PERIMETERS ARE LOCATED.

2. FOR NEW TERRAZZO PAVEMENT OR EXISTING TERRAZZO SECTION(S) TO BE REMOVED OR REINSTALLED WHICH IS ABUTTING THE NEW DELINEATED EXPANSION JOINT OR THE DOUBLE DIVIDER STRIP, AS SHOWN ON THE APPROVED PLAN, THE ADJOINING TERRAZZO PAVEMENTS SHALL ALSO BE REMOVED AND RECONSTRUCTED WITH NEW CONCRETE SUBFLOORS, UNDER-BEDS AND TERRAZZO PAVEMENT IN ORDER TO INSTALL WITH THE NEW EXPANSION JOINTS .
   (a) FOR NEW TRANSVERSE EXPANSION JOINTS, ALL ABUTTING TERRAZZO SECTIONS ON BOTH SIDES OF THE JOINT SHALL BE REMOVED AND RECONSTRUCTED.
3. IN THE AREAS WHERE ADJACENT CONCRETE SUBFLOOR ARE FOUND DAMAGED OR CONTAIN DEFECTS THAT CANNOT BE INSTALLED WITH SLIP DOWELS OR AFFECT PROPER EXECUTION OF NEW TERRAZZO PAVEMENT WORK, REMOVE BOTH SECTIONS OF THE TERRAZZO PAVEMENT PER 3.04 D.
4. RECONSTRUCT TERRAZZO PAVEMENT WITH NEW UNDER-BED, CONCRETE SUBFLOOR WITH REINFORCING WIRE AND SLIP DOWELS OVER COMPACTED SUB-BASE AND SUB-GRADE.

3.05 RESTORING EXISTING CELEBRITY STAR PANELS AND OTHER APPLICABLE TERRAZZO PANELS

A. ALL CELEBRITY STAR PANELS AND APPLICABLE SECTION(S) TO BE REMOVED AND REINSTALLED OR TO BE REPAIRED SHALL BE INSPECTED FOR ADVERSE CONDITIONS DETRIMENTAL TO THE REPAIR OR REINSTALLATION WORK.

1. ALL TOPS, BOTTOMS AND VERTICAL SURFACES OF THE TERRAZZO PAVEMENT SECTION TO BE REINSTALLED OR REPAIRED SHALL BE INSPECTED FOR SPALLS AND CRACKS, DISTRESS, EXCESSIVE CONTOUR OR BENDING, LOSS OF THICKNESS, VOIDS AND SHARP EDGES.
2. USE A GRINDER TO REMOVE ALL SHARP EDGES, OLD DIVIDER STRIPS, LOOSE MORTAR OR TERRAZZO, AND ANY FOREIGN MATTER FROM ALL VERTICAL SURFACE AREAS TO BE PATCHED AND THE BOTTOM OR THE VOIDS IN THE SECTION.
3. REDUCE THE THICKNESS OF THE EXISTING UNDER-BED ATTACHED TO THE SECTION, BY CUTTING WITHOUT DAMAGING THE TERRAZZO OR WEAKENING THE SUPPORT, THAT WILL BE SUITABLE FOR RESETTING ON THE NEW UNDER-BED WITHOUT EXCEEDING THE MAXIMUM TOTAL THICKNESS SPECIFIED FOR THE MATRIX.

B. REFINISHING DISCOLORED OR DAMAGED TERRAZZO PAVEMENT: UNLESS APPROVED OTHERWISE, WORK SHALL CONFORM TO THE APPLICABLE SECTION(S) OF U.S. GENERAL SERVICES ADMINISTRATION HISTORIC PRESERVATION TECHNICAL PROCEDURES, SECTION 0400-02-STRIPPING AND CLEANING DIRTY OR DISCOLORED TERRAZZO AND SECTION 09400-11-STRIPPING BUILT-UP COATING FROM TERRAZZO.

1. ALL EXISTING CELEBRITY STAR PANELS AND OTHER APPLICABLE SECTIONS CONTAINING DISCOLORATION OR DAMAGED SURFACE(S) BECAUSE OF A BUILD-UP OF OLD FINISHES OR SOAP SCUM, OVERUSE OF DISINFECTANTS AND COATINGS OR DIRT TRACKED INTO THE PAVEMENT SHALL BE STRIPPED TO THE ORIGINAL SURFACE, CLEANED AND THEN SEALED PRIOR TO THE REPAIR OR THE REINSTALLATION. USE OF GRINDING OF THE TERRAZZO TO REMOVE THE SEVERE BUILD UP OR DIRT SHALL NOT BE ALLOWED.
2. TEST AN AREA OF EACH TERRAZZO SECTION BEFORE STRIPPING OR CLEANING OF THE TERRAZZO.
3. APPLY APPROVED CLEANER AND LET STAND FOR THE TIME DETERMINED BY THE TEST PANEL. APPLY A MIST OF CLEAN WATER OVER THE CLEANER ON THE TERRAZZO SECTION.
4. USE A POWER SCRUBBER WITH A SCRUB BRUSH ATTACHMENT, FIBER BRISTLE BRUSH, OR WHITE NYLON PAD, SCRUB THE TERRAZZO SECTION UNTIL ALL OLD FINISHES, COATINGS AND DIRT HAVE BEEN REMOVED. NO METAL BRUSHES OR STEEL WOOL SHALL BE USED. REPEAT THE PROCESS IF NECESSARY.
5. ALL LIQUID SHALL BE PICKED UP OR COLLECTED BY A WET VACUUM OR APPROVED MEANS.
6. ANY CHIPPED AND CRACKED SURFACES DISCOVERED DURING THE CLEANING SHALL BE PATCHED AND REPAIRED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED HEREIN BEFORE SEALING.
7. APPLY NEW SEALER IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS AND THESE SPECIFICATIONS SPECIFIED HEREIN.

C. PATCHING MINOR CHIPS AND CRACKS:

UNLESS APPROVED OTHERWISE, WORK SHALL CONFORM TO APPLICABLE SECTIONS OF U.S. GENERAL SERVICES ADMINISTRATION HISTORIC PRESERVATION TECHNICAL PROCEDURES, SECTION 09400-03-PATCHING MINOR CHIPS AND CRACKS IN TERRAZZO WITH CEMENT GROUT AND SECTION 09400-10-REGRINDING TERRAZZO FLOORS.

1. CLEAN THE SURFACE OF DEBRIS AND SATURATE WITH WATER. OBTAIN THE APPROVAL OF THE INSPECTOR PRIOR TO THE PATCHING WORK.
2. REMOVE ALL UNSOUND MATERIALS AND CUT A VERTICAL SURFACE AROUND THE CHIPPED AND CRACKED SURFACES WITH A POWER TOOL.
3. APPLY CEMENT PASTE AND WORK INTO THE REPAIRED SURFACE. DO NOT ALLOW CEMENT PASTE TO DRY BEFORE PLACING THE TERRAZZO MATERIAL.
4. THE TERRAZZO MATERIAL SHALL HAVE MATCHING MARBLE CHIP AND MIX AS SPECIFIED IN 2.01A AND FOR THE EXISTING TERRAZZO.
5. PLACE TERRAZZO MATERIAL OVER CHIP OR CRACK AND LEVEL WITH A TROWEL. COMPACT PATCH AND REMOVE ALL EXCESS WATER AND CEMENT FROM THE SURFACE.
6. COVER THE PATCH WITH PAPER OR POLYETHYLENE SHEETING TO PREVENT QUICK HYDRATION. CURE UNTIL THE TERRAZZO MATERIAL DEVELOPS SUFFICIENT STRENGTH TO PREVENT LIFTING AND PULLING OF MARBLE CHIPS DURING GRINDING.
7. USE #36 TO #48 GRIT STONES FOR INITIAL GRINDING EXPOSING THE MARBLE CHIPS. FOLLOW WITH #80 GRIT STONES OR OTHER APPROVED ABRASIVE MEDIA, AND FLUSH WITH CLEAN WATER.
8. CLEANSE SIDEWALK WITH CLEAN WATER AND RINSE AND REMOVE EXCESS WATER BY WET VACUUM.
9. MACHINE OR HAND-APPLY GROUT TO FILL ANY VOID OR PINHOLE ENCOUNTERED. THE GROUT USED ON THE BLACK TERRAZZO SHALL CONTAIN 4 LBS OF SILICON CARBIDE, NO. 100 TO NO. 200 MESH SIZE, PER SACK OF CEMENT.

3.05 RESTORING EXISTING CELEBRITY STAR PANELS AND OTHER APPLICABLE TERRAZZO PANELS (CONTINUED)

10. GROUT SHALL BE LEFT ON TERRAZZO FOR A PERIOD OF NOT LESS THAN 72 HOURS, UNTIL ALL HEAVY AND MESSY WORK ON THE PROJECT IS COMPLETED.
11. GRIND ENTIRE SURFACE AREA WITH #80 GRIT STONES OR OTHER APPROVED ABRASIVE MEDIA UNTIL ALL GROUT IS REMOVED. ALL SURFACES SHALL BE BROUGHT TO A UNIFORM COLOR AND TEXTURE, SHALL BE SMOOTH AND CLEAN AND SHALL NOT DEVIATE MORE THAN 1/8-INCH FROM THE PROPOSED FINISHED ELEVATIONS.
12. SPECIAL PRECAUTIONS SHALL BE TAKEN WHEN GRINDING AROUND THE DIVIDER STRIPS. LIMIT GRINDING AND POLISHING TO A SMALL DISTANCE BEYOND THE PERIMETER OF THE REPAIR. ENSURE FLUIDS FROM THE GRINDING OPERATION DO NOT ENTER THE DIVIDER STRIPS OR REACT WITH DIVIDER STRIPS TO PRODUCE A STAIN ON THE TERRAZZO.
13. UPON COMPLETION OF FINISHING, TERRAZZO SHALL BE STORED AND PROTECTED BEFORE REINSTALLATION.

3.06 PREPARATION OF SUB-GRADE AND PLACEMENT OF CMB

A. AFTER THE DEMOLITION AND THE REMOVAL OF EXISTING SUB-BASE, A MINIMUM DEPTH OF SIX (6) INCHES FROM THE TOP OF SUB-GRADE SHALL BE SCARIFIED AND RECOMPACTED TO 95% RELATIVE COMPACTION, UNLESS OTHERWISE APPROVED BY THE ENGINEER. EXISTING SUB-GRADE MATERIAL MAY BE DEEMED AS SUITABLE MATERIAL FOR BACKFILL BY THE ENGINEER. BACKFILL SHALL BE FREE FROM SHALE, SOD, LARGE CLODS OR HARD LUMPS OF EARTH, ROOTS, TRASH OR OTHER DEBRIS. NO ROCK, COBBLES OR BROKEN CONCRETE EXCEEDING TWO (2) INCHES IN MAXIMUM DIMENSION SHALL BE PLACED IN THE SUB-GRADE. IF THE EXISTING SUB-GRADE IS FOUND UNSUITABLE OR TO CONTAIN EXPANSIVE SOILS, REMOVE THE EXISTING SUB-GRADE MATERIAL AND FURNISH IMPORTED BASE MATERIAL AS NECESSARY AS FILL MATERIAL. IMPORTED FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE PUBLIC WORKS INSPECTOR PRIOR TO IMPORTING.

B. THE SUB-GRADE SHALL BE SCARIFIED, BROUGHT TO OPTIMUM MOISTURE CONTENT AND RE-COMPACTED TO AT LEAST 95% MAXIMUM DENSITY, UNLESS OTHERWISE APPROVED BY THE ENGINEER, IN ACCORDANCE WITH ASTM D1557 TEST METHOD FOR LABORATORY COMPACT CHARACTERISTICS OF SOIL USING MODIFIED EFFORT. THE SUB-GRADE SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 17 INCHES BELOW THE FINISHED TERRAZZO SURFACE ELEVATIONS, THEN FILLED AND COMPACTED TO A DEPTH OF 11 INCHES BELOW THE FINISHED TERRAZZO SURFACE ELEVATIONS. OBTAIN APPROVAL OF THE COMPACTED SUB-GRADE FROM THE INSPECTOR PRIOR TO PLACEMENT OF CMB.

A. AFTER THE SUB-GRADE IS PROPERLY SCARIFIED, BACKFILLED, RECOMPACTED, TESTED AND INSPECTED; DEPOSIT FIVE (5) INCHES OF CMB AND COMPACT TO RELATIVE COMPACTION NOT LESS THAN 95 PERCENT IN ACCORDANCE WITH 301-2 OF THE SSPWC.

3.07 INSTALLATION OF DOWEL BARS, EXPANSION JOINTS, WELDED WIRE MESH, AND CONCRETE SUBFLOOR

A. DOWEL BARS: DRILL HOLES IN THE ADJOINING EXISTING CONCRETE SUB-FLOOR AND CONCRETE SUPPORT CURBS OF ADJACENT TREE WELLS FOR THE 18-INCH, #4 EPOXY-COATED SLIP DOWELS IN ACCORDANCE WITH THE WALK OF FAME SPECIFICATIONS AND DETAILS. DRILLED HOLES SHALL HAVE A MINIMUM 1/4-INCH ANNULAR SPACE AROUND THE SLIP DOWELS. THE OTHER END OF THE SLIP DOWELS SHALL BE SUITABLY SLEEVED AND POURED AROUND WITH THE NEW CONCRETE SUBFLOOR. EPOXY-COATED DOWEL BARS SHALL BE PLACED THROUGH THE EXPANSION MATERIAL WHERE REQUIRED. DO NOT PLACE DOWEL BARS INTO AN EXISTING BUILDING, UTILITY VAULT OR THE EXISTING STREET CURB.

B. EXPANSION JOINTS: SET EXPANSION MATERIAL PER SSPWC "GREEN BOOK" AROUND ADJACENT BUILDING WALLS AND FIXED STRUCTURES SUCH AS, BUT NOT LIMITED TO: FIRE HYDRANTS, UTILITY POLES, ETC. EXPANSION JOINTS AT STREET CURBS SHALL COMPLY WITH THE SSPWC "GREEN BOOK" AS WELL AS THE SPECIFICATIONS AND DETAILS HEREIN. EXPANSION JOINTS AT THE APPROXIMATE LOCATIONS OF BEGINNING AND END OF ALL CURB RETURNS, AT ADA RAMPS, DRIVEWAYS, TREE WELLS, UTILITY VAULTS AND OTHER LOCATIONS SHALL BE PLACED AS SHOWN ON THE APPROVED PERMIT PLANS, AND SHALL BE PLACED PER THE SPECIFICATIONS AND DETAILS HEREIN.

C. WELDED WIRE MESH: PLACE WIRE MESH IN ACCORDANCE WITH THE DETAILS SPECIFIED HEREIN. PLACE WIRE MESH ON 1-1/2 INCH CONCRETE SUPPORT BLOCKS SPACED ON 24 INCHES ON CENTER.

D. INSPECTION: ALL WORK SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF THE CONCRETE SUB-FLOOR.

E. CONCRETE SUBFLOOR:

1. CONCRETE SUBFLOOR SHALL BE A MINIMUM OF FOUR INCHES THICK. THE TOP OF CONCRETE SUB-FLOOR SHALL NOT VARY MORE THAN 1/8" IN A 10 FOOT SPAN FROM THE PERMIT PLAN GRADES AND HAVE A BROOM FINISH FREE OF LATENCIES, DUST AND DIRT.
2. PLACE CONCRETE AT GRADES SHOWN ON THE PERMIT PLANS. PLACE CONCRETE AROUND THE WIRE MESH, THE SLIP DOWELS AND AGAINST THE EXPANSION FILLER MATERIAL. SCREED TO THE FINISHED CONCRETE SUB-FLOOR SURFACE. THE CONSTRUCTION JOINTS SHALL BE LOCATED AND ALIGNED WITH THE PRE-DETERMINED LOCATIONS OF THE DOUBLE DIVIDER STRIPS.

NOT TO SCALE

3.07 INSTALLATION OF DOWEL BARS, EXPANSION JOINTS, WELDED WIRE MESH, AND CONCRETE SUBFLOOR (CONTINUED)

3. CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. DO NOT USE VIBRATORS TO MOVE CONCRETE HORIZONTALLY. INSERT AND WITHDRAW VIBRATORS VERTICALLY ONLY.
4. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. BEGIN INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE AFTER PLACING AND FINISHING, SO THAT THE SURFACE WILL NOT BE MARRED. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS BY MOISTURE CURING OR MOISTURE RETAINING COVER. NO CURING COMPOUNDS OR SEALERS SHALL BE ALLOWED.
5. SAW CUTTING OF CONTROL JOINTS WHERE REQUIRED MUST BE DONE BETWEEN 12-24 HOURS AFTER PLACEMENT OF THE CONCRETE SUB-FLOOR.
6. BROOM CLEAN THE AREA TO RECEIVE UNDER-BEDS OF LOOSE CONCRETE AND ALL FOREIGN MATTER TO PREVENT DELAMINATING THE UNDER-BED FROM THE CONCRETE SUB-FLOOR. IF APPROVED BY THE PUBLIC WORKS INSPECTOR, SCARIFY OR GRIND ANY HIGH AREA NOT MEETING THE ALLOWABLE TOLERANCES.
7. COMMENCE UNDER-BED WORK ONLY AFTER ALL DEFECTS HAVE BEEN CORRECTED AND THE WORK HAS BEEN APPROVED BY THE PUBLIC WORKS INSPECTOR.

3.08 INSTALLATION OF UNDER-BEDS, DIVIDER STRIPS, BRASS LETTERS AND PLAQUES

A.UNDER-BED:

1. EMBED THE DIVIDER STRIPS INTO THE MORTAR BED IN ACCORDANCE WITH THE LOCATIONS AND THE DETAILS AS SPECIFIED ON THE PERMIT PLANS AND THESE SPECIFICATIONS BEFORE PLACEMENT OF THE UNDER-BED. THE DIVIDER STRIPS SHALL BE EMBEDDED SUFFICIENTLY TO YIELD THE FULL FINISHED THICKNESS OF THE TERRAZZO PAVEMENT OR THE FINISHED SIDEWALK ELEVATIONS. WHERE NECESSARY, AFFIX THE DIVIDER STRIPS WITH ADDITIONAL MORTAR OR MIXTURE OF APPROVED FINE SAND AND BONDING AGENT, OR AN APPROVED ANCHORING DEVICE. NO NAILING SHALL BE ALLOWED. ALL ADJOINING DIVIDER STRIPS AND POINTS OF THE CELEBRITY OR UNNAMED STAR SHALL BE CONNECTED BY SOLDERING AT MID-DEPTH.
2. PROVIDE EPOXY ADHESIVE APPROVED BY THE PUBLIC WORKS INSPECTOR AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PLACE UNDER-BED MIX AND SCREED UNDER-BED TO AN ELEVATION 5/8-INCH BELOW FINISHED TERRAZZO PAVEMENT ELEVATIONS AT THE REQUIRED SLOPE, AND AGAINST ALL EXPANSION JOINTS. TROWEL UNDER-BED FIRMLY ALONG ALL EDGES.
3. AT AREAS WHERE DIVIDER STRIPS, BRASS LETTERS AND PLAQUES ARE TO BE PLACED, PLACE ADDITIONAL CONCRETE OR MORTAR IF NECESSARY TO AFFIX THE DIVIDER STRIPS, THE BRASS LETTERS AND PLAQUES AT THE FINISHED SIDEWALK ELEVATIONS.
4. INSTALL DIVIDER STRIPS ALIGNED WITH THE CONSTRUCTION, CONTROL AND EXPANSION JOINTS IN ACCORDANCE WITH THE PERMIT PLANS AND DETAILS AS SPECIFIED HEREIN. THE DOUBLE TYPE L ANGLE DIVIDER STRIPS SHALL BE PLACED BACK TO BACK WITH A 1/4-INCH GAP IN THE UNDER-BED PRECISELY ABOVE THE CONSTRUCTION AND EXPANSION JOINTS OF THE CONCRETE SUBFLOOR. THE GAP SHALL BE PROTECTED DURING THE PLACEMENT OF THE UNDER-BED, TERRAZZO OR OTHER OPERATIONS.
5. ALL BRASS LETTERS, PLAQUES AND DIVIDER STRIPS SHALL BE PROTECTED AND REMAIN STRAIGHT AND LEVEL. ALL BRASS LETTERS, PLAQUES AND DIVIDER STRIPS SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR BEFORE PLACEMENT OF TERRAZZO PAVEMENT.
6. THERE SHALL NOT BE ANY VOIDS BELOW THE LETTERS, PLAQUES OR THE DIVIDER STRIPS.

3.09 INSTALLATION OF NEW TERRAZZO PAVEMENT AND RELOCATED TERRAZZO SECTIONS

A. PLACING NEW TERRAZZO:

1. CLEAN OFF THE SURFACE OF THE UNDER-BED AND APPLY A BONDING COAT OF EPOXY MATERIAL APPROVED BY THE PUBLIC WORKS INSPECTOR AND INSTALL PER MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
2. PLACE TERRAZZO MIXTURES IN THICKNESS AS DESCRIBED IN 2.01 A IN THE APPROPRIATE SECTIONS OR LOCATIONS FORMED BY DIVIDER STRIPS AND TROWEL MIXTURE. FOR PANELS WHERE DIFFERENT COLORED TERRAZZO MIXTURES ARE REQUIRED, THE PLACEMENT SHALL BE DONE IN PHASES WITH MINIMUM THREE DAY CURING BEFORE NEXT PLACEMENT. EACH PLACEMENT SHALL BE SPREAD IN THE DESIGNATED AREAS AND SHALL BE ADEQUATELY PROTECTED FROM STAINING WITHOUT DISTURBING THE DIVIDER STRIPS AND THE ADJACENT TERRAZZO ALREADY PLACED
3. SEED OR SPRINKLE ADDITIONAL PRE-BLENDED DRY MARBLE CHIPS, DESCRIBED AS FOLLOWS ONTO THE FRESH TERRAZZO PAVEMENT TO ACHIEVE UNIFORM DENSITY RELATIVE TO THE SURROUNDING TERRAZZO OR APPROVED SAMPLE:

   (a) MARBLE CHIPS SHALL NOT EXCEED 150 LBS IN A 100 SQ. FT. AREA.
4. ROLL WITH STONE OR STEEL ROLLER LENGTHWISE AND CROSSWISE TO IMBED THE MARBLE CHIPS. THE FIRST ROLLING SHALL BE DONE WITH A MEDIUM WEIGHT ROLLER AND SHALL BE CONTINUED UNTIL ALL SEEDED MATERIAL IS THOROUGHLY IMBEDDED AND COVERED AND FOLLOWED WITH A LIGHT TROWELING.
5. THE SECOND ROLLING SHALL BE DONE WITH A HEAVY ROLLER AND THE TERRAZZO SHALL BE SPRINKLED WITH WATER DURING THE OPERATION UNTIL ALL LATENT AND SURPLUS CEMENT AND WATER ARE BROUGHT TO THE TOP.
6. THE THIRD ROLLING SHALL BE DONE WITH HEAVY ROLLER AND THE SURFACE SHALL BE GIVEN A FINAL TROWELING TO A DENSE UNIFORM SURFACE AT A MINIMUM OF 1/16-INCH ABOVE THE DIVIDER STRIPS.
7. CURING: AFTER COMPLETING PLACEMENT OF TERRAZZO AND COMPOSITION HAS SUFFICIENTLY SET, CURE WITH WATER OR APPLY WET SAND OR POLYETHYLENE SHEETING. CURE UNTIL THE TERRAZZO PAVEMENT DEVELOPS SUFFICIENT STRENGTH TO PREVENT LIFTING OR PULLING OF TERRAZZO CHIPS DURING GRINDING. CURING SHALL BE A MINIMUM OF 3 DAYS.

NOT TO SCALE

3.09 INSTALLATION OF NEW TERRAZZO PAVEMENT AND RELOCATED TERRAZZO SECTIONS (CONTINUED)

B. INSTALLATION OF RELOCATED CELEBRITY STAR PANELS AND OTHER APPLICABLE TERRAZZO PANELS:

1. ALL RELOCATED CELEBRITY STAR PANELS AND OTHER APPLICABLE TERRAZZO PANELS, NEWLY INSTALLED DIVIDER STRIPS AND UNDER-BED TO RECEIVE THE TERRAZZO SECTION SHALL BE INSPECTED AND APPROVED BY THE PUBLIC WORKS INSPECTOR PRIOR TO INSTALLATION.
2. PRIOR TO REMOVAL OF STAR PANELS FROM THE APPROVED STORAGE LOCATION, COMPLETE THE CHAIN OF CUSTODY RECORD FORM AND OBTAIN SIGNOFF BY THE HOLLYWOOD HISTORIC TRUST.
3. DELIVER THE EXISTING CELEBRITY STAR PANELS WITH MORTAR BED ATTACHED. COMPLETE THE CHAIN OF CUSTODY RECORD FORM AND OBTAIN SIGNOFF BY THE HOLLYWOOD HISTORIC TRUST FOR DELIVERY TO JOBSITE. REMOVE LATENCIES FROM THE ATTACHED MORTAR BED BY LIGHT GRINDING. DRY SET THE STAR INTO THE DEPRESSION. SET A LINE TO THE FINISHED SURFACE GRADE AND APPROVED LAYOUT. PLACE THE CELEBRITY STAR PANEL TO GRADE. COAT THE UNDERSURFACE OF THE STAR PANEL AND THE SUB SLAB WITH EPOXY AS APPROVED BY THE CITY ENGINEER. ADD SETTING MORTAR TO DEPRESSIONS TO PROVIDE FULL COVERAGE. APPLY WEIGHT TO PRESS OUT THE EXCESS MORTAR CHECKING TO SEE THAT MORTAR IS EXPELLED ON ALL FOUR SIDES. ADJUST THE CELEBRITY STAR PANEL TO THE GRID SHOWN ON THE PERMIT PLANS AND AS PROVIDED BY A FIELD SURVEY. RECHECK AND CONFIRM ELEVATION AND ALIGNMENT OF THE CELEBRITY STAR PANEL.
4. THE BOTTOM SURFACE SHALL HAVE 100% COVERAGE. USE ADDITIONAL MATERIAL IF NECESSARY WHENEVER A SLIGHT IRREGULARITY EXISTS IN THE UNDER-BED OR RELOCATED TERRAZZO SECTION. TOTAL THICKNESS OF THE UNDER-BED, THE CEMENT PASTE AND LATEX MATERIAL AND THE RELOCATED TERRAZZO SECTION SHALL BE PER THE APPROVED PLANS.
5. PROVIDE SOUND TEST AFTER THE SETTING AND CEMENT LATEX HAS CURED. CUT OUT THE RELOCATED TERRAZZO SECTION THAT SHOWS LACK OF BONDING WITH THE UNDER-BED OR EMITS A HOLLOW SOUND. REMOVE ALL CEMENT AND CLEAN THE RELOCATED TERRAZZO SECTION BEFORE RESETTING THE TERRAZZO SECTION.
6. COVER THE RELOCATED TERRAZZO SECTION AND THE UNDER-BED WITH POLYETHYLENE SHEETING UNTIL THE BOND COAT IS CURED. CURING SHALL BE A MINIMUM OF 3 DAYS. OBTAIN APPROVAL FROM THE PUBLIC WORKS INSPECTOR PRIOR TO ANY JOINT GROUTING OPERATION.
7. CLEAN AND DAMPEN ALL PERIMETER JOINTS BETWEEN THE RELOCATED TERRAZZO SECTION AND THE DIVIDER STRIPS FOR 15-30 MINUTES BUT DO NOT FLOOD THE JOINTS.
8. APPLY CEMENT SLURRY TO FLOW AND FILL ALL PERIMETER JOINTS AND FOLLOW WITH TERRAZZO MATERIAL HAVING MATCHING MARBLE CHIPS AND MIX AS SPECIFIED IN 2.01 A. MOVE THE TERRAZZO MATERIAL BACK AND FORTH FILLING THE PERIMETER JOINTS AND PROPERLY BOND THE VERTICAL SURFACE OF THE EXISTING RELOCATED TERRAZZO SECTION AND THE DIVIDER STRIPS. THE TOP OF GROUTED AND REPAIRED SURFACES SHALL BE FLUSH WITH THE ADJOINING DIVIDER STRIPS AND TERRAZZO PAVEMENT. DO NOT LEAVE ANY DEPRESSIONS OR RIDGES.
9. ALLOW THE GROUT JOINT TO BE HARDENED AND CURED FOR A MINIMUM OF 3 DAYS.
10. PROVIDE GRINDING AND FINISH OVER THE REPAIRED AREA IN ACCORDANCE WITH 3.05 C.
11. CLEANSE AND RINSE TERRAZZO WITH CLEAN WATER AND REMOVE EXCESS WATER BY WET VACUUM.
12. ..APPLY GROUT TO FILL ANY VOIDS OR PINHOLES ENCOUNTERED. PROVIDE ADDITIONAL GRINDING AND PROVIDE SEALER FINISH IN ACCORDANCE WITH 3.05 C.

C. GRINDING AND FINISHING FOR NEW TERRAZZO:

DURING THE GRINDING AND FINISHING OPERATION, ALL BRASS PLAQUES SHALL BE PROTECTED. THE NEW TERRAZZO PAVEMENT OR REINSTALLED SECTIONS SHALL MATCH THE ORIGINAL OR ADJACENT TERRAZZO PAVEMENT. THE GRINDING SHALL NOT BE PERFORMED UNTIL THE NEW TERRAZZO HAS HARDENED SUFFICIENTLY TO PREVENT DISLODGEMENT OF THE AGGREGATE. ALL SURFACES SHALL BE KEPT WET DURING THE GRINDING AND FINISHING PROCESSES BY FLUSHING WITH WATER.

1. ROUGH GRINDING: GRIND WITH #36 TO #48 GRIT STONES, DIAMOND PLATES OR OTHER APPROVED ABRASIVE MEDIA. FOLLOW INITIAL GRIND WITH #80 GRIT STONES OR OTHER APPROVED ABRASIVE MEDIA, AND FLUSH WITH CLEAN WATER.
2. GROUTING: CLEANSE WITH CLEAN WATER AND RINSE. REMOVE EXCESS RINSE WATER AND MACHINE OR HAND-APPLY GROUT TO FILL ANY VOIDS ENCOUNTERED.
3. CURE GROUT: GROUT MAY BE LEFT ON TERRAZZO FOR A PERIOD OF NOT LESS THAN 72 HOURS, UNTIL ALL HEAVY AND MESSY WORK ON PROJECT IS COMPLETED.
4. FINE GRINDING: GRIND ALL SURFACE AREAS WITH #80 GRIT STONES OR OTHER APPROVED ABRASIVE MEDIA UNTIL ALL GROUT IS REMOVED FROM SURFACE. ALL SURFACES SHALL BE BROUGHT TO A UNIFORM COLOR TEXTURE AND SHALL BE SMOOTH AND CLEAN AND SHALL NOT DEVIATE MORE THAN 1/8” FROM THE PROPOSED FINISHED ELEVATION.
5. UPON COMPLETION OF FINISHING, TERRAZZO SHALL SHOW A MINIMUM OF 70% MARBLE CHIPS

D. CLEANING AND SEALING:

1. WASH ALL SURFACES WITH A NEUTRAL CLEANER.
2. RINSE WITH CLEAN WATER AND ALLOW SURFACE TO DRY.
3. APPLY SEALER IN ACCORDANCE WITH APPROVED MANUFACTURER'S DIRECTIONS. DO NOT OVER DRESS THE SURFACE WITH THE SEALER.

E. CAULKING OF DOUBLE BACK TO BACK DIVIDER STRIPS AND PERIMETER EXPANSION JOINTS:

1. THE DOUBLE BACK TO BACK DIVIDER STRIPS SHALL BE LOCATED OVER THE FILLER IN ALL EXPANSION JOINTS. REMOVE TEMPORARY PROTECTION FROM DOUBLE BACK TO BACK DIVIDER STRIP AND PERIMETER EXPANSION JOINTS. BLOW CLEAN ALL JOINT SPACES; APPLY APPROVED PRIMER OVER THE JOINT SURFACE AND PLACE SEALANT IN ALL JOINT SPACES TO THE TOP OF THE DIVIDER STRIPS. CLEAN OFF ANY EXCESS MATERIAL. APPLY APPROVED PRIMER OVER THE JOINT SURFACES AND PLACE SEALANT IN ALL JOINT SPACES TO THE TOP OF THE DIVIDER STRIPS. REMOVE ANY EXCESS MATERIAL.

F. PROTECTION AND FINAL INSPECTION:

1. UPON COMPLETION, THE CONTRACTOR SHALL REQUEST FINAL INSPECTION AND ACCEPTANCE BY THE INSPECTOR. MAKE ALL NECESSARY REPAIRS OR CORRECTIONS TO THE SATISFACTION OF THE INSPECTOR AND THE CITY ENGINEER. SUBMIT ALL AS-BUILT DRAWINGS TO THE CITY ENGINEER FOR APPROVAL.

   THE PERMITTEE SHALL PROTECT THE WORK UNTIL ALL AREAS HAVE BEEN ACCEPTED BY THE CITY ENGINEER.

3.10 CLEAN-UP AND DISPOSAL

COMPLY WITH APPLICABLE PROVISIONS SPECIFIED IN THE SSPWC.

NOT TO SCALE

REQUIREMENTS FOR WALK OF FAME PRESERVATION PLANS

A WALK OF FAME PRESERVATION PLAN IS REQUIRED FOR ALL PROJECTS ADJACENT TO THE WALK OF FAME. A TEMPLATE HAS BEEN DEVELOPED FOR USE AND IS AVAILABLE UPON REQUEST. THE FOLLOWING ITEMS SHALL BE PROVIDED IN ALL PRESERVATION PLANS.

TITLE PAGE:
PROJECT NAME,
ADDRESS OF PROJECT,
DEVELOPER NAME,
NAME OF PERSON PREPARING PRESERVATION PLAN
SUBDIVISION AND PLANNING CASE NUMBERS

APPROVAL PAGE:
SIGNATURE BLOCKS FOR HOLLYWOOD TRUST, CHAMBER OF COMMERCE, AND OFFICE OF HISTORIC RESOURCES.

TABLE OF CONTENTS:
LIST OF ALL SECTIONS OF REPORT AND CORRESPONDING PAGE NUMBERS.
LIST OF EXHIBITS

SECTION I - PROJECT DESCRIPTION:
PROVIDE A BRIEF PROJECT DESCRIPTION (EXHIBIT A - PROJECT SITE PLAN)
EXISTING LAND USES ON SITE

SECTION II - PROJECT LOCATION:
MAJOR CROSS STREETS,
AREA OF PROJECT,
PROVIDE LENGTH OF WALK OF FAME ADJACENT TO THE PROJECT SITE,
INCLUDE AERIAL PHOTO OF SITE LOCATION (EXHIBIT B - AERIAL PHOTO OF PROJECT SITE)

SECTION III - PURPOSE:
INCLUDE ALL CONDITIONS OF APPROVAL SPECIFIC TO WALK OF FAME

SECTION IV - HISTORIC CULTURAL LANDMARKS
DELINEATE AND DESCRIBE ALL HISTORIC RESOURCES ON THE PROJECT SITE.

SECTION V - EXISTING CONDITIONS ADJACENT TO PROJECT SITE:
DESCRIBE BUILDINGS AND USES ADJACENT TO THE PROJECT SITE.
LIST THE NUMBER OF CELEBRITY AND UNNAMED STAR PANELS, COMMUNITY BANNERS AND HISTORIC MARKERS ON THE WALK OF FAME ADJACENT TO THE SITE AND DESCRIBE THE METHOD OF PROTECTION, REMOVAL AND STORAGE.
EXHIBIT D - PHOTOS OF STARS, HISTORIC MARKERS AND COMMUNITY BANNERS ALONG PROJECT SITE

SECTION VI - SITE LOGISTICS PLAN, CONSTRUCTION ACTIVITIES AND CHANGES TO EXISTING CONDITIONS:
PROVIDE A SITE LOGISTICS PLAN SHOWING CONSTRUCTION ACTIVITIES, PUBLIC SAFETY MEASURES AND LOGISTICS TO CONSTRUCT THE PROJECT. INCLUDE PEDESTRIAN WALKWAYS, CONSTRUCTION ACCESS, BARRICADES, AND SITE FENCING.
EXHIBIT C - PROJECT SITE LOGISTICS PLAN
DESCRIBE PROPOSED IMPROVEMENTS ALONG THE WALK OF FAME, SUCH AS CONSTRUCTION OR REMOVALS OF DRIVEWAYS, ADA RAMPS, METERS, UTILITY LINES AND VAULTS, STREET TREES, TRAFFIC SIGNALS AND STREET LIGHTS. INCLUDE A COPY OF THE A OR B-PERMIT PLANS FOR REFERENCE.
PROVIDE A DESCRIPTION OF PROPOSED SHORING ADJACENT TO THE WALK OF FAME.

SECTION VII - MITIGATION PLAN:
PROVIDE A DESCRIPTION OF THE METHOD OF REMOVAL AND STORAGE OF STARS ON THE WALK OF FAME. WALK OF FAME CONSTRUCTION AND STORAGE OF STAR PANELS, HISTORIC MARKERS, AND COMMUNITY BANNERS MUST BE PROVIDED BY CONTRACTORS APPROVED BY THE BUREAU OF ENGINEERING.
PROVIDE A LIST OF STARS WHICH WILL BE RELOCATED DUE TO IMPROVEMENTS. NOTE THAT STAR PANELS ARE NOT TO BE PLACED IN DRIVEWAYS AND CURB RAMPS. CITY REGULATIONS REQUIRE ALL EXISTING NON-ADA COMPLIANT RAMPS, DRIVEWAYS, AND SECTIONS OF THE WALK OF FAME THAT EXCEED 2 PERCENT CROSSFALL ARE TO BE REPLACED.
EXHIBIT G - PLAN SHOWING EXISTING STARS ALONG THE WALK OF FAME
EXHIBIT H - PLAN SHOWING PROPOSED RELOCATION OF STARS ALONG THE WALK OF FAME

SECTION VIII - AGENCY APPROVALS:
PROVIDE A LIST OF ALL PROJECT PLANS, APPROVING AGENCY AND STATUS OF APPROVALS AND PERMITS.
INCLUDE PROJECTED CONSTRUCTION START AND COMPLETION DATES FOR EACH PLAN.
EXHIBIT I - ENVIRONMENTAL DOCUMENTATION (CEQA) ADDRESSING HISTORIC RESOURCES.

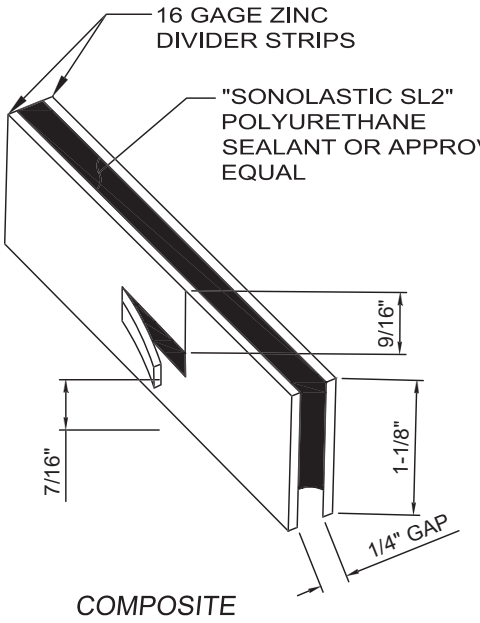
EXHIBITS REQUIRED (MINIMUM):

EXHIBIT A	PROJECT SITE PLAN
EXHIBIT B	AERIAL PHOTO OF PROJECT SITE
EXHIBIT C	PROJECT SITE LOGISTICS PLAN AND SHORING LOCATIONS
EXHIBIT D	PHOTOS OF STARS, HISTORIC MARKERS AND COMMUNITY BANNERS ALONG THE PROJECT SITE
EXHIBIT E	LIST OF STAR NAMES, STAR NUMBERS, AND CATEGORY (MP, TV, RAD, REC, OR LT)
EXHIBIT F	PHOTOS OF EXISTING CONDITIONS ALONG THE WALK OF FAME
EXHIBIT G	PLAN SHOWING EXISTING STARS ALONG THE WALK OF FAME
EXHIBIT H	PLAN SHOWING PROPOSED RELOCATION OF STARS ALONG THE WALK OF FAME
EXHIBIT I	ENVIRONMENTAL DOCUMENTATION (CEQA) ADDRESSING HISTORIC RESOURCES.

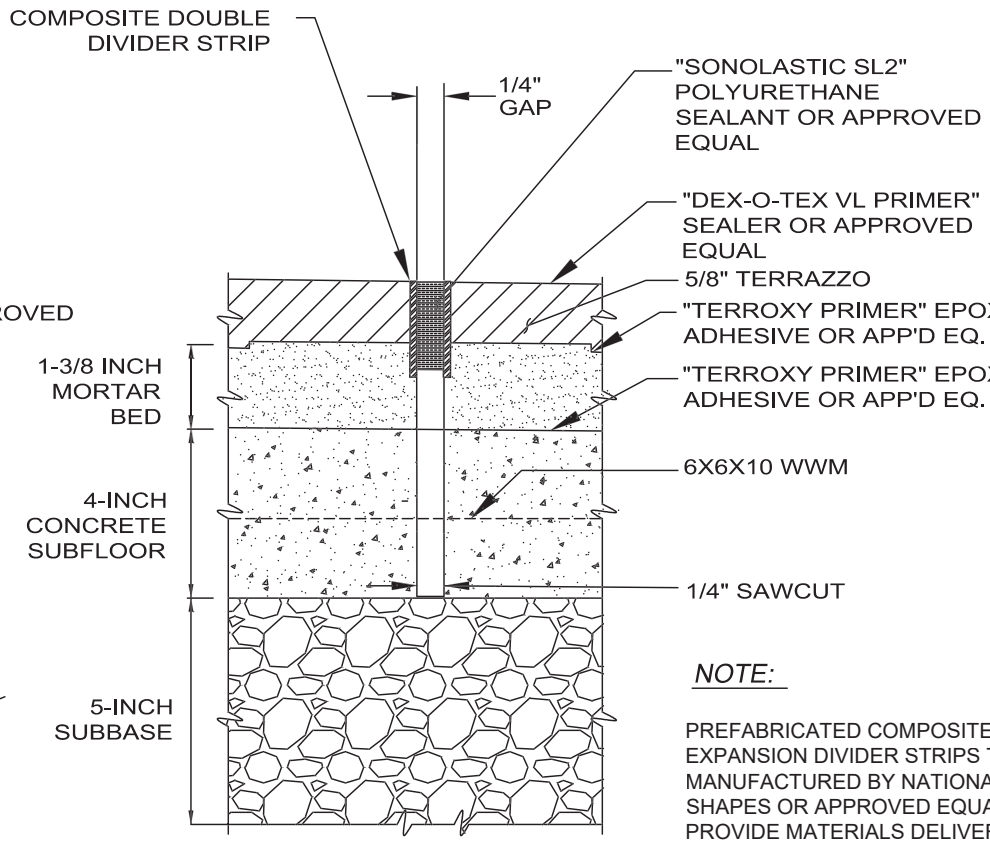
NOT TO SCALE

HOLLYWOOD WALK OF FAME DETAILS:

DETAIL W-1
TERRAZZO CONSTRUCTION



COMPOSITE DIVIDER STRIP DETAIL
NTS



COMPOSITE DIVIDER STRIP INSTALLATION DETAIL
NTS

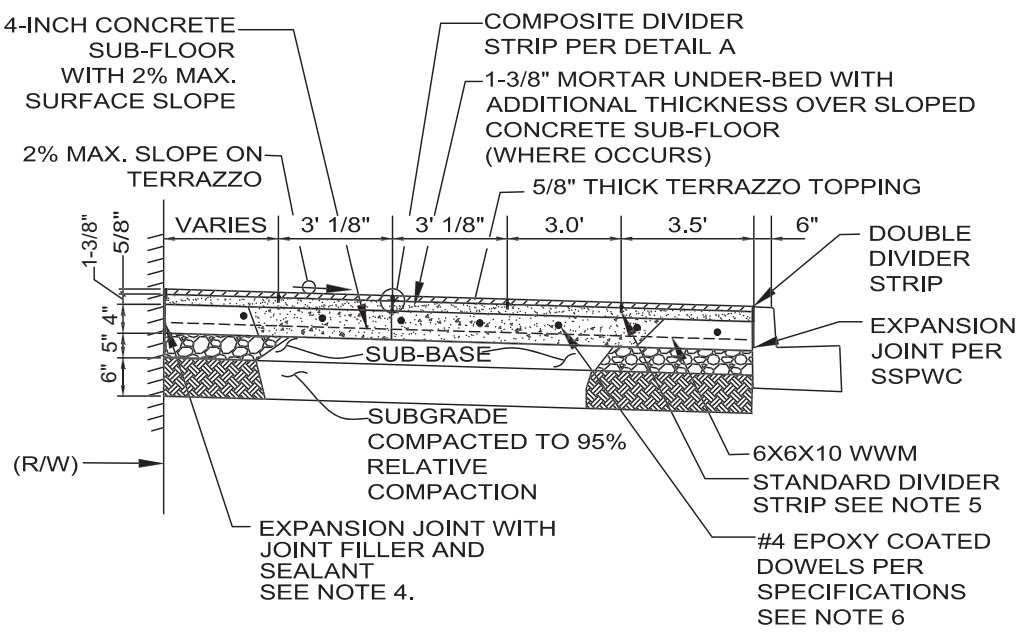
NOTE:

PREFABRICATED COMPOSITE EXPANSION DIVIDER STRIPS TO ME MANUFACTURED BY NATIONAL METAL SHAPES OR APPROVED EQUAL PROVIDE MATERIALS DELIVERY RECEIPT AND MANUFACTURER'S CERTIFICATION THAT THE MATERIALS COMPLY WITH THE WALK OF FAME SPECIFICATIONS AND DETAILS.

EXPANSION JOINT DETAILS — A / W-1
NTS

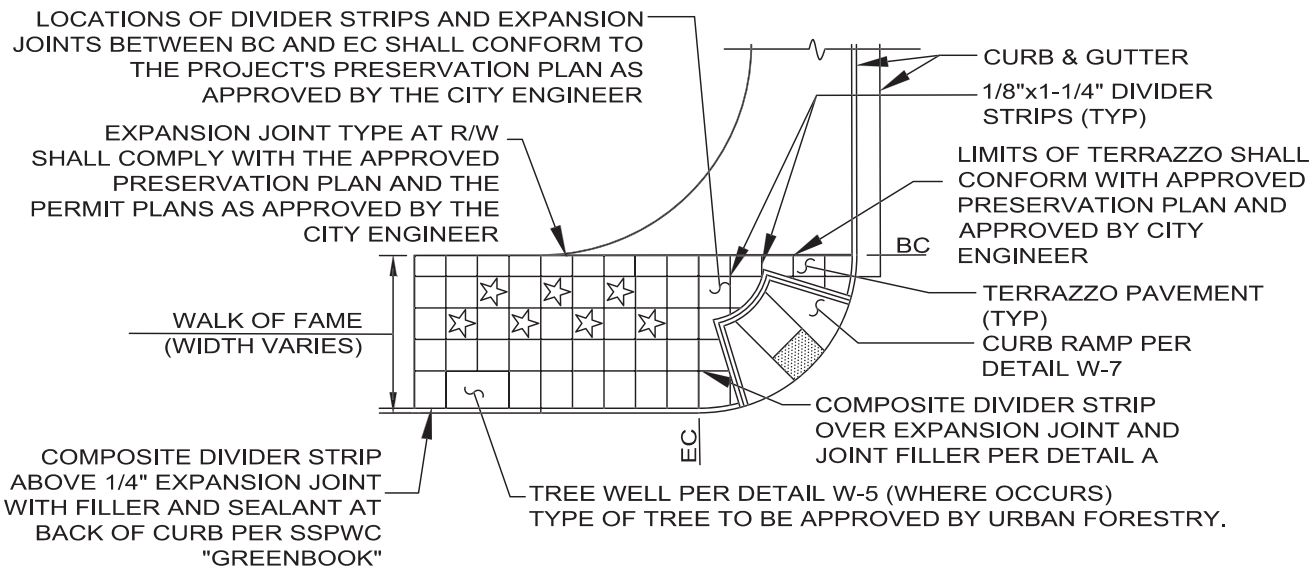
NOTES:

1. IF REPAIR DISTANCE IS LESS THAN 3'-0", CONSTRUCT EXPANSION JOINT WITH JOINT FILLER AS SHOWN.
2. IF REPAIR DISTANCE IS GREATER THAN 3'-0", CONSTRUCT ADDITIONAL DOUBLE DIVIDER STRIP WITH EXPANSION JOINT 3'-0" FROM PREVIOUS DIVIDER STRIP AND ADDITIONAL DIVIDER STRIP AT 3'-0" SPACING IN AREA BEYOND.
3. ALL INSTALLATIONS OF UTILITIES, VAULTS, BOXES AND STRUCTURES WITHIN THE TERRAZZO PAVEMENT SHALL BE SHOWN ON PERMIT PLAN AND REVIEWED BY THE PUBLIC WORKS INSPECTOR PRIOR TO START OF CONSTRUCTION. ALL TERRAZZO PAVEMENT SHALL BE SUPPORTED OVER THE INSTALLATION PER APPROVED METHODS.
4. EXPANSION JOINTS AT PROPERTY LINE SHALL BE PER SSPWC IF ADJACENT TO FIXED OBJECTS. COMPOSITE DIVIDER STRIP MAY BE USED IF APPROVED BY CITY ENGINEER.
5. STANDARD ZINC DIVIDER STRIPS SHALL BE WITH HEAVY TOP OF 1/8" WIDE AND 1-1/4" DEEP WITH ADEQUATE HOLES AND ANCHORING DEVICE.
6. DOWELS SHALL BE #4 EPOXY COATED. THE FIRST DOWEL TO BE PLACED 12 INCHES FROM BACK OF CURB. THEN DOWELS SHALL BE PLACED AT 24 INCHES ON CENTER PER SPECIFICATIONS.

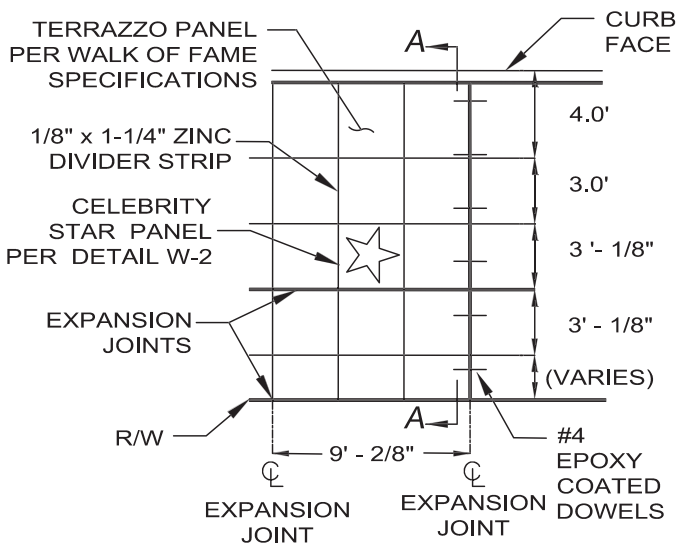


TERRAZZO PAVING SECTION A-A — B / W-1
NTS

NOT TO SCALE



WALK O F FAME PANEL LAYOUT — C / W-1
NTS



NOTES:

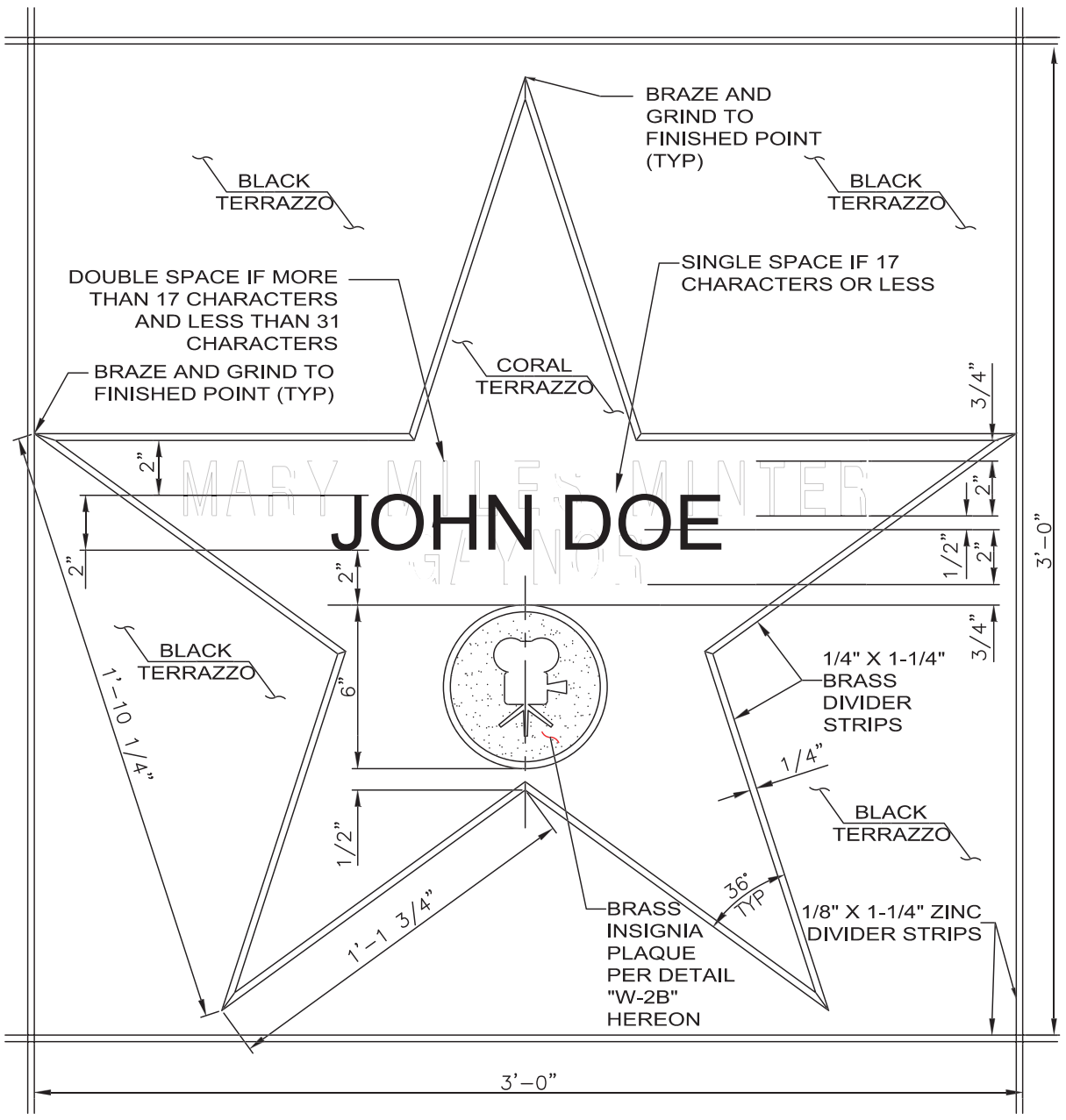
1. TERRAZZO TILE PAVING PER DETAIL B/W-1 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS.
2. CELEBRITY STAR PANEL CONSTRUCTION PER DETAIL W-2 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS.
3. STAR PANEL REINSTALLATION PER DETAIL W-3 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS
4. UTILITY BOX LIDS PER DETAIL W-4 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS.
5. TREE WELLS PER DETAIL W-5 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS.
6. DRIVEWAYS (IF ALLOWED BY CITY ENGINEER) PER CITY STANDARD, DETAIL W-6 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS.
7. CURB RAMPS PER CITY STANDARD, ADA REQUIREMENTS, DETAIL W-7 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS.

TERRAZZO PAVING DETAIL — D / W-1
NTS

NOT TO SCALE

STANDARD PLAN NO. S-445-0	VAULT INDEX NUMBER	SHEET 14 OF 26 SHEETS

DETAIL W-2
STAR PANEL CONSTRUCTION



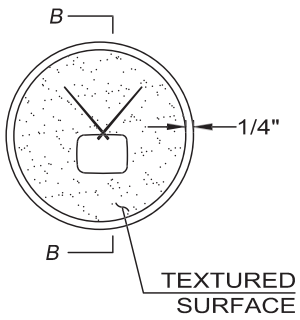
"HOLLYWOOD STAR" INSIGNIA DETAIL A / W-2

SCALE: 6"=1'-0"

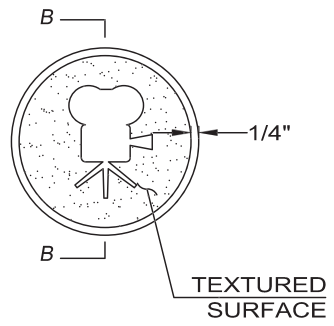
NOTES:

1. ALL LETTERS, DIVIDER STRIPS AND PLAQUES SHALL BE ASSEMBLED AND INSTALLED IN THE TERRAZZO IN ACCORDANCE WITH APPROVED PROCEDURES AND REQUIREMENTS AS SPECIFIED ON THE PERMIT PLAN.
2. TERRAZZO TILE PAVING SPECIFICATIONS PER DETAIL W-1.
3. THE RIBBON STYLE OF BRASS LETTERS SHALL BE 2-INCHES HIGH AND 3/8" DEEP.
4. THE DECORATIVE UNITS SHALL BE ASSEMBLED PRIOR TO THEIR INSTALLATION IN THE TERRAZZO IN SUCH A WAY THAT THEY SHALL BE FIXED IN THE MORTAR BED WHILE THE SURFACE OF THE UNITS ARE FLUSH WITH THE FINISHED TERRAZZO. THE SUPPORTING UNITS SHALL HAVE SATISFACTORY BONDING CHARACTERISTICS AND SHALL MEET WITH THE APPROVAL OF THE CITY ENGINEER.
5. THE TEXTURED SURFACE OF THE PLAQUES SHALL BE PAINTED "TC DARK BROWN" (#04559C) BY TRAIL CHEMICAL, OR APPROVED EQUAL.

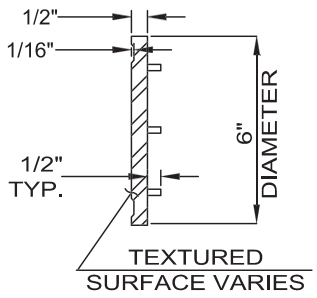
NOT TO SCALE



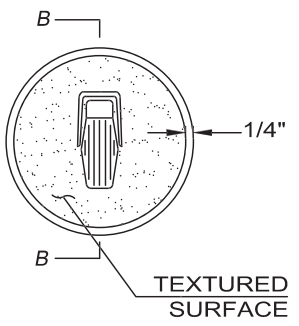
TELEVISION



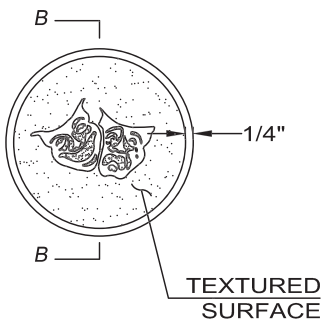
MOTION PICTURE



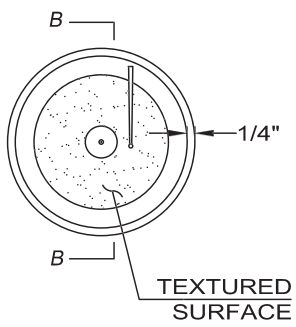
SECTION B - B



RADIO



THEATER



RECORDING

BRASS INSIGNIA PLAQUE DETAIL

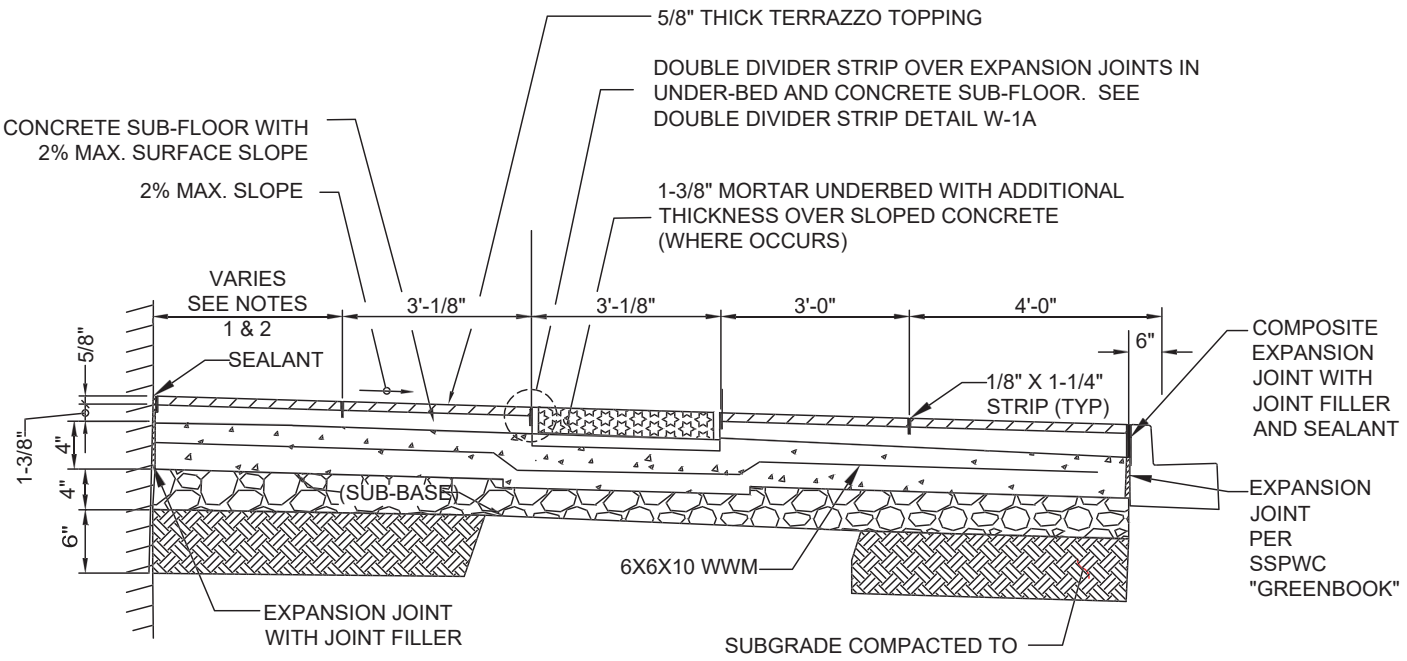
B
W-2

PLAQUES DESIGNATING ENTERTAINMENT MEDIA
NTS

NOT TO SCALE

STANDARD PLAN NO. S-445-0	VAULT INDEX NUMBER	SHEET 16 OF 26 SHEETS

DETAIL W-3
STAR PANEL REINSTALLATION



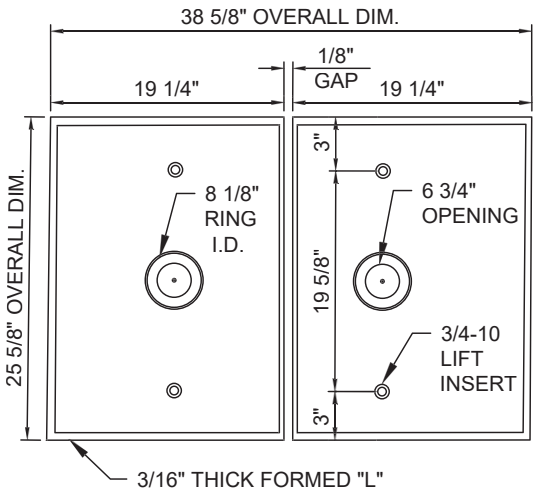
STAR PANEL REINSTALLATION — A / W-3

NTS

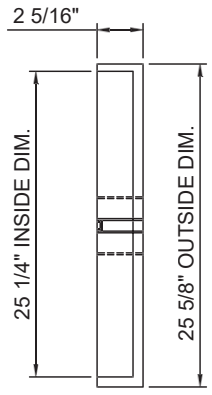
1. IF REPAIR DISTANCE IS LESS THAN 3'-0", CONSTRUCT EXPANSION JOINT WITH JOINT FILLER AS SHOWN.
2. IF REPAIR DISTANCE IS GREATER THAN 3'-0", CONSTRUCT ADDITIONAL DOUBLE DIVIDER STRIP WITH EXPANSION JOINT 3'-0" FROM PREVIOUS DIVIDER STRIP AND ADDITIONAL DIVIDER STRIP AT 3'-0" SPACING IN AREA BEYOND.
3. ALL INSTALLATIONS OF UTILITIES, VAULTS, BOXES AND STRUCTURES WITHIN THE TERRAZZO PAVEMENT SHALL BE SHOWN ON PERMIT PLAN AND REVIEWED BY THE CITY ENGINEER PRIOR TO START OF CONSTRUCTION. ALL TERRAZZO PAVEMENT SHALL BE SUPPORTED OVER THE INSTALLATION PER APPROVED METHODS.
4. FOR REPAIR OF INDIVIDUAL PANEL SEE "HOLLYWOOD WALK OF FAME TERRAZZO PAVEMENT INSTALLATION AND REPAIR GUIDELINES" AND DETAIL W-2.
5. STANDARD ZINC DIVIDER STRIP WITH HEAVY TOP OF 1/8" WIDE X 1-1/4" DEEP WITH ANCHORING DEVICES ADEQUATE FOR BONDING.
6. ALL LETTERS, DIVIDER STRIPS AND PLAQUES SHALL BE ASSEMBLED AND INSTALLED IN THE TERRAZZO IN ACCORDANCE WITH APPROVED PROCEDURES AND REQUIREMENTS AS SPECIFIED ON THE PERMIT PLAN.
7. ALL INTERIOR CUTS OF THE PLAQUES SHALL BE BEVELED 3°-5° MAXIMUM.
8. TERRAZZO TILE PAVING SPECIFICATIONS PER DETAIL W-1 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS.
9. ALL LETTERS, DIVIDER STRIPS AND PLAQUES SHALL BE ASSEMBLED AND INSTALLED IN THE TERRAZZO IN ACCORDANCE WITH APPROVED PROCEDURES AND REQUIREMENTS AS SPECIFIED ON THE PERMIT PLAN.

NOT TO SCALE

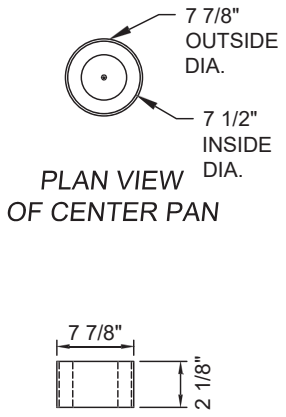
DETAIL W-4
UTILITY BOX LIDS



PLAN VIEW OF PANS

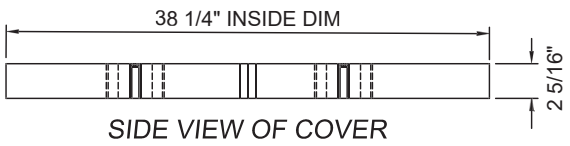


END VIEW
OF PANS

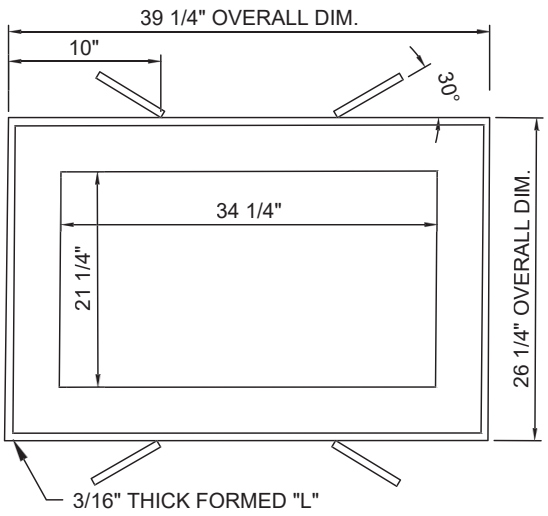


PLAN VIEW
OF CENTER PAN

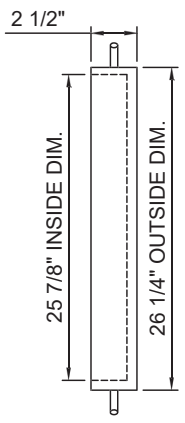
SIDE VIEW
OF CENTER PAN



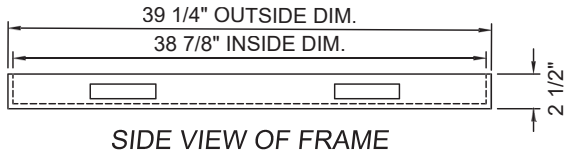
SIDE VIEW OF COVER



PLAN VIEW OF FRAME



END VIEW
OF FRAME



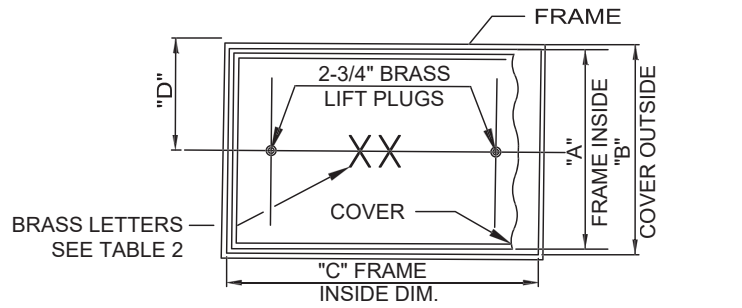
SIDE VIEW OF FRAME

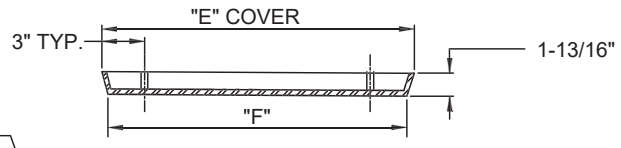
GAS METER LIDS — A / W-4

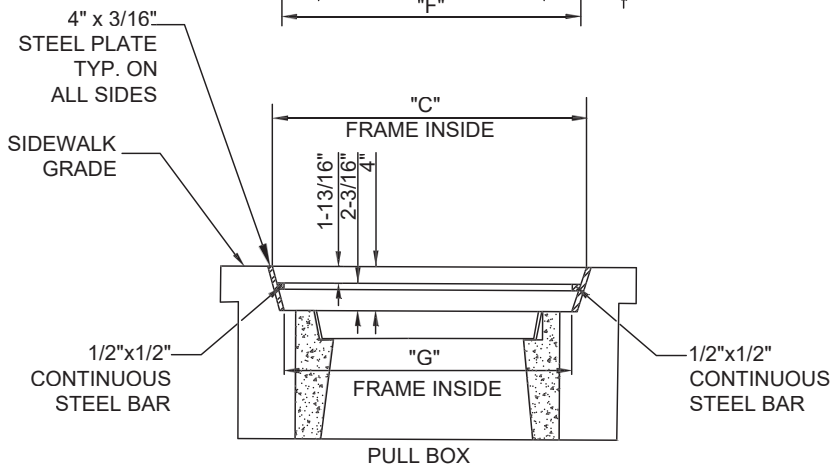
NTS

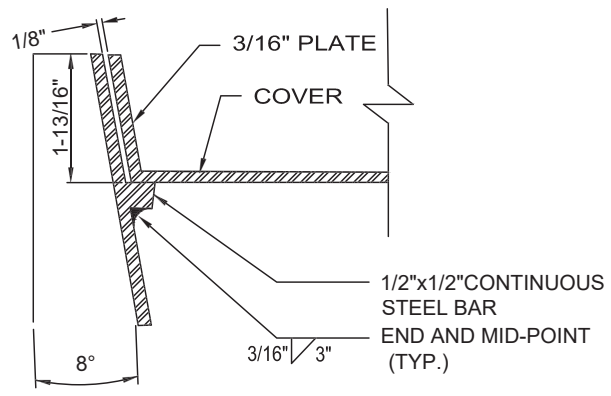
NOT TO SCALE

STANDARD PLAN NO. S-445-0	VAULT INDEX NUMBER	SHEET 18 OF 26 SHEETS









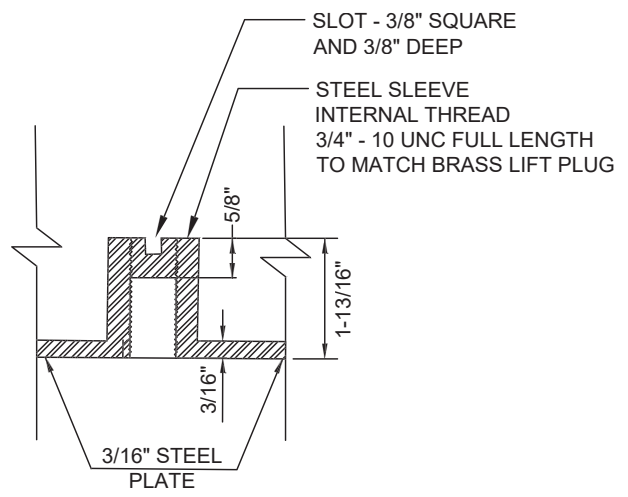


TABLE 1 - DIMENSIONS							
	'A'	'B'	'C'	"D"	"E"	"F"	"G"
TYPE 2 PULLBOX	18-3/4"	19"	29"	9-1/2"	28-3/4"	28-1/4"	27-7/8"
TYPE 3 PULLBOX	25-3/4"	26"	38"	13"	37-3/4"	37-1/4"	36-7/8"

NOTES:

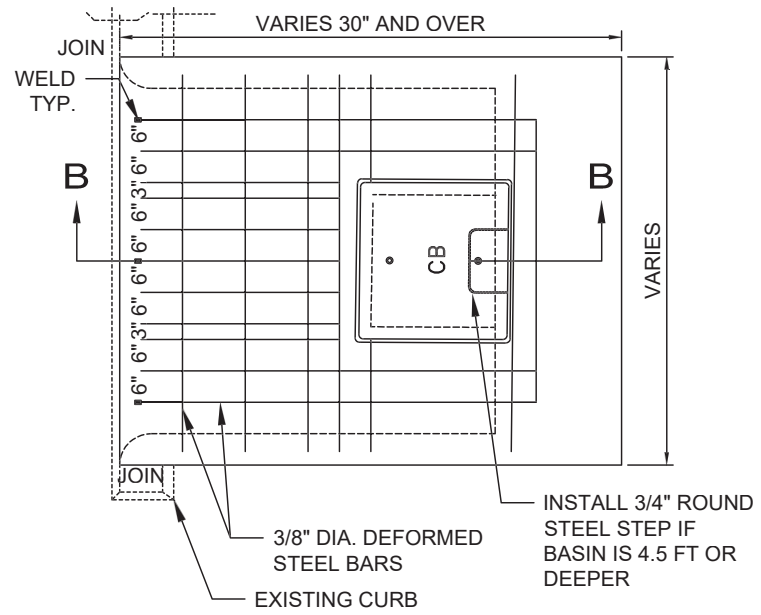
1. ALL METAL SURFACES FOR SPECIAL FRAME AND COVER SHALL HAVE A GALVANIZED SURFACE.
2. ALL WELDING, MACHINING, AND DRILLING SHALL BE DONE BEFORE GALVANIZING.
3. PLUG THREADS MUST BE GREASED THOROUGHLY PRIOR TO INSTALLATION.
4. SEE TABLE 1 FOR DIMENSIONS.
5. SEE TABLE 2 FOR LETTERING.
6. DETAIL CONFORMS TO LADOT STD. S-78.8

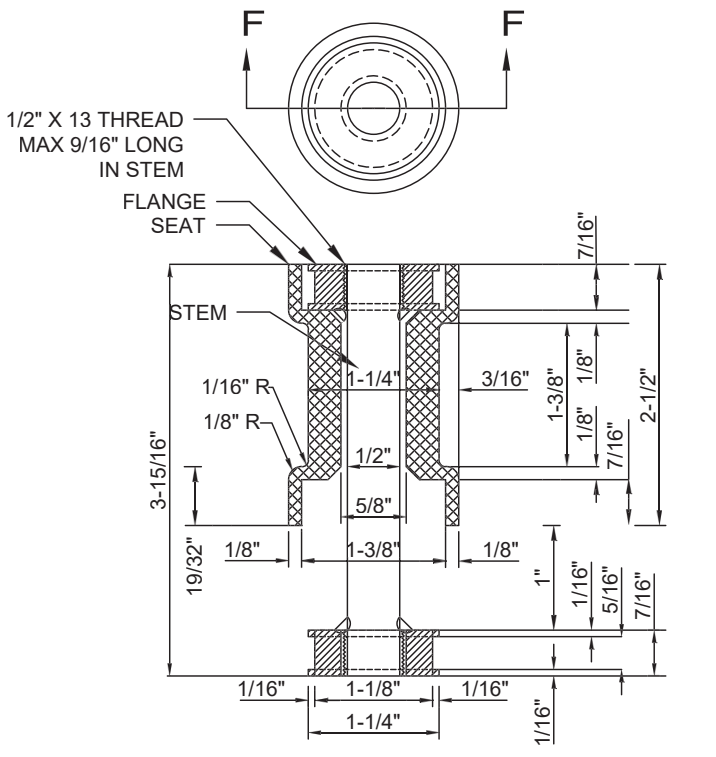
TABLE 2- PULLBOX LETTERING	
UTILITY	DESIGNATION
TRAFFIC SIGNAL	TS
STREET LIGHT	SL
CABLE TV	TV
TELEPHONE	TEL
CATCH BASIN	CB
GAS	GAS
TELEPHONE	TEL

UTILITY BOX LIDS — NTS — B / W-4

NOT TO SCALE

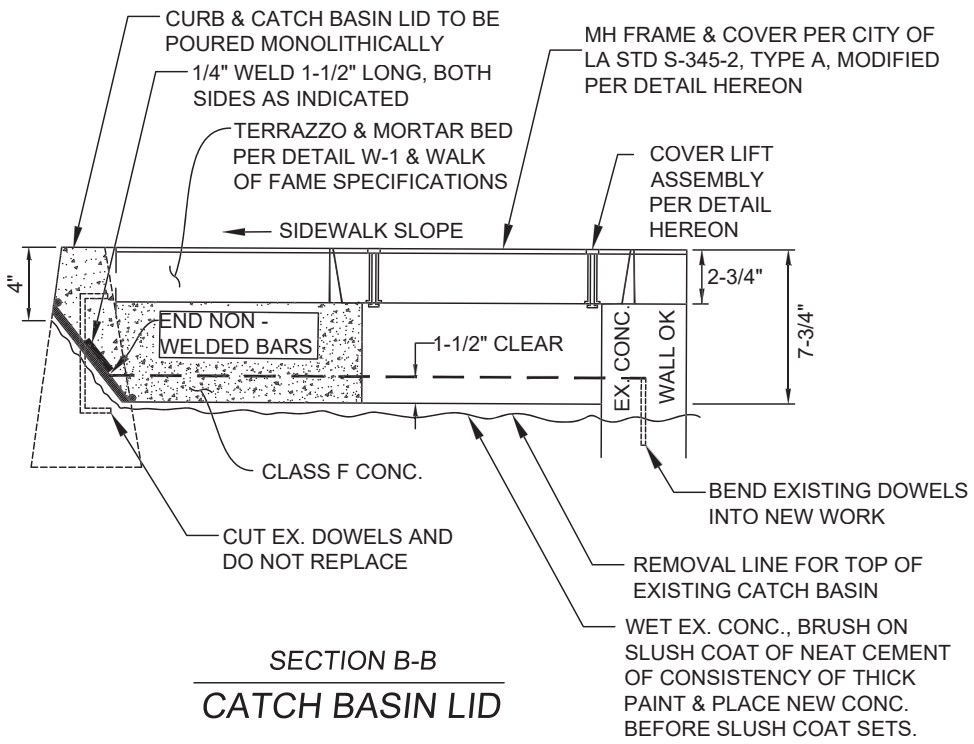
STANDARD PLAN NO. S-445-6	VAULT INDEX NUMBER	SHEET 19 OF 26 SHEETS





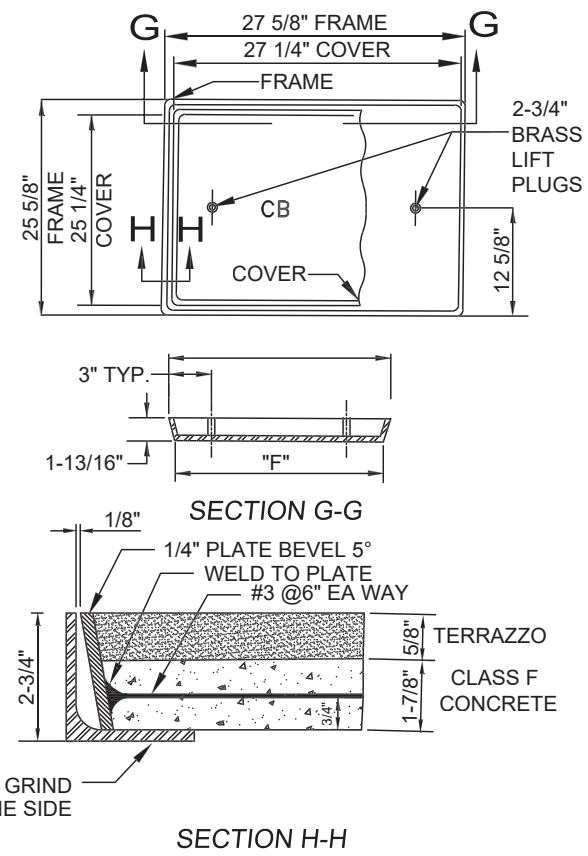
SECTION F-F

COVER LIFT ASSEMBLY



SECTION B-B

CATCH BASIN LID



SECTION G-G

SECTION H-H

MH FRAME AND COVER

NOTES:

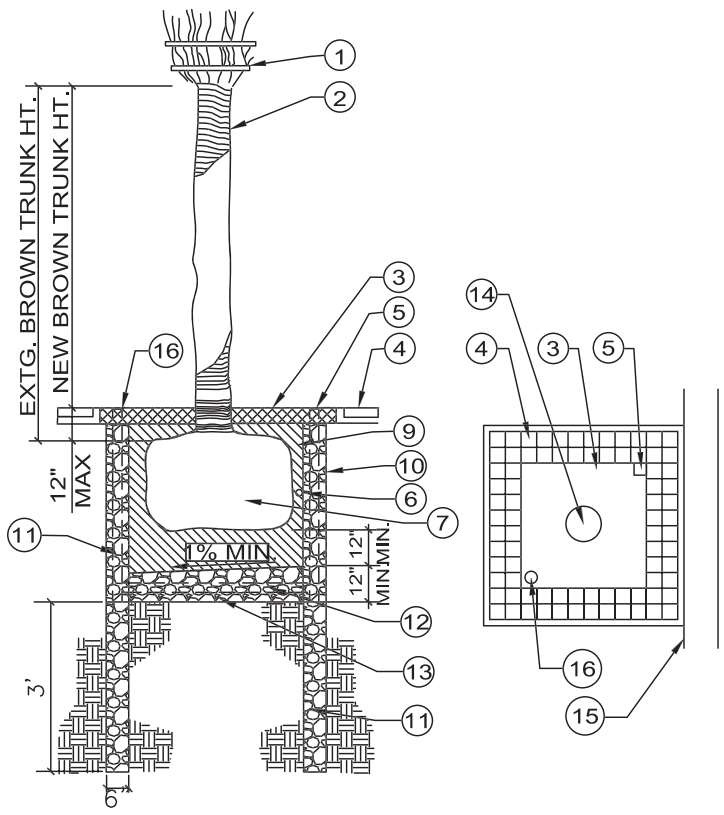
1. SEAT AND LIFT ROD TO BE FABRICATED OF MILD STEEL AND FURNISHED ASSEMBLED.
2. ALL DIMENSIONS ARE +/- 1/64" EXCEPT THAT, AFTER WELDING, EACH FLANGE MUST BE FLUSH WITH TOP OF ITS RECESS WHEN SEATED, AND STEM MUST BE FLUSH WITH FLANGE.
3. SEAT AND LIFT ROD TO BE COMPLETELY SYMMETRICAL, AS INDICATED.
4. MAX. ALLOWABLE LIFT - 450#
5. CATCH BASIN TOP SLAB RECONSTRUCTION, IF REQUIRED, SHALL BE PER CITY OF LA STD S-343-1.

CATCH BASIN DETAILS — NTS — C / W-4

NOT TO SCALE

STANDARD PLAN NO. S-445-0	VAULT INDEX NUMBER	SHEET 20 OF 26 SHEETS

DETAIL W-5
TREE WELLS



PLANTING AND DRAINAGE DETAIL A / W-5
NTS

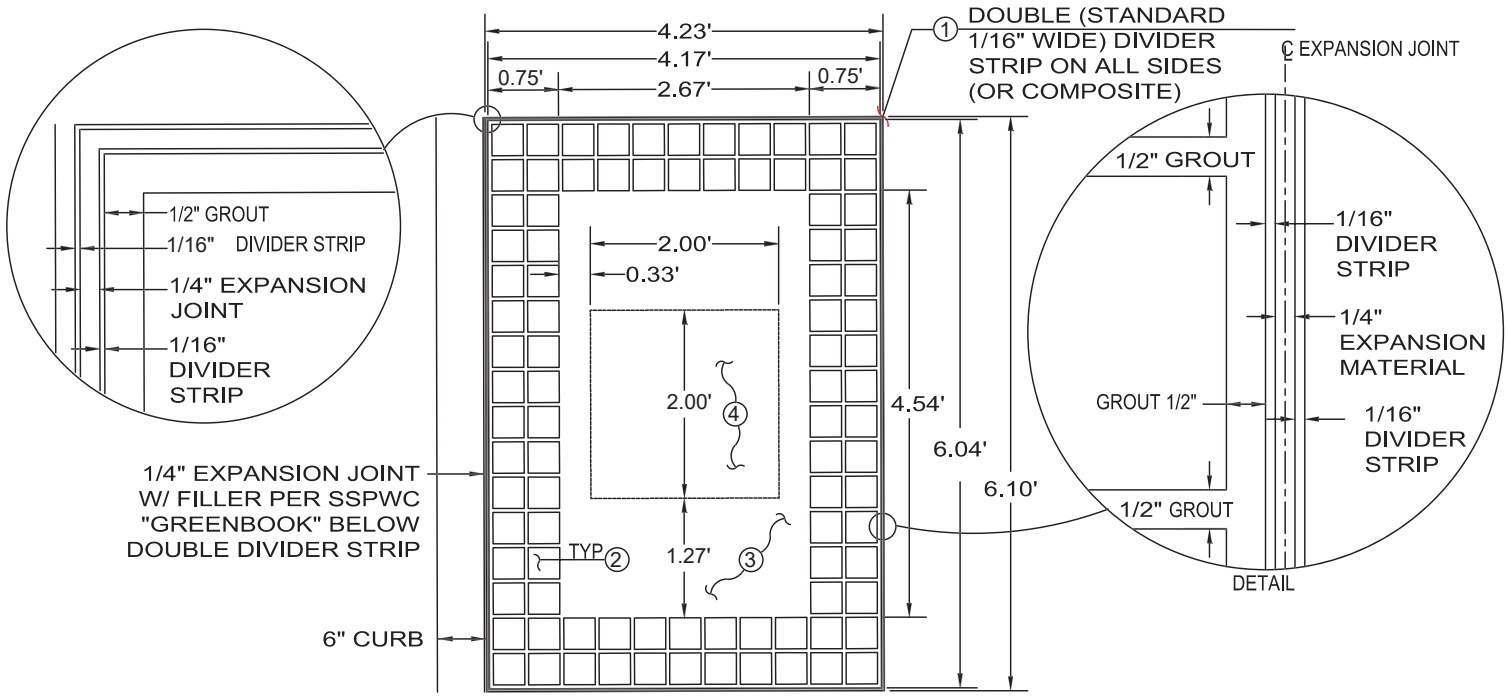
NOTES:

A. TREE REMOVALS REQUIRE PERMIT BY URBAN FORESTRY
B. TREE TYPE AND LOCATION REQUIRE URBAN FORESTRY DIVISION APPROVAL AT JOB SITE PRIOR TO PLANTING.
C. ALL PALMS SHALL BE SELECTED AND APPROVED AT NURSERY SITE BY PROJECT MANAGER PRIOR TO DELIVERY.
D. CONTRACTOR TO REVIEW UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
E. SET TOP OF ROOTBALL MIN. 12" BELOW FINISH GRADE. VERIFY MIN. WITH PROJECT MANAGER ONCE PALM BTH IS SELECTED.
F. SET VERTICAL TRUNK PLUMB.

LEGEND

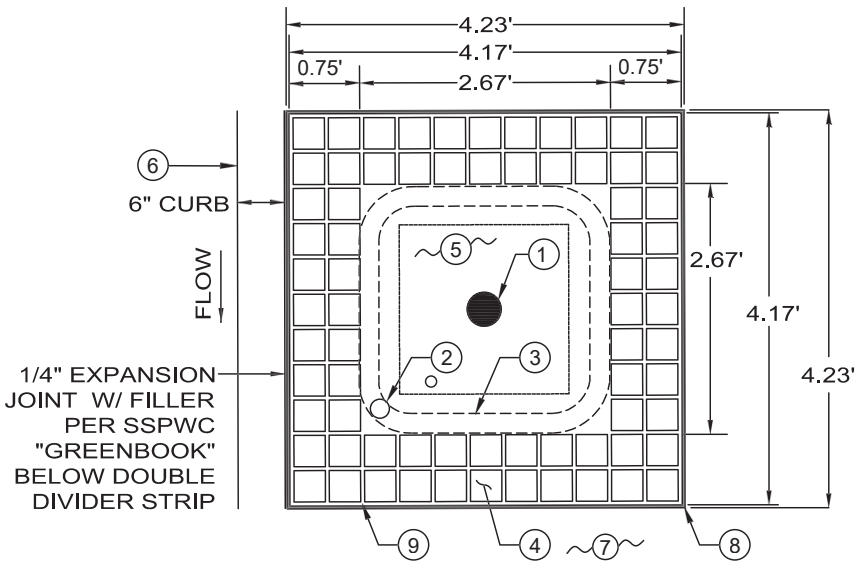
1. FRONDS: TIE PRIOR TO DELIVERY. REMOVE TIES ON SCHEDULE APPROVED BY SUPPLIER.
2. ALL DEAD FRONDS TO BE REMOVED TO HEIGHT OF GREEN FRONDS AND TRUNK SKINNED CLEAN.
3. DECOMPOSED GRANITE: 3-INCH MINIMUM DEPTH. REFER TO SPECIFICATIONS AND DETAIL 'C1' ITEM NUMBER 6.
4. GRANITE PAVERS-REFER TO SPECIFICATIONS AND DETAIL 'C1' ITEM NUMBER 5.
5. GRATE - NDS SLOTTED DRAIN GRATE. COLOR: GRAY, CAPPED ON STAND PIPE. SET GRATE FLUSH WITH FINISH GRADE (D.G.) AT CURB CORNER AT LOWEST POINT OPPOSITE SIDE OF SUMP.
6. PLANT TABLET.
7. PALM ROOTBALL.
8. NOT USED
9. JETTED BACKFILL W/ROOT GROWTH STIMULANT PER SPECIFICATIONS.
10. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
11. 2-AUGERED HOLES PER PIT WITH PERFORATED STANDPIPES. SYSTEM CONNECTED TO SUB-SURFACE DRAINAGE SYSTEM PER NOTE 12 BELOW FILL W/ITHCRUSHED ROCK.
12. 3" DIA. PERF. ABS PIPE PER SSPWC WRAPPED AROUND ALL SIDES AND HOOKED TO STAND PIPES WRAPPED WITH NON-WOVEN FILTER FABRIC WITHIN 1 CUBIC FOOT PEA GRAVEL SUB-DRAINAGE
13. 3/8" DIAMETER GRAVEL ENVELOPE AROUND PIPE 16. GLUE AND BOLT ONE (1) 3" NDS DRAINAGE EMITTER POP-UP,COLOR: BLACK TO 'T' INLET. ATTACH 'T' INLET TO PERFORATED STANDPIPE.
14. PALM TRUNK
15. CURB

NOT TO SCALE



4'X6' TREE WELL DETAIL — B / W-5

NTS

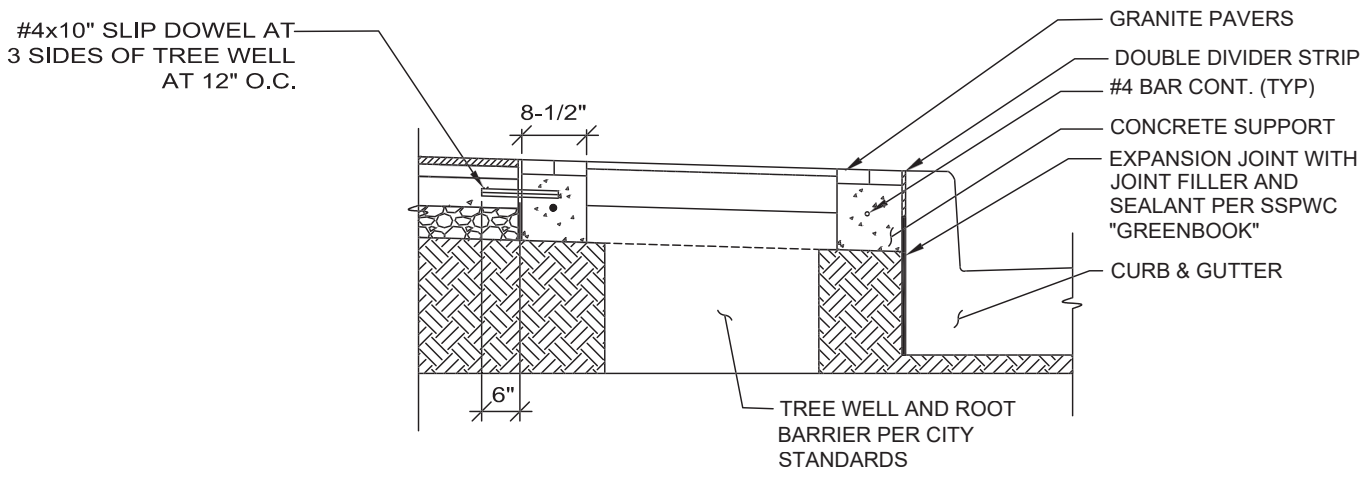


4'X4' TREE WELL DETAIL — B / W-5

NTS

LEGEND

1. TREE: TYPE AND LOCATION TO BE APPROVED BY URBAN FORESTRY.
2. DRAINAGE: SUMP WITH NDS GRATE- REFER TO NOTE 5 AND 11 ON DETAIL 'A' THIS SHEET.
3. 3-INCH PERFORATED PIPE (ALL SIDES) WRAPPED W/ NON-WOVEN FILTER FABRIC PER SSPWC WITHIN 1 CUBIC FOOT OF PEA GRAVEL SUB-DRAINAGE SYSTEM. WRAP 360 DEGREES AROUND EDGE OF ROOTBALL. GLUE AND BOLT ONE 3-INCH NDS BLACK POP-UP DRAINAGE EMITTER TO 'T'-INLET. ATTACH 'T'-INLET TO PERFORATED PIPE.
4. GRANITE PAVERS: REFER TO SPECIFICATIONS and DETAIL 'C1' ITEM NUMBER 5.
5. DECOMPOSED GRANITE: 3-INCH MINIMUM DEPTH. REFER TO SPECIFICATIONS AND DETAIL 'C1' ITEM NUMBER 6.
6. EXISTING CURB: TO BE REPLACED IF DAMAGED
7. EXISTING TERRAZZO TO BE REPLACED IF DAMAGED.
8. EXPANSION JOINTS TO BE INSTALLED AROUND ALL SIDES OF WELL PER WALK OF FAME SPECIFICATIONS.
9. GROUT: 1/2" WIDE, COLOR TO MATCH GRANITE PAVERS

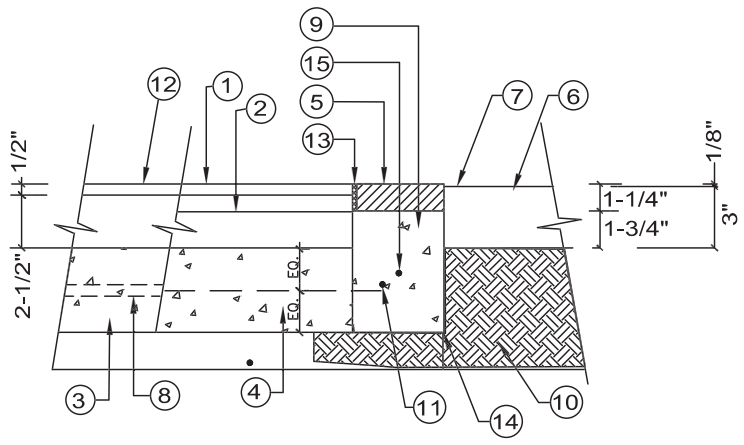


CONCRETE SUPPORTS — C2 / W-5

NTS

NOT TO SCALE

STANDARD PLAN NO. S-445-0	VAULT INDEX NUMBER	SHEET 22 OF 26 SHEETS



GRANITE PAVER INSTALLATION — C1 / W-5

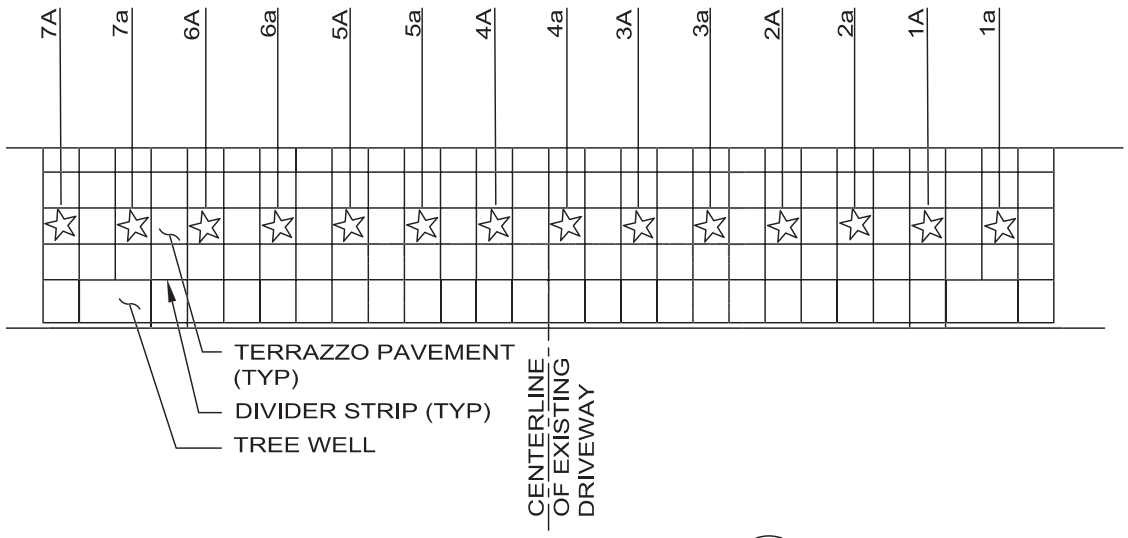
NTS

LEGEND

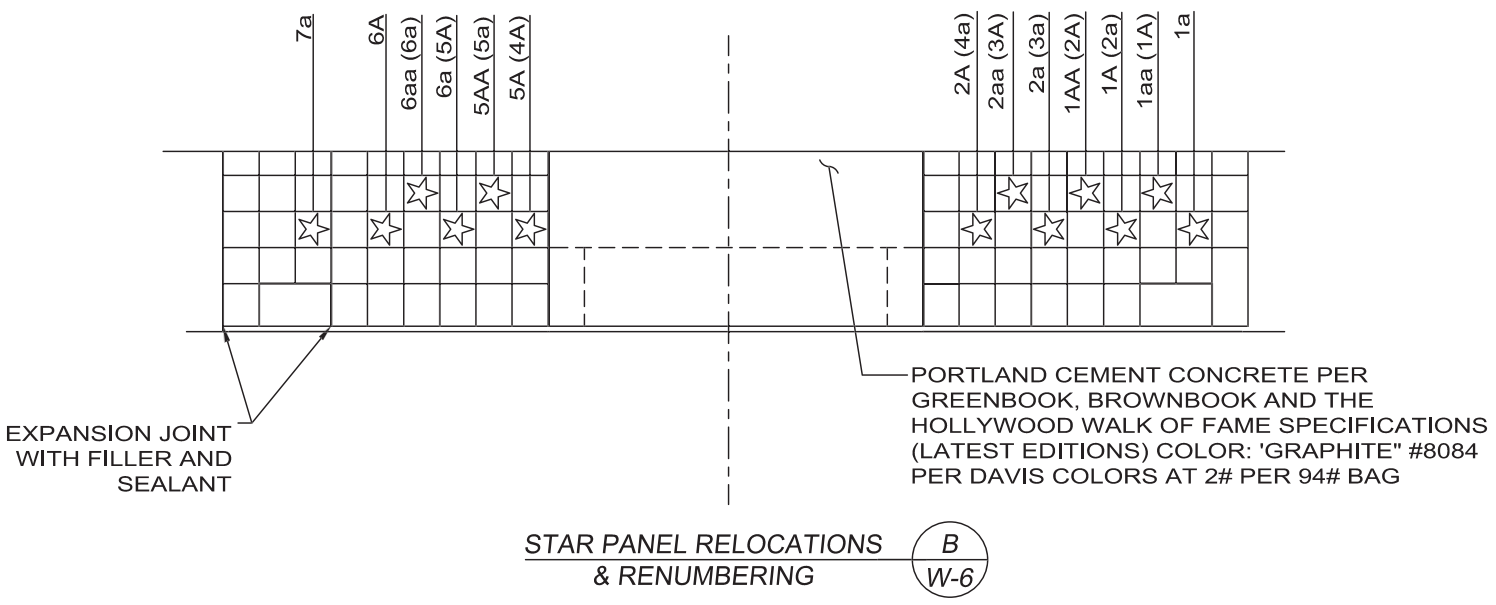
1. NEW 5/8" THICK TERRAZZO TOPPING. SEE PLAN FOR INFILL AND NEW WELL CUT LOCATIONS. TERRAZZO INSTALLATION PER WALK OF FAME SPECIFICATIONS AND DETAIL W-1.
2. MORTAR UNDERBED: 1-3/8 INCH WITH ADDITIONAL THICKNESS OVER SLOPED CONCRETE SUBFLOOR.
3. EXISTING 3" WITH 6"x6"x10" WWM REINFORCEMENT CENTERED IN CONCRETE SUB-BASE.
4. CONCRETE SUBFLOOR: 4-INCH CONCRETE SUBFLOOR.
5. GRANITE PAVERS:
   - THICKNESS: 3-3/4"x3-3/4"x 1-1/4"
   - COLOR: ACADEMY BLACK,
   - FINISH: THERMAL, SPLIT EDGE.
   - INSTALLATION: PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
   - GROUT: 1/2" WIDTH COLOR TO MATCH GRANITE PAVERS.
   - AVAILABLE FROM: COLD SPRING GRANITE COMPANY 17482 GRANITE WEST ROAD COLD SPRING, MN 5630-4578 PHONE: 800-328-7038
6. DECOMPOSED GRANITE:
   - DEPTH : MINIMUM 3-INCH
   - COLOR: "GAIL'S GOLD"
   - INSTALLATION: PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
   - AVAILABLE FROM: GAIL MATERIALS 10060 DAWSON CANYON ROAD CORONA, CA 92883 PHONE: (951) 667-6106
7. FINISHED GRADE
8. ANCHORAGE: 1/2"X12" SLIP DOWEL #4 SLIP DOWEL, 10" LONG @12" O.C.
9. SUPPORT: 4"X6" CONCRETE SUPPORT.
10. SUB-GRADE: MIN. 6-INCHES, COMPACTED TO 95% RELATIVE COMPACTION.
11. #4 BAR - 18" O.C. BOTH WAYS.
12. EXISTING TERRAZZO: PROTECT IN PLACE, REPLACE IF DAMAGED.
13. ZINC DIVIDER STRIPS, IMBED MIN 1/4".
14. EXPANSION JOINT WITH FILLER AND JOINT SEALANT PER WALK OF FAME SPECIFICATIONS.
15. CONCRETE SUPPORT REINFORCEMENT: #4 BAR CONT. (TYP).
16. SUB-BASE: 4 INCHES OF CRUSHED AGGREGATE BASE PER HOLLYWOOD WALK OF FAME SPECIFICATIONS.

NOT TO SCALE

DETAIL W-6
DRIVEWAYS



EXISTING STAR PANEL NUMBERS & LOCATIONS — A / W-6



STAR PANEL RELOCATIONS & RENUMBERING — B / W-6

NOTES:

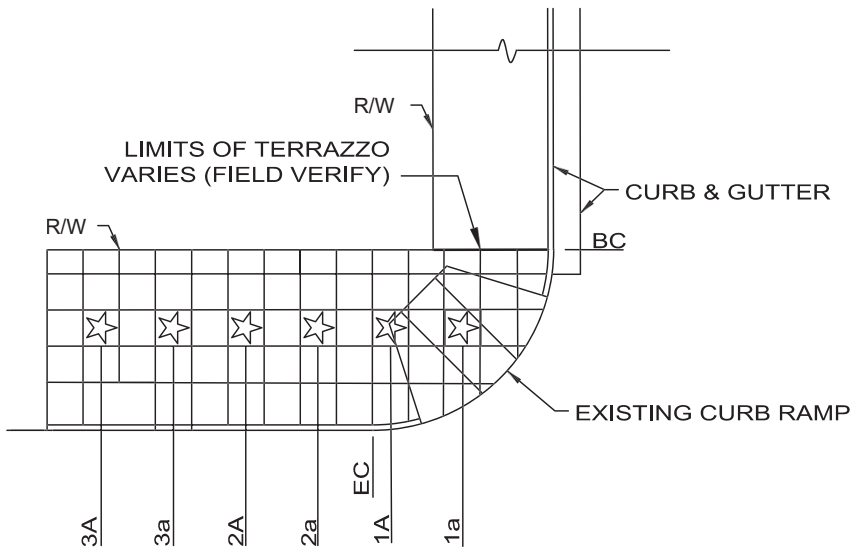
1. CONSTRUCTION OF DRIVEWAYS ALONG THE HOLLYWOOD WALK OF FAME ARE PROHIBITED WITHOUT A PRIOR EXCEPTION FROM THE CITY ENGINEER AND MUST BE INCLUDED IN THE APPROVED PRESERVATION PLAN.
2. PROTECT ALL PORTIONS OF THE WALK OF FAME WHICH ARE TO REMAIN IN PLACE DURING CONSTRUCTION PER THE APPROVED PRESERVATION PLAN.
3. COMPLETE A CHAIN OF CUSTODY RECORD FOR ALL EXISTING STAR PANELS PRIOR TO DEMOLITION PER THE APPROVED PRESERVATION PLAN.
4. OFFSITE STORAGE LOCATION SHALL BE APPROVED BY HOLLYWOOD HISTORIC TRUST PRIOR TO DEMOLITION.
5. COMPLETE CHAIN OF CUSTODY RECORD FOR THE REMOVAL AND STORAGE OF STAR PANELS.

NOTES:

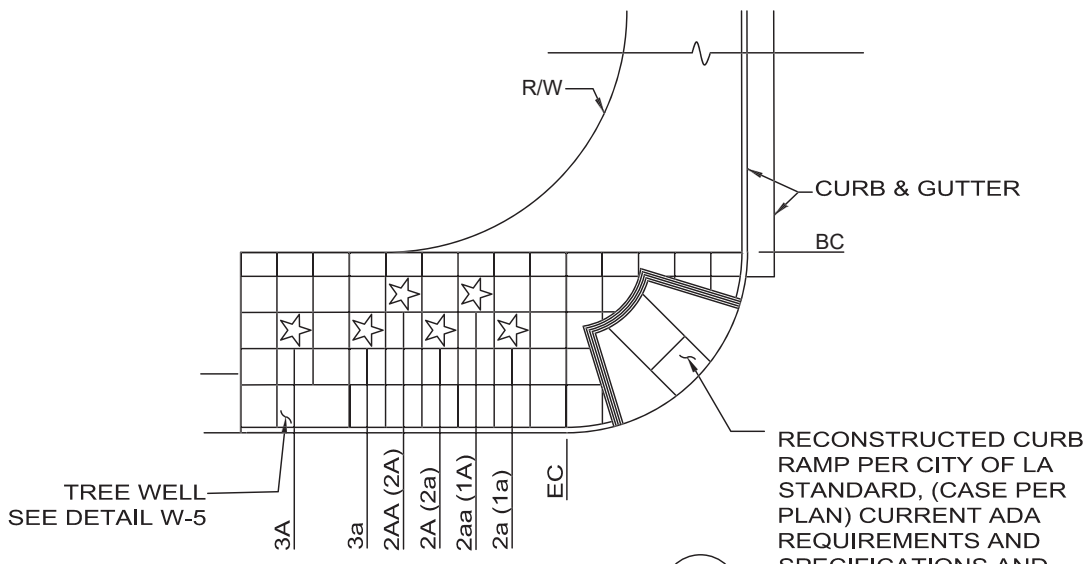
1. PLACEMENT OF REINSTALLED STAR PANELS SHALL CONFORM WITH THE APPROVED PRESERVATION PLAN.
2. COMPLETE THE CHAIN OF CUSTODY RECORD FOR ALL STAR PANELS UPON DELIVERY TO JOBSITE.
3. LOCATIONS OF EXPANSION JOINTS, DIVIDER STRIPS SHALL CONFORM WITH THE APPROVED PRESERVATION PLAN.
4. TERRAZZO TILE PAVING SHALL CONFORM WITH DETAIL W-1 AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS.
5. COMPLETE THE CHAIN OF CUSTODY RECORD FOR THE FINAL PLACEMENT OF STAR PANELS.

NOT TO SCALE

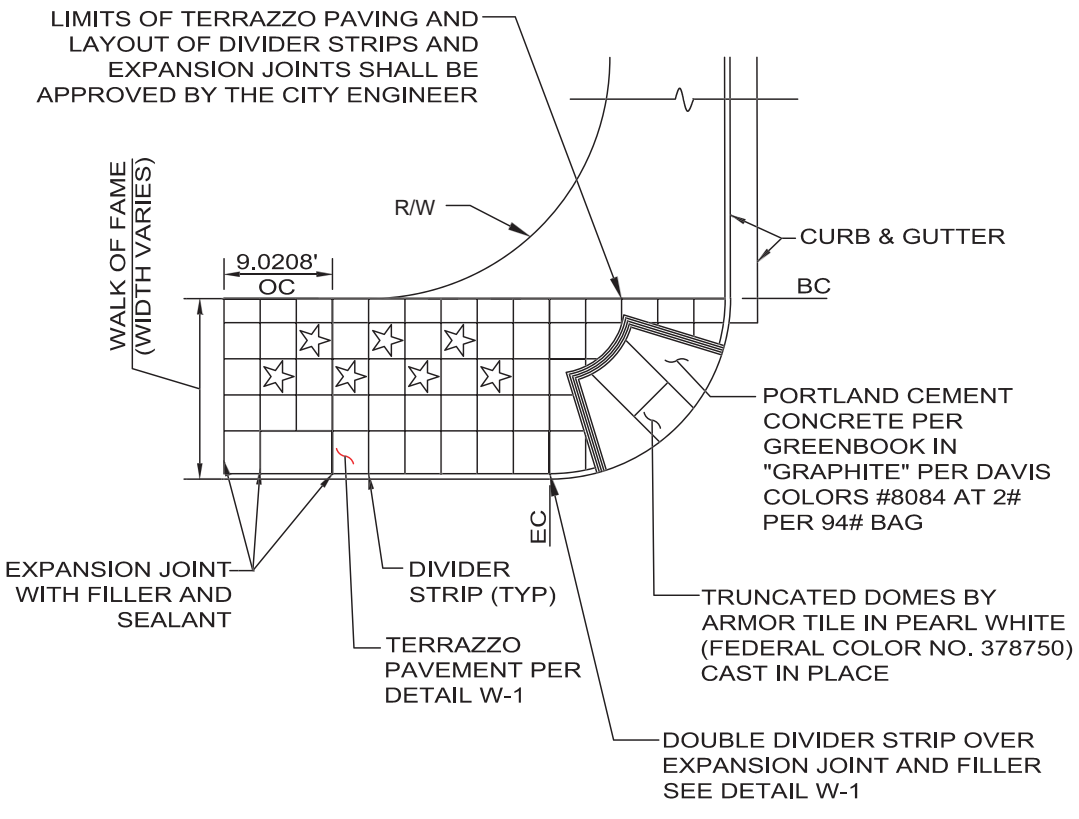
DETAIL W-7
CURB RAMPS



EXISTING STAR PANEL NUMBERS & LOCATIONS — A / W-7



STAR PANEL RELOCATIONS & RENUMBERING — B / W-7

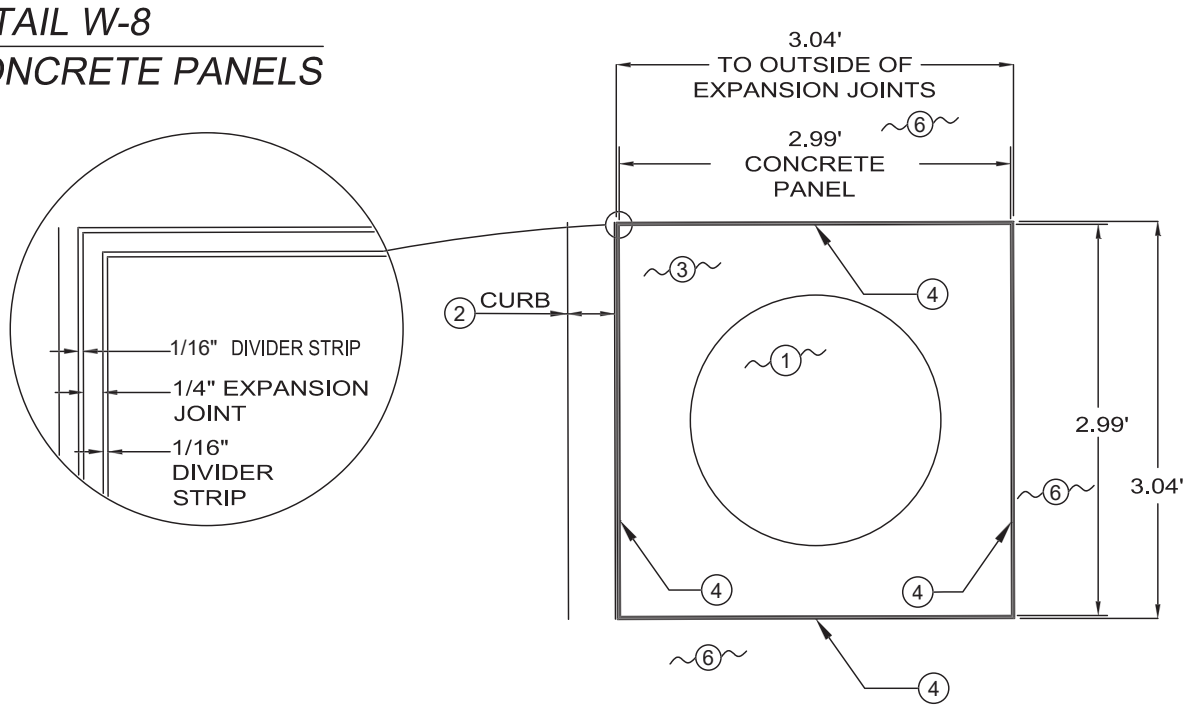


CURB RAMP DETAIL — C / W-7

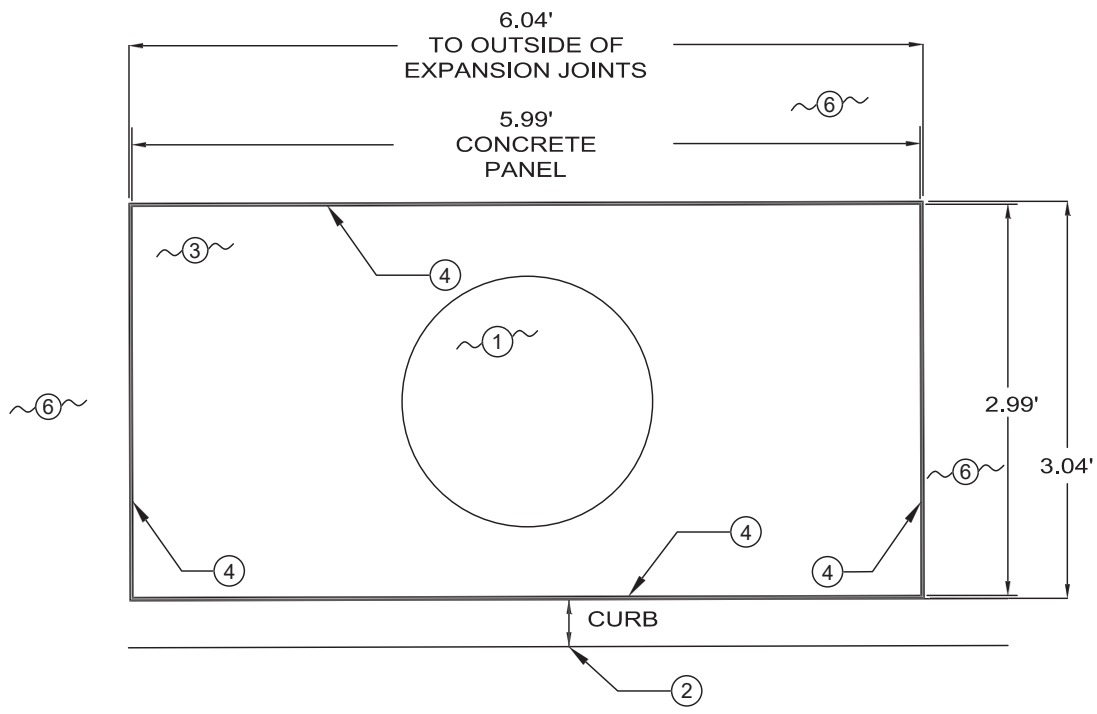
NOT TO SCALE

STANDARD PLAN NO. S-445-6	VAULT INDEX NUMBER	SHEET 25 OF 26 SHEETS

DETAIL W-8
BLACK CONCRETE PANELS



SINGLE BLACK CONCRETE PANEL (A / W-8)
NTS



DOUBLE BLACK CONCRETE PANEL (B / W-8)
NTS

LEGEND

1. UTILITY: EXISTING STREET LIGHT, TRAFFIC SIGNAL OR FIRE HYDRANT AS NOTED PER PLAN.
2. EXISTING CURB: TO BE REPLACED IF DAMAGED.
3. PORTLAND CEMENT CONCRETE PER GREENBOOK, BROWNBOOK AND THE HOLLYWOOD WALK OF FAME SPECIFICATIONS (LATEST EDITIONS) COLOR: 'GRAPHITE" #8084 PER DAVIS COLORS AT 2# PER 94# BAG
4. DOUBLE DIVIDER STRIP EXPANSION JOINTS TO BE INSTALLED AROUND ALL SIDES OF PANEL PER WALK OF FAME DETAILS SPECIFICATIONS. SEE DETAIL W-1.
5. 1/4" EXPANSION JOINT W/ FILLER PER SSPWC "GREENBOOK" BELOW COMPOSITE DIVIDER STRIP AGAINST BACK OF CURB.
6. ADJACENT TERRAZZO.

NOTES:

1. UTILITY DOES NOT HAVE TO BE LOCATED IN THE CENTER OF THE PANEL, BUT IT IS DESIRABLE.
2. USE DOUBLE BLACK CONCRETE PANEL WHERE UTILITY IS LOCATED BETWEEN TWO PROPOSED PANELS.

NOT TO SCALE

STANDARD PLAN NO. S-445-0	VAULT INDEX NUMBER	SHEET 26 OF 26 SHEETS

APPENDIX G: HISTORICAL RESOURCES PHOTOGRAPHS



1750 Argyle Ave, Site of the Little Country Church of Hollywood– HCM #567 (Map Ref. #3)



6125 Carlos Ave, St. Stephen's Episcopal Church (Map Ref. #4)

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP



6122 Hollywood Blvd., Fonda Theatre/Music Box Theater (Map Ref. #5)



6233 Hollywood Blvd., Pantages Theater – HCM #193 (Map Ref. #B.1)

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP



6253 Hollywood Blvd., Hollywood Equitable Building – HCM #1088 (Map Ref. #B.2)

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP



6321 Hollywood Blvd, Vine Theater (Map Ref. #6)

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP



6331 Hollywood Blvd, Guaranty Building (Map Ref. #B.5)



6349 Hollywood Blvd, Regal Shoe Store (Map Ref. #B.6)



6350 Hollywood Blvd., Leed's (Map Ref. #B.10)



6360 Hollywood Blvd, Palmer Building (Map Ref. #B.9)



6380 Hollywood Blvd, Owl Drug Company; Julian Medical Building (Map Ref. #B.8)



6381 Hollywood Blvd., Security Trust and Savings Building (Map Ref #B.7)



1714 N Ivar Ave., Hollywood Knickerbocker Hotel (Map Ref #B.4)

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP



1723 Ivar Ave. (Map Ref #7)



1741 Ivar Ave. (Map Ref #8)



1851 Ivar Ave., Chateau Alto Nido (Map Ref #A.9)



1735 N Vine St., Hollywood Playhouse (Map Ref #B.3)



1750 N Vine St, Capitol Records Building – HCM #857 (Map Ref. #1)



1770 N Vine St, H. L. Gogerty Building (Map Ref. #2)



6316-24 Yucca St. (Map Ref #9)



6305 Yucca St., Vine and Yucca Tower (Map Ref #10)



6358 Yucca St., St. Elmo Apartments (Map Ref A.10)



6376 Yucca St., Halifax Apartments (Map Ref #A.11)



Context view of Hollywood North Multi-family Residential Historic District (Map Ref #A)



Context view of Hollywood North Multi-family Residential Historic District (Map Ref #A)



Context view of Vista del Mar/Carlos District (Map Ref #C)



Context view of Vista del Mar/Carlos District (Map Ref #C)



Hollywood Blvd. and Vine St., Hollywood Walk of Fame



Hollywood Blvd. and Vine St., Hollywood Walk of Fame

APPENDIX I: PREVIOUS HISTORIC RESOURCES DOCUMENTATION

Hollywood Center Project
Historic Resources Technical Report
April 2020

HISTORIC RESOURCES GROUP

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

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

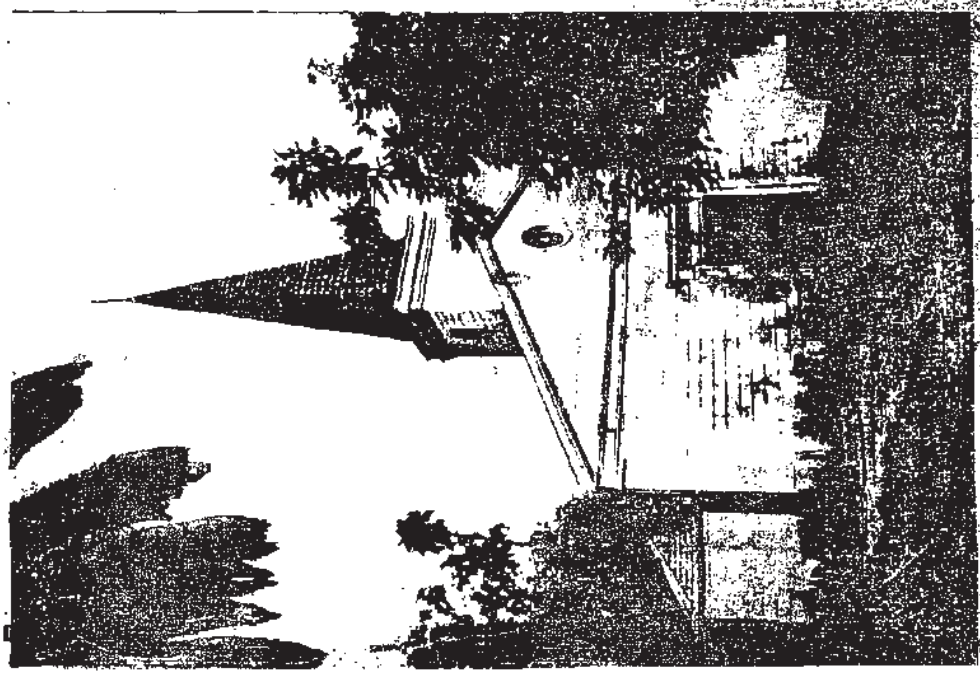
IDENTIFICATION

1. Common name: Country Church
2. Historic name: _____
3. Street or rural address: 1750 Argyle
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: 5546-031-005. Tract #10149 lot com at SE cor of lot 2 th S 89¢37'15" W 117.29 ft th S 89¢37'45" W 157.41 ft th N 0¢16' W 125 ft th E line of s lot th S thereon 125 ft to beg part of lots 4 and 2
5. Present Owner: Country Church of Hollywood Address: 1750 N. Argyle
   City Los Angeles Zip 90028 Ownership is: Public _____ Private X
6. Present Use: Church Original use: Church

DESCRIPTION

7a. Architectural style: Greek Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: The Little Country Church sits amidst one of the lushest gardens remaining in Hollywood. In style it recalls the simple Greek Revival churches of the early Nineteenth Century. The facade consists of a molded pediment set atop a pair of Doric pilasters and a plain frieze. A bulls-eye window is set in the middle of the vertically-sided tympanum. Shiplap sheathes the structure. A central entry, consisting of a single door within a classical surround, is the only opening in the otherwise blank facade. Centered on the gable roof, a steeple, composed of an elongated green shingle pyramid atop a square wood-sided base, rise above the surrounding trees. An anteroom to the north of the facade interfers with the otherwise symmetrical design. No alterations except to the transom of the doorway were noted.



8. Construction date:
   Estimated 1935 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
    Frontage _____ Depth _____
    or approx. acreage _____
12. Date(s) of enclosed photograph(s)
    1984

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: ___

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: ___

16. Threats to site: None known ___ Private development X Zoning X Vandalism X
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

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

Hidden by trees and shrubs, the white-spired church on Argyle is a religious institution with its roots in the entertainment industry. Southern evangelical preacher, Dr. William Hogg came to Hollywood in 1932. With the idea that radio would be an excellent medium for his message, he began a program on KFAC. "The Country Church of Hollywood" proved so successful that Dr. Hogg, with the aid of volunteers, built an actual country church on this site. Rev. Hogg, or "Parson Josiah Hopkins" as he was known, made daily national broadcasts until his death in 1937. The program was continued by his wife until 1956. The nondenominational church has a membership of several hundred, holding regular services under the guidance of the Hoggs' daughter. It is a favorite for weddings, and a landmark on Argyle north of Hollywood Boulevard.

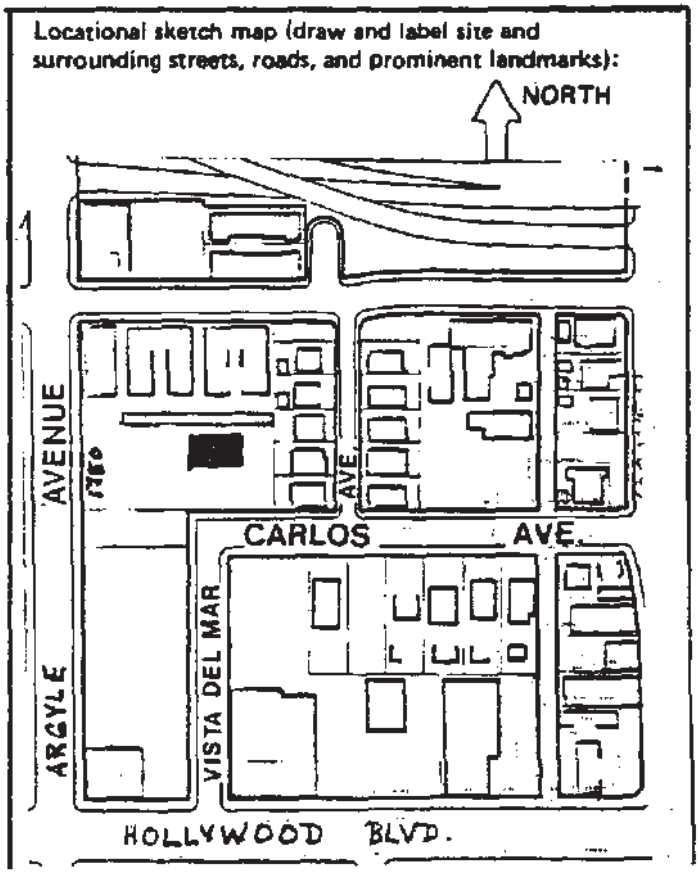
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion 2 Social/Education ___

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

See continuation sheet

22. Date form prepared September, 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/CRA
Address: P. O. Box 2586
City Hollywood Zip 90078
Phone: 213/874-4005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7R
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) Little Church 0f Hollywood, The Trianon and Nec

P1. Other Identifier: Little Country Church Of Hollywood

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1750 ARGYLE AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546031005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

not visible from ROW

*P3b. Resource Attributes: (List attributes and codes) HP16

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1934

Assessor

*P7. Owner and Address:

L T PROPERTIES LLC
2190 BROADWAY ST
SAN FRANCISCO, CA 94115

*P8. Recorded by:

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1800 ARGYLE AVE (STE 510)

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1800 ARGYLE AVE (STE 510) City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546033015

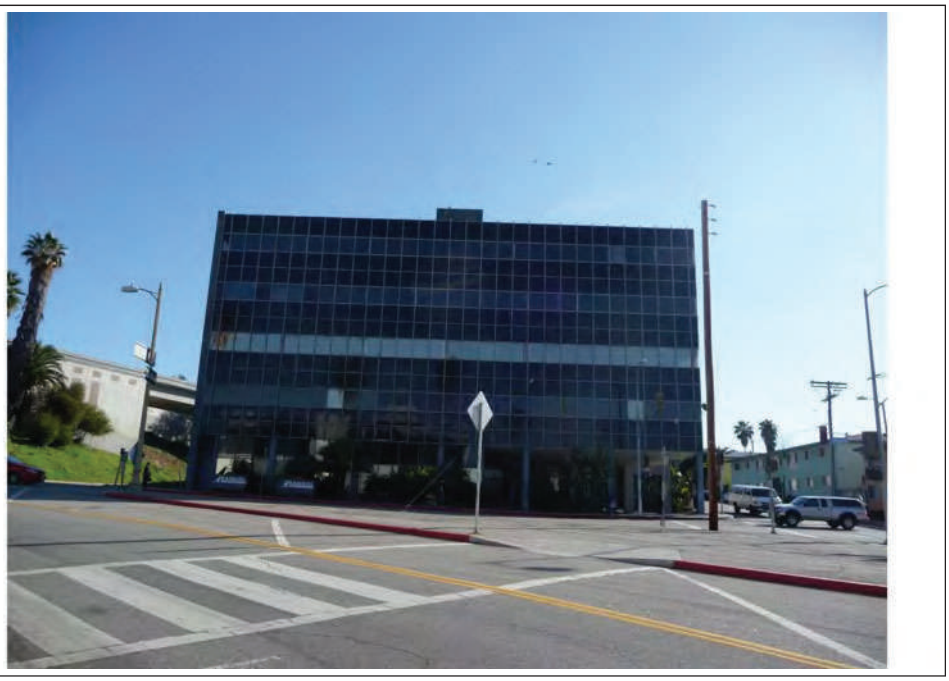
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Corporate Modern **Plan:** rectangular **No. Stories:** 4 **Siding/Sheathing:** brick: patterned veneer, E **Siding/Sheathing:** other, All Visible , glass curtain wall **D) Specific features**. **Fenestration:** metal, casement, side, arranged in ribbons, horizontal bonds on brick elevation **Fenestration:** metal, fixed, front, side, rear, arranged in ribbons **Primary Entrance:** front, behind courtyard, entrance on ground floor under tower, obscured by fencing and shrubbery **Other notable features:** tower on pilotis **G) Alterations or changes to the property. Retains integrity:** high, setting, location, materials,...(continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP07

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1961
Assessor

*P7. Owner and Address:
CFRI NCA HOLLYWOOD VENTURE LLC
900 N MICHIGAN AVE
CHICAGO, IL 60611

*P8. Recorded by:

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or #: (Assigned by recorder) 1800 ARGYLE AVE (STE

*Recorded By: _____ *Date: 01/28/2009 X Continuation ___ Update

P3a. Description (continued): workmanship, association, design, feeling **I) Related:** parking garage

*Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1724 Cahuenga Boulevard
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: 5546-5-7. Hollywood. N 25 ft ex of st of lot 9, blk 20
5. Present Owner: Roxfield, Inc. Address: 702 N. Camden Dr.
   City Beverly Hills Zip 90210 Ownership is: Public _____ Private x
6. Present Use: _____ Original use: _____

DESCRIPTION

7a. Architectural style: Commercial vernacular

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A nearly unaltered example of the commercial vernacular of the first decades of the twentieth century, this is a two story brick, utilitarian structure. It is a mere two bays wide on its street elevation. Two large segmented arch openings, topped by bulls-eye windows are in the lower story bays. Keystones and moldings accent the openings, which contain a wood-framed storefront on the north and a recessed pedestrian and vehicular entrance on the south. Pilasters frame each floor, interrupted by a bracketed cornice between stories. Six-over-six double hung windows appear in each upper story bay. Above a stringcourse and plaster frieze, the original cornice has been removed. A vintage, non-working neon sign is appended to the facade.



8. Construction date:
   Estimated 1915 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
    Frontage 25 Depth 171.5
    or approx. acreage _____
12. Date(s) of enclosed photograph(s)
    April, 1984

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: Minor storefront alterations; parapet (1952)

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up x
Residential x Industrial ___ Commercial x Other: ___

16. Threats to site: None known ___ Private development x Zoning x Vandalism x
Public Works project ___ Other: ___

17. Is the structure: On its original site? x Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

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

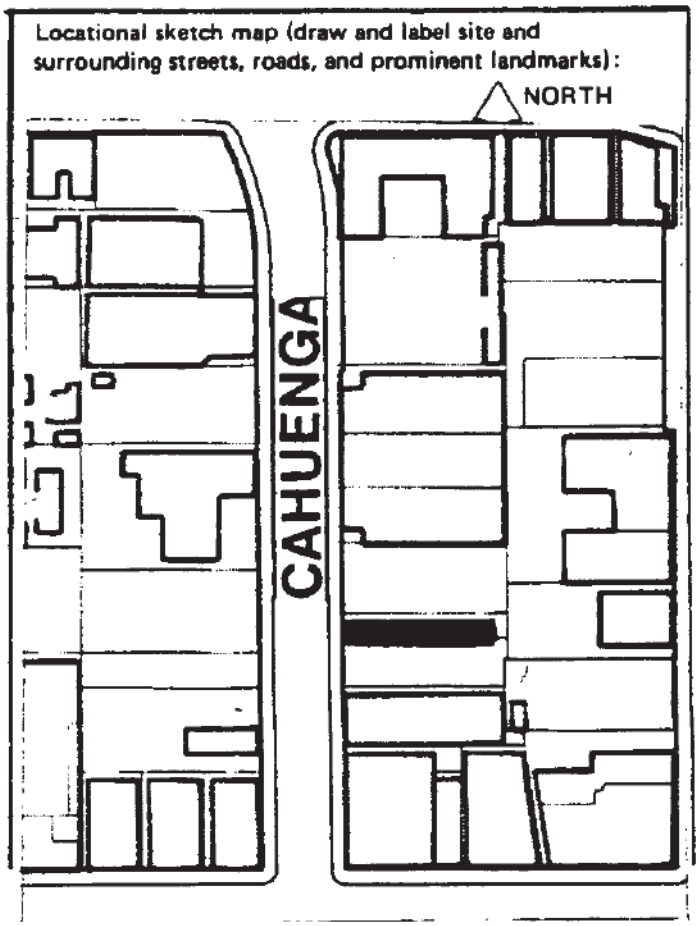
The Hollywood Auto Transfer and Storage Building is significant as the most intact reminder of the historic function and architecture of Cahuenga Boulevard. Always the primary access route to the San Fernando Valley via the Cahuenga Pass, Cahuenga developed in the teens and twenties as a service street containing numerous gas stations, garages, and public storage facilities. Several such structures were erected on this block, including the Hollywood Storage Building, the Tick Tock Restaurant (originally a garage), and the building now housing Bob Smith Volkswagen. Typically these buildings were brick, with classical building elements such as cornices and moldings added for distinction. It is remarkable that 1724 has survived intact, particularly in view of the demise of similar one story structures which once abutted it on the north and south.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).
City of Los Angeles Building Permits
City of Los Angeles LUPAMS files

22. Date form prepared April 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/ CRA
Address: P.O. Box 2586
City Hollywood Zip 90028
Phone: (213) 874-4005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1724 N CAHUENGA BLVD

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1724 N CAHUENGA BLVD City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546005007

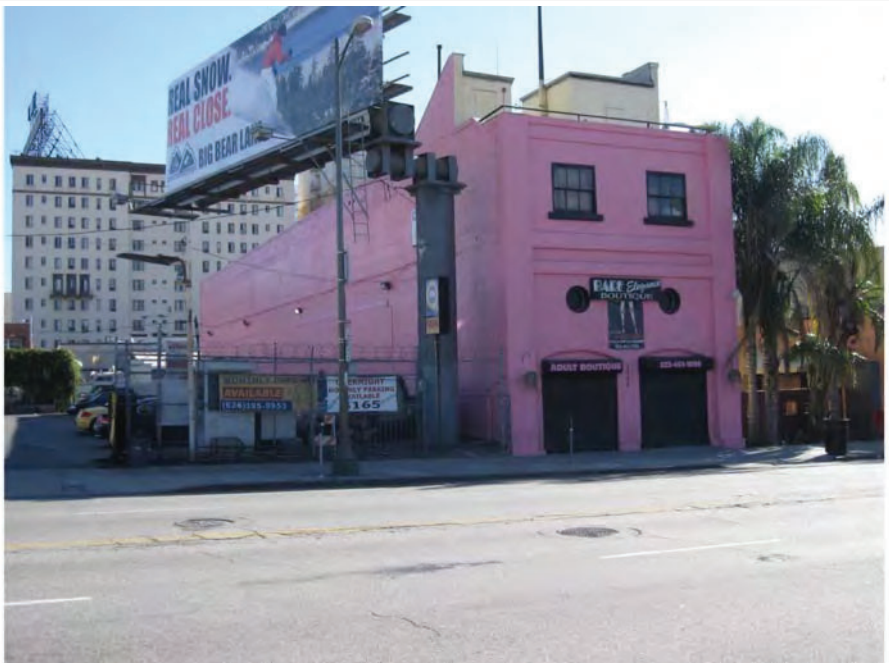
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Commercial Vernacular **Plan:** rectangular **No. of vertical divisions:** 2 **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, E **Siding/Sheathing:** brick, All Visible **Roof:** flat, cornice **D) Specific features**. **Fenestration:** wood, double-hung, front **Primary Entrance:** front, alteration: yes **G) Alterations or changes to the property. Retains integrity:** low, setting, location, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1915
Assessor

*P7. Owner and Address:
MONOPOLY PROPERTIES GROUP LLC
18034 VENTURA BLVD (# 513)
ENCINO, CA 91316

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1800 N CAHUENGA BLVD

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 1800 N CAHUENGA BLVD City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) _____

*P4. Resources Present: ___Building ___Structure ___Object ___Site ___District ___Element of District ___Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1976
Assessor

*P7. Owner and Address:
LOH,SAMUEL J
1315 ALDEA DR
MONTEBELLO, CA 90640

*P8. Recorded by:

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communit
Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___Location Map ___Sketch Map ___Continuation Sheet ___Building, Structure, and Object Record
___Archeological Record ___District Record ___Linear Feature Record ___Milling Station Record
___Rock Art Record ___Artifact Record ___Photograph Record ___Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1822 N CAHUENGA BLVD

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1822 N CAHUENGA BLVD City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, alter decorative element

*P3b. Resource Attributes: (List attributes and codes) HP05

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)

01/27/09

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1953

Assessor

*P7. Owner and Address:

PATEL,KAMLESH R AND TANUJA K
1822 N CAHUENGA BLVD
LOS ANGELES, CA 90028

*P8. Recorded by:

Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS____ HAER____ NR____ SHL____ Loc____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

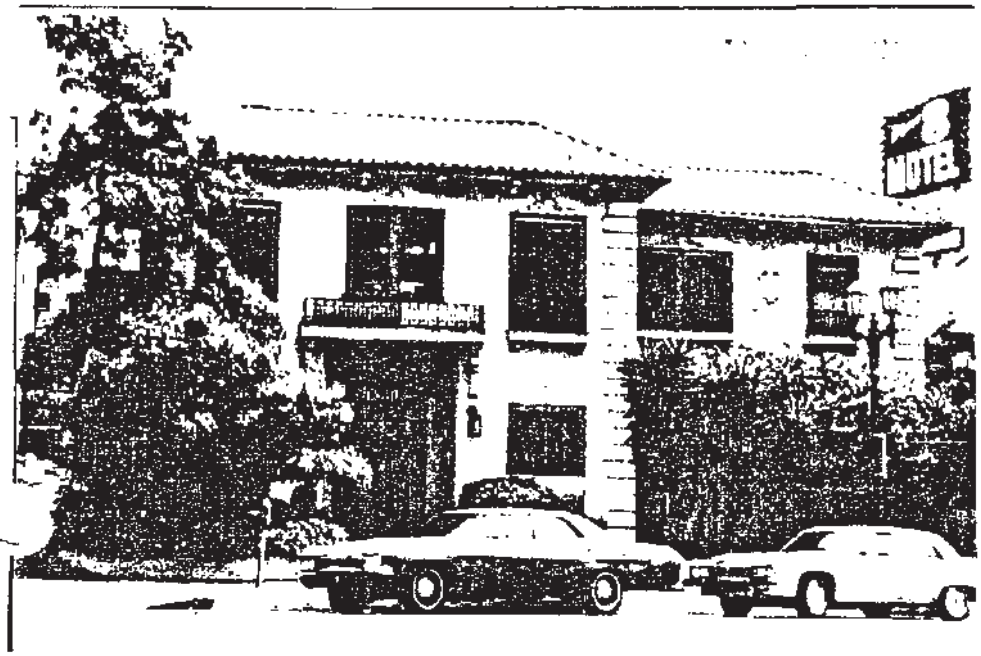
1. Common name: _____
2. Historic name: Cahuenga Apartments
3. Street or rural address: 1830 North Cahuenga Boulevard
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: 5546-2-13, Land desc in Doc 000707, 76-4-16 + Tr = Hollywood * (ex of st) * por of lots 2 & 3 block 23,
5. Present Owner: Dale E. Yonkin Address: 50711 1/2 Romaine St.
   City Los Angeles Zip 90029 Ownership is: Public _____ Private X
6. Present Use: Apartments Original use: Apartments

DESCRIPTION

7a. Architectural style: Mediterranean

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Mediterranean styling enlivens this two story apartment house. Hipped, tile roofs cap the stucco volumes. Ornamented brackets and an egg and dart molding adorn the enclosed soffit. The building steps back on its principal (west) facade to form two nearly equally sized blocks, each framed by quoins. A bracketed balcony caps the central entry in the north block. The windows are mostly paired, adorned with iron balconets set on corbeled ledges and topped by plasterwork pediments in scrolls and shield design. Set at an angle to the street, the building is fronted by landscaped planters. It is unaltered with the exception of the front door.



8. Construction date: Estimated _____ Factual 1922
9. Architect D. C. Messinger
10. Builder Owner (Louis & Arthur Weber)
11. Approx. property size (in feet) Frontage 104.83 Depth 139.72 or approx. acreage _____
12. Date(s) of enclosed photograph(s) April, 1984

13. Condition: Excellent ___ Good __x__ Fair ___ Deteriorated ___ No longer in existence ___

Alterations: Entry

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up __x__
Residential __x__ Industrial ___ Commercial __x__ Other: ___

16. Threats to site: None known ___ Private development __x__ Zoning __x__ Vandalism __x__
Public Works project ___ Other: ___

17. Is the structure: On its original site? __x__ Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

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

The Cahuenga Apartments were built in 1922 by the builder D.C. Messinger, who also designed the structure. Messinger's work also appears a block away, at 6424 Yucca Street. Like numerous nearby apartments, the Cahuenga satisfied a growing demand for housing near to the thriving film industry and related commercial district.

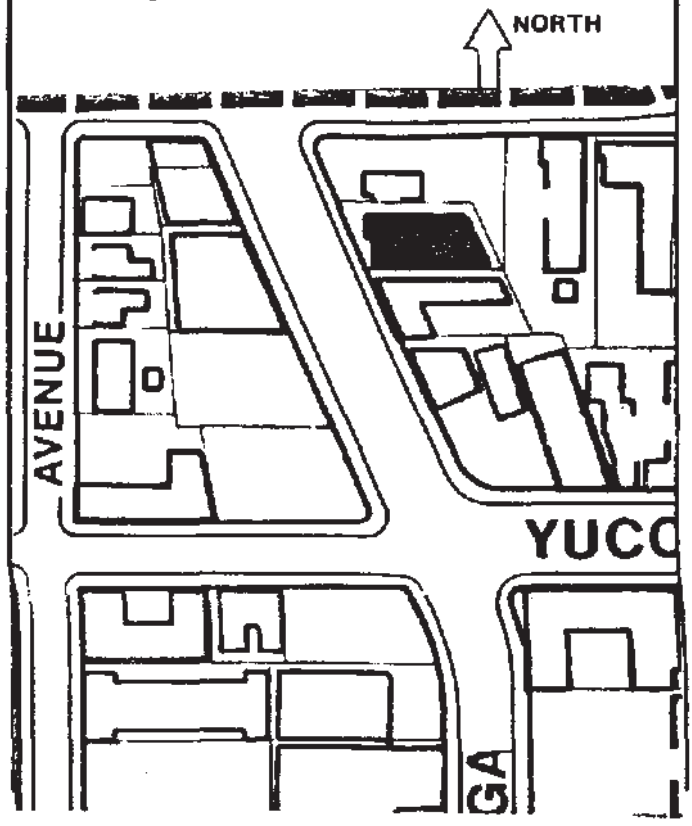
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture __x__ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

City of Los Angeles Building Permits
City of Los Angeles LUPAMS Files
Los Angeles Guide and Apartment House Directory, December, 1931

22. Date form prepared April, 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/CRA
Address: P. O. Box 2586
City: Hollywood Zip: 90078
Phone: (213) 874-4005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1830 N CAHUENGA BLVD

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 1830 N CAHUENGA BLVD City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Mediterranean Revival, modest **Plan:** rectangular **No. of vertical divisions:** 4 **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** front gable, medium, red tile **Roof:** flat **Construction:** wood frame **D) Specific features**. **Fenestration:** wood, casement, front, alteration: yes **Fenestration:** wood, double-hung, front, side **Fenestration:** metal, horizontal sliding, front, side, alteration: yes **Primary Entrance:** front, single door, transom lights, side lights, recessed, alteration: yes **Other notable features:** quoins **G) Alterations or changes to the property. Retains integrity:** low,...
(continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
CAHUENGA LLC
2222 AVENUE OF THE STARS (# 1904)
LOS ANGELES, CA 90067

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi
Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or #: (Assigned by recorder) 1830 N CAHUENGA BLV

*Recorded By: Jenna Snow *Date: 01/28/2009 X Continuation ___ Update

P3a. Description (continued): location, association, design, feeling **H) Setting (immediate):** fences

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6109 CARLOS AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 6109 CARLOS AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546031024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered setting, altered plan, altered facade, altered fenestration, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1919
Assessor

*P7. Owner and Address:
FIRST PRESBYTERIAN CHURCH OF
1760 N GOWER ST
HOLLYWOOD, CA 90028

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 6320 FRANKLIN AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6320 FRANKLIN AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546003013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** residential area **C) General characteristics. Architectural Style:** Mediterranean Revival, elements of **Plan:** irregular **No. of vertical divisions:** 3 **No. Stories:** 2, 2 buildings **Siding/Sheathing:** stucco: textured, All Visible, altere yes **Roof:** side gable, medium, multiple rooflines, exposed rafter tails, red tile **Construction:** wood frame **D) Specific features. Fenestration:** woo casement, front, side **Primary Entrance:** front, multiple doors, distinctive entry **Other notable features:** arches, crenulated turret **E) Important decorative elements. Decorative Elements:** pilasters, brackets **G) Alterations or changes to the property. Retains integrity:** medium,...

(continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
JAHNS,DOROTHY J TR
PO BOX 93488
LOS ANGELES, CA 90093

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or #: (Assigned by recorder) 6320 FRANKLIN AVE

*Recorded By: Jenna Snow *Date: 01/28/2009 X Continuation ___ Update

P3a. Description (continued): setting, location, workmanship, association, design, feeling **H) Setting (immediate):** mature landscaping, driveway

*Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Lynne Manor
2. Historic name: _____
3. Street or rural address: 6400 Franklin Ave.
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: 5546-002-009. Hollywood lot on S line of Franklin Ave com W 168 ft from W line of Ivar Ave th W 100 ft (see continuation sheet)
5. Present Owner: Daniel L. Di Rosario et al Address: 644 N. Cherokee Ave.
   City Los Angeles Zip 90004 Ownership is: Public _____ Private X
6. Present Use: Apartments Original use: Apartments

DESCRIPTION

7a. Architectural style: Renaissance Revival with Tudor Revival elements

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Located next ot the elegant Spanish Colonial Revival Alta Nido Apartments, Lynne Manor is a five story apartment building which reinforces the built-up character of Franklin at this point. The commanding presence of the Alta Nido is emphasized by its hilltop site; the concession Lynne Manor makes to the hill is a partially below grade first floor. Both Renaissance Revival and Tudor Revival elements are emphasized in the design.

The facade is divided into three parts, a central block framed by projecting wings of four bays each. A three-part composition is also observed in the central section, where a raised, central bay of three windows separates side bays of two windows. Rusticated plaster sheathes the two story base. It contains deeply recessed, flat-headed windows with balconets on the lower story and an equal number of arched openings on the second story. The central entry is framed by a Tudor arch with patterned spandrels above molded and spiraled archivolts. A running quatrefoil molding and a stringcourse wrap the facade above the base. Variegated brick, edged (see continuation sheet)



8. Construction date: Estimated _____ Factual 1928
9. Architect Roy L. Jones
10. Builder California Land and Building Co.
11. Approx. property size (in feet) Frontage _____ Depth _____ or approx. acreage _____
12. Date(s) of enclosed photograph(s) 1984

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

Alterations: Front door, security grilles

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known ___ Private development X Zoning X Vandalism X
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

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

Lynne Manor was constructed in 1928 by the California Land and Building Company at a cost of $140,000. This company was also the owner of the building, which was designed by architect Roy L. Jones. The sixty-eight unit structure contained 145 rooms. The use of brick in the Spanish Colonial design makes the building a focal point between the two stuccoed Spanish buildings to the east (Alta Nido) and west (6406 Franklin). Lynne Manor is part of a significant group of apartment buildings along the Franklin corridor which extends from Western to La Brea, most of which are designed in Spanish Colonial Revival, Art Deco and French Norman styles. Located north of Hollywood Boulevard, this complex is a part of the distinctive Hollywood skyline.

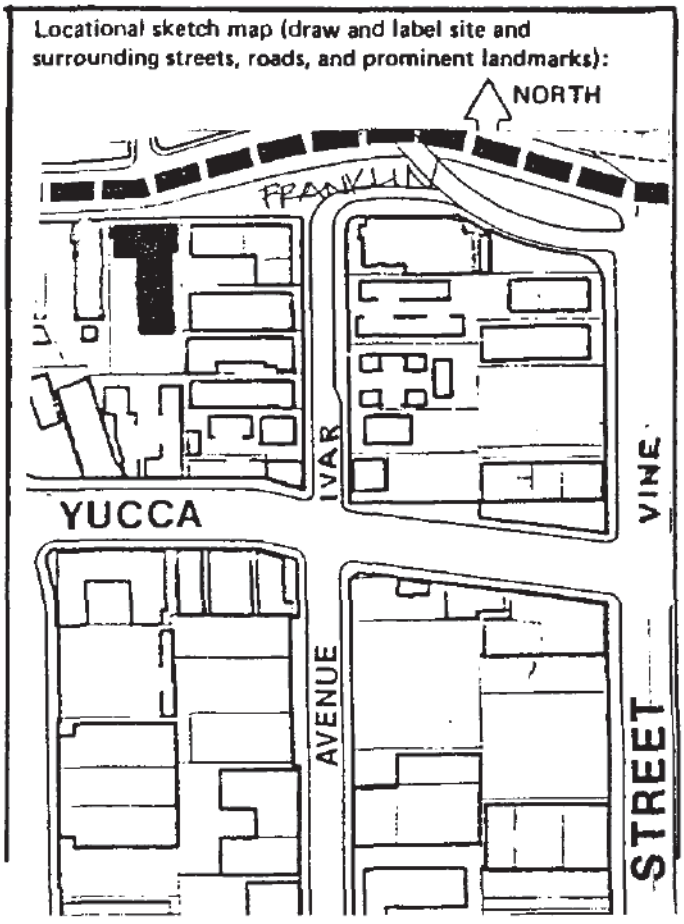
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

See continuation sheet

22. Date form prepared September, 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/CRA
Address: P. O. Box 2586
City Hollywood Zip 90078
Phone: 213/874-4005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6400 FRANKLIN AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6400 FRANKLIN AVE (APT 0103) City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Beaux Arts, modest **Plan:** rectangular **No. of vertical divisions:** 5 **No. Stories:** 5 **Siding/Sheathing:** brick, All Visible , scored stucco base or facade **Roo** flat, parapet **D) Specific features**. **Fenestration:** wood, casement, front, side **Primary Entrance:** front, double doors, recessed, distinctive entry **G Alterations or changes to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling **H) Settin (immediate):** driveway

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
C F AVENTERRA L P AND
2980 BEVERLY GLEN CIR (300)
BEL AIR, CA 90077

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map ___ Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS____ HAER____ NR ____ SHL ____ Loc ____
UTM: A _____ B _____
C _____ D _____

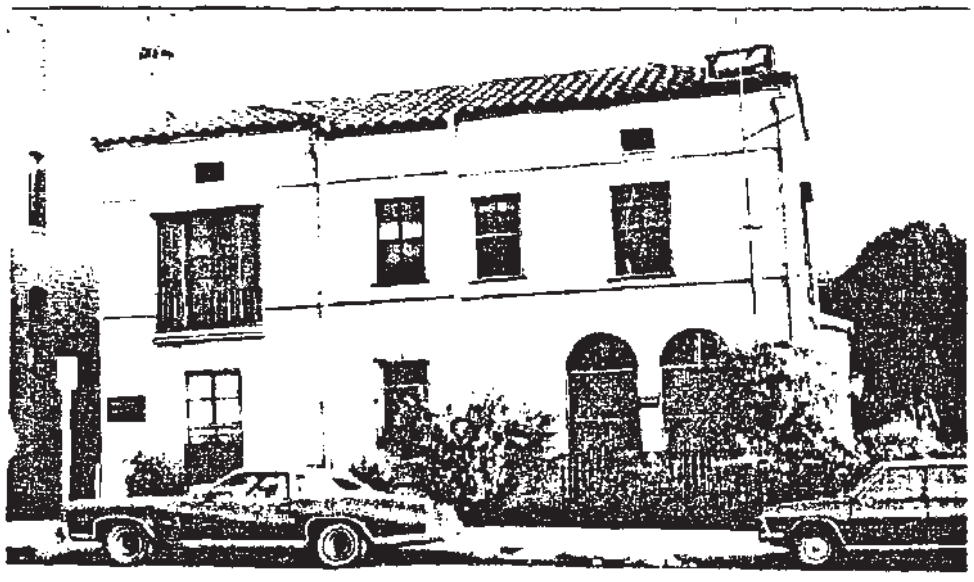
IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 6406 Franklin Ave.
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: 5546-002-010. Hollywood lot on S line of Franklin Ave com W 258 ft of W line of Ivar Ave th W 92 (see continuation sheet)
5. Present Owner: Daniel L. Di Rosario et al Address: 644 N. Cherokee Ave.
   City Los Angeles Zip 90004 Ownership is: Public _____ Private X
6. Present Use: Apartments Original use: Apartments

DESCRIPTION

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Echoing the Spanish Colonial Revival theme of the nearby Alta Nido at 1851 Ivar and the apartments at 1850 Ivar, this is a two story Spanish apartment structure. A red tile hipped roof tops the stuccoed volume. Typically asymmetrical in design, the building is oriented to the west, where the main entry is located. Set within a raised arch flanked by embellished pilasters, the entry is illuminated by iron and glass lanterns. Other decorative accents include vents, iron and wood grilles, shutters, and balconies. Nicely landscaped. the building is unaltered and in good condition.



8. Construction date: Estimated _____ Factual 1923
9. Architect Gable & Wyant
10. Builder Herman F. Reich (owner)
11. Approx. property size (in feet) Frontage _____ Depth _____ or approx. acreage _____
12. Date(s) of enclosed photograph(s) 1984

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: ___

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known ___ Private development X Zoning X Vandalism X
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

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

The architectural firm of Gable and Wyant designed this 20-unit Spanish Colonial Revival apartment for Herman Reich, whose residence was around the corner from this property at 1810 Ivar. Reich himself acted as contractor on the $40,000 building. Part of the boom in apartment construction in 1923, the building is compatible in scale and design with the apartments on the 1800 block of Ivar and with the two remaining apartments in the 1800 block of Cahuenga. Although the construction of the Hollywood Freeway eroded the context of the area, it is still possible to visualize this section of the Franklin corridor as it was in the 1920s. 6406 and its neighbor at 6400 form a group of apartments with the Alto Nido (at Ivar), Castle Argyle (at Franklin and Argyle) and the Hollywood Towers (at Vista del Mar) of distinctive multi-family structures.

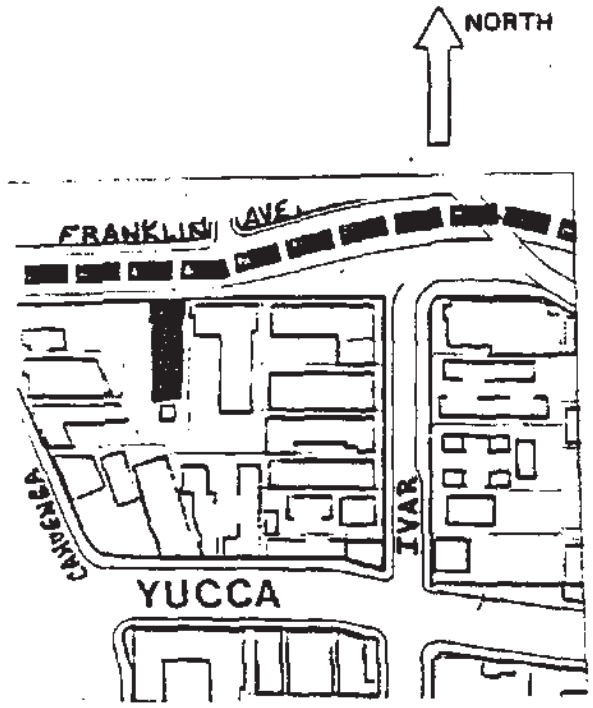
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

See continuation sheet

22. Date form prepared September, 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/CRA
Address: P. O. Box 2586
City Hollywood, Zip 90078
Phone: 213/874-4005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Address: 6406 Franklin Ave.

4. ft th S 148.40 ft th SE 74.87 ft to S line of lot 11 block 23 th E thereon--omitted portion in assessors map book--lot 14 block 23

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6406 FRANKLIN AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6406 FRANKLIN AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Mediterranean Revival, modest **Plan:** rectangular **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat, parapet, red tile **Construction:** wood frame **D) Specific features. Fenestration:** wood, double-hung, front, side **Primary Entrance:** front, single door, distinctive entry, lanterns, decorative pilasters **Other notable features:** decorative vents at roofline **G) Alterations or changes to the property. Retains integrity:** high, location, materials, workmanship, association, design, feeling **H) Setting (immediate):** driveway, fences

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
C F AVENTERRA L P AND
2980 BEVERLY GLEN CIR (300)
BEL AIR, CA 90077

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi
Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1715 N GOWER ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1715 N GOWER ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546032019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial, garage **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Commercial Vernacular **Plan:** rectangular **No. of vertical divisions:** 3 **No. Stories:** 2 **Roof:** flat, parapet **Construction:** brick **D) Specific features**. **Fenestration:** metal, fixed, front **Primary Entrance:** front, openings have modern metal storefronts, partially filled in, alteration: yes **G) Alterations or changes to the property. Retains integrity:** low, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1948
Assessor

*P7. Owner and Address:
COLONY BANCORP OF MALIBU CORP
6161 SANTA MONICA BLVD (STE200)
LOS ANGELES, CA 90038

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1725 N GOWER ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1725 N GOWER ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546032002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered setting, altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1946
Assessor

*P7. Owner and Address:
1725 GOWER ASSOCIATES LTD
6161 SANTA MONICA BLVD (200)
LOS ANGELES, CA 90038

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1763 N GOWER ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1763 N GOWER ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546031026

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Tudor Revival, elements of, non-historic alteration: yes **Plan:** rectangular **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible, altered: yes **Roof:** hipped, low, wide eaves **D) Specific features**. **Porches:** Partial, front **Fenestration:** vinyl, double-hung, front, arranged in trios, with transoms, alteration: yes **Fenestration:** vinyl, vertical sliding, front, alteration: yes **Primary Entrance:** front, recessed, beneath clipped gable porch **G) Alterations or changes to the property. Retains integrity:** low, setting, location, association, feeling **H) Setting (immediate):** mature landscaping,...(continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1919
Assessor

*P7. Owner and Address:
FIRST PRESBYTERIAN CHURCH
1760 N GOWER ST
LOS ANGELES, CA 90028

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1769 N GOWER ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1769 N GOWER ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546031022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered setting, altered fenestration, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1920
Assessor

*P7. Owner and Address:
GOWER LLC
6520 PLATT AVE (# 552)
WEST HILLS, CA 91307

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1777 N GOWER ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1777 N GOWER ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546031021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** French Provincial Revival, elements of **Architectural Style:** Mediterranean Revival, elements of **Plan:** rectangular **No. Stories:** 2 **Siding/Sheathing:** stucco: modern, All Visible, altered: yes **Roof:** front gable, low, narrow eaves **Roof:** flat **D) Specific features**. **Fenestration:** wood, casement, front **Fenestration:** wood, double-hung, front, side **Primary Entrance:** front, single door, recessed, beneath wood canopy supported by brackets and pilasters **G) Alterations or changes to the property. Retains integrity:** low, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1920
Assessor

*P7. Owner and Address:
LOZADA,ALVARO AND GLADYS TRS
6334 RADFORD AVE
NORTH HOLLYWOOD, CA 91606

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Henry Fonda /Music Box Theatre

P1. Other Identifier: Henry Fonda / Music Box Theatre

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6122 HOLLYWOOD BLVD City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546027002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial, theater **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Modern, modest, non-historic alteration: yes **Plan:** irregular **No. Stories:** 2 **Siding/Sheathing:** stucco: modern, N, altered: yes **Siding/Sheathing:** other, N, altered: yes , metal panels cover facade **Roof:** flat **Construction:** poured concrete **D) Specific features**. **Fenestration:** wood, fixed, front, storefro **Primary Entrance:** front, multiple doors, recessed, distinctive entry **F) Significant interior features. Interior features:** Interior reflects ornate 1920s theater **G) Alterations or changes to the property. Retains integrity:** low, setting, location, association, feeling **I) Related:**...(continued o next page)

*P3b. Resource Attributes: (List attributes and codes) HP10

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
12/30/08

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
MUSIC BOX BUILDING CO LLC
PO BOX 1917
GLENDALE, CA 91209

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/30/2008

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

P3a. Description (continued): Vertical sign and light-up marquee

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or #: (Assigned by recorder) Henry Fonda /Music Box Theatre

*Recorded By: Tanya Sorrell *Date: 12/30/2008 ___Continuation X Update

Update Status: Retains Integrity

Previous surveys found this property would become eligible for individual listing in the National Register when integrity was restored. After a recent restoration to an earlier appearance beginning in 2004, the Henry Fonda/Music Box Theater appears eligible for listing in the National Register as an important part of Hollywood Theater district.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6140 HOLLYWOOD BLVD

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6140 HOLLYWOOD BLVD City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546027001

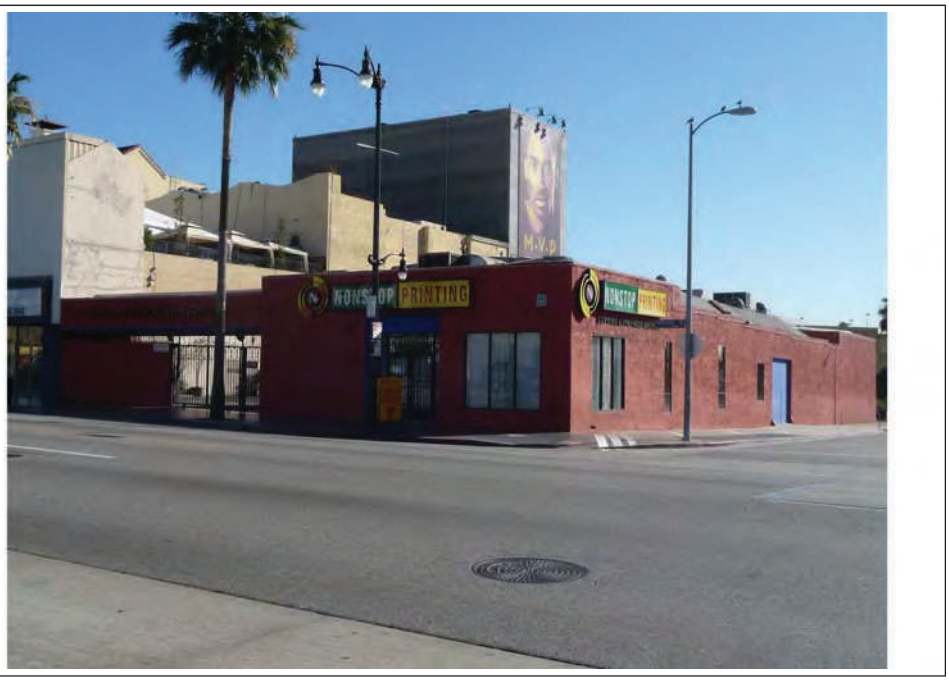
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, altered siding

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building X Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
12/30/08

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1916
Assessor

*P7. Owner and Address:
CHAN,KENNETH K AND JULIE
3127 ARROWHEAD DR
LOS ANGELES, CA 90068

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/30/2008

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 6201 HOLLYWOOD BLVD

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6201 HOLLYWOOD BLVD City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546031001

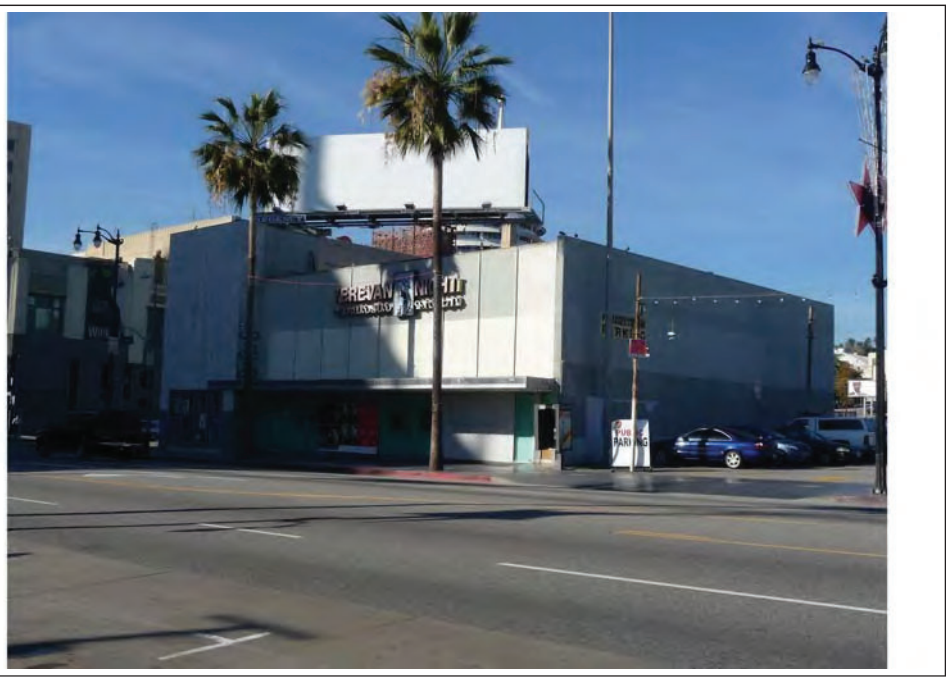
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Modern **Plan:** rectangular **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, S **Siding/Sheathing:** brick, All Visible **Siding/Sheathing:** other, S, altered: yes , marble panels at corner **Roof:** flat **D) Specific features**. **Fenestration:** metal, fixed, storefront **Primary Entrance:** front, storefront, double doors, Sheltered by metal canopy **G) Alterations or changes to the property. Retains integrity:** medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
12/30/08

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1960
Assessor

*P7. Owner and Address:
CLARETT HOLLYWOOD LLC,LESSEE
15 E 26TH ST (11TH FL)
NEW YORK, NY 10010

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/30/2008

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #:

P1. Other Identifier: 6233 HOLLYWOOD BOULEVARD

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.

c. Address 6233 HOLLYWOOD BOULEVARD City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: OHP CHRIS Database: HIST.SURV.;0053-0193-0000;05/22/91, OHP CHRIS Database: HIST.SURV.;0053-4680-0001;04/04/85, Los Angeles Historic-Cultural Monument #193; Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District). See attached form.

P3b. Resource Attributes: (List attributes and codes) HP15

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1930

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, ~~Structure, and Object~~ Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser 02598 Site _____ Mo. ____ Yr. ____
UTM _____ Q _____ NR 4 SHL ____
Lat _____ Lon _____ Ers ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377840/3774140 111D

IDENTIFICATION

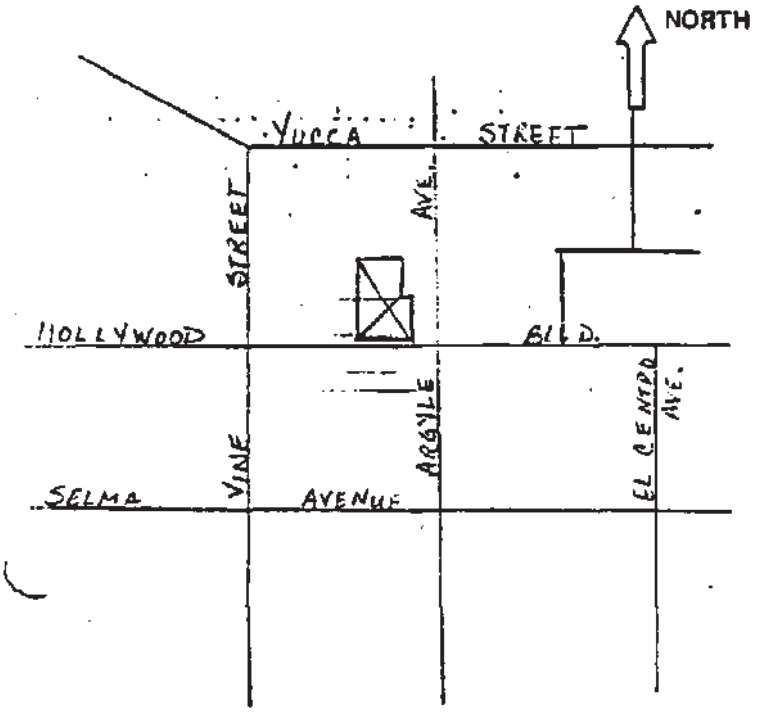
1. Common name: HOLLYWOOD PANTAGES THEATER 19-0053-193
2. Historic name, if known: Hollywood Pantages Theater
3. Street or rural address 6233 Hollywood Boulevard
   City: Los Angeles ZIP: 90028 County: Los Angeles
4. Present owner, if known: Ferndale Theaters Corp. Address: 141 S. Robertson Blvd.
   City: Los Angeles ZIP: 90048 Ownership is: Public ☐ Private ☒
5. Present Use: Theater & Offices Original Use: Theater & Offices
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

A two-story theater and office structure in Art Deco styling. The facade of the concrete structure is broken in the center by a theater entrance with marquee, vertical sign projecting from a tower, and stepped parapet. Statues extend above the roof line on the facade corners and ends of the parapet. Decorations above the windows and between the two floors complete the decoration. The first story of the structure has been altered to suit the present tenants and the interior has been remodeled.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 215 ';
   Depth 310 ';
   or approx. acreage _____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☐ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____
12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____
13. Date(s) of enclosed photograph(s): October 1976

NOTE:-The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] Concrete

15. Is the structure: a. On its original site? [X] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1930 This date is: a. Factual [X] b. Estimated ☐

17. Architect (if known): B. Marcus Priteca

18. Builder (if known): William Simpson Construction Co.

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [X]

SIGNIFICANCE

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

Designed by noted theater architect B. Marcus Priteca, the Pantages Theater in Hollywood is very typical of the late 1920's theater in Los Angeles, particularly in the Hollywood area. The building is much smaller than originally planned due to the "fortunes" of its builder, Alexander Pantages, during the early years of the depression. Since its opening, the Pantages has continued to be one of the more important Hollywood movie houses and one of the best of those done in the Art Deco style. It is currently in the process of being considered for massive renovation which will drastically change its interior.

21. Main theme of the historic resource: (Check only one): a. Architecture [2] b. Arts & Leisure [1]
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Los Angeles Times, December 23, 1928, V, 1; June 1, 1930, III, 9. Southwest Builder and Contractor, March 21, 1930, p. 49; March 28, 1930, p. 51; June 6, 1930, p. 5; October 31, 1 p. 25. Gordon, Dudley C. The Cultural Assets of Los Angeles. Los Angeles: Ward Ritchie Pr 194

23. Date form prepared: Dec. 1976 By (name): Tom Sitton
Address: 900 Exposition Blvd. City Los Angeles ZIP: 90007
Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 1D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: _____

P1. Other Identifier: 6253 HOLLYWOOD BOULEVARD

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.

c. Address 6253 HOLLYWOOD BOULEVARD City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

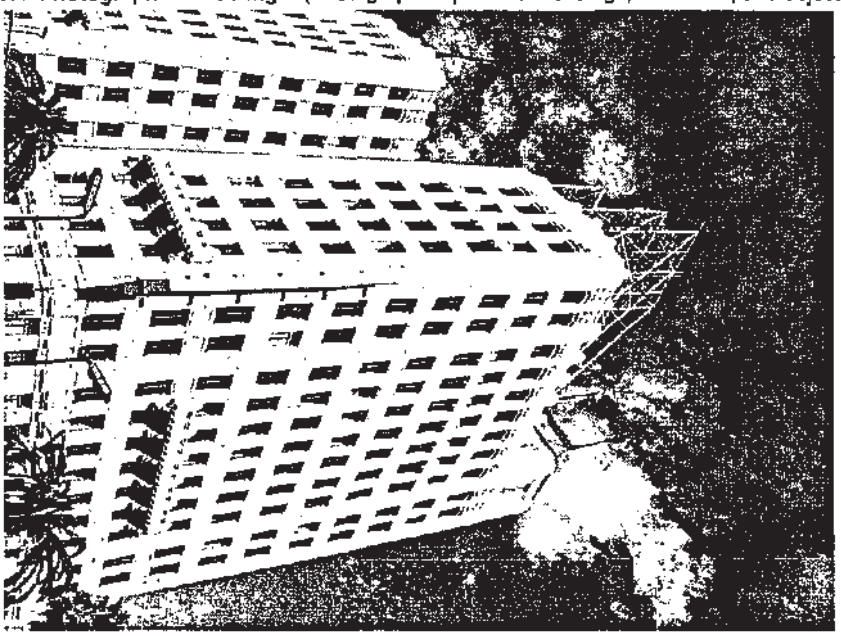
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: OHP CHRIS Database: HIST.SURV.;0053-0406-0000;05/22/91, , Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP15

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1929

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

ORIGINAL

State of California – [illegible]
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

[State use only]
UTM ____ Q ____ NR 3 SHL ____
Lat ____ Lon ____ Ens ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377720/3774040

IDENTIFICATION

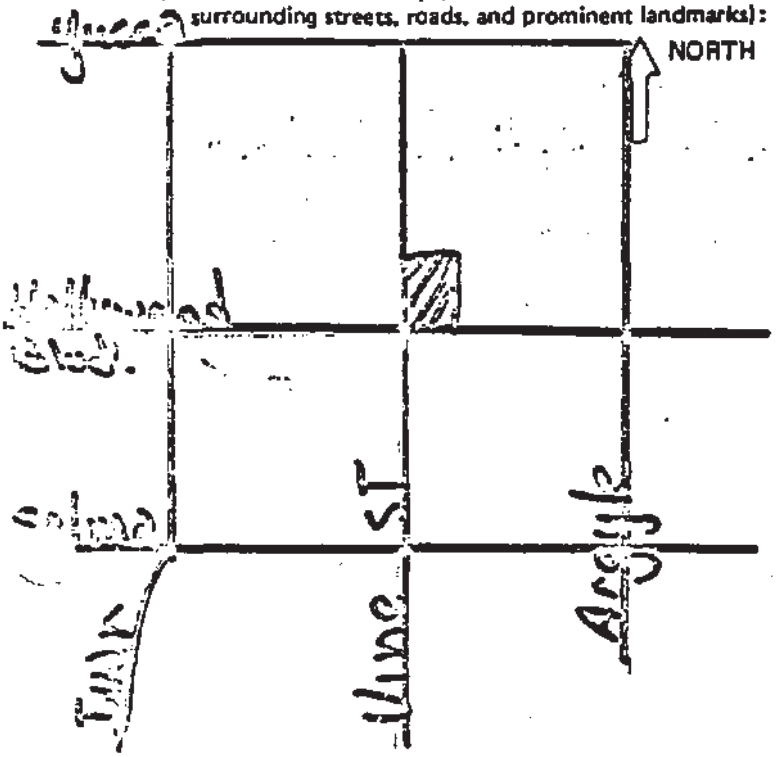
1. Common name: Hollywood Equitable Building
2. Historic name, if known: ____
3. Street or rural address 6253-63 Hollywood Boulevard
   City: Los Angeles ZIP: 90028 County: Los Angeles
4. Present owner, if known: Lytton Savings and Loan Address: 8150 Sunset Boulevard
   City: Los Angeles ZIP: 90071 Ownership is: Public ☐ Private ☒
5. Present Use: office and store building Original Use: bank offices and commercial offices
   Other past uses: The ground floor was for many years the office of American Airlines.

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Equitable Building on the northeast corner of Hollywood and Vine is Neo-Gothic twelve story reinforced concrete office structure. The basic Gothic Revival mode is stylized by means of Art Deco abstraction and has a touch of French Chateauesque in the copper hipped roof which caps the last three bays of the southeast corner of the building. Its U-shaped ground plan has a two story section joining the two wings in the center on Vine Street. Strong vertical emphasis is created by continuous pilasters, the termination of which form the parapet roof. Busts support balconies beneath the fifth floor windows of the short end of each wing on Vine Street as well as on the Hollywood Boulevard Elevation. Cast concrete ornament decorates the building at regular intervals. The original terra-cotta sheathing at the first and second floor level can be seen above the extensive remodeling at street level.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 89'
   Depth 129'
   or approx. acreage ____

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☐ f. Industrial ☐
   g. Other ☐ ____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ ____

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ reinforced concrete

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1929 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): Aleck Curlett

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

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

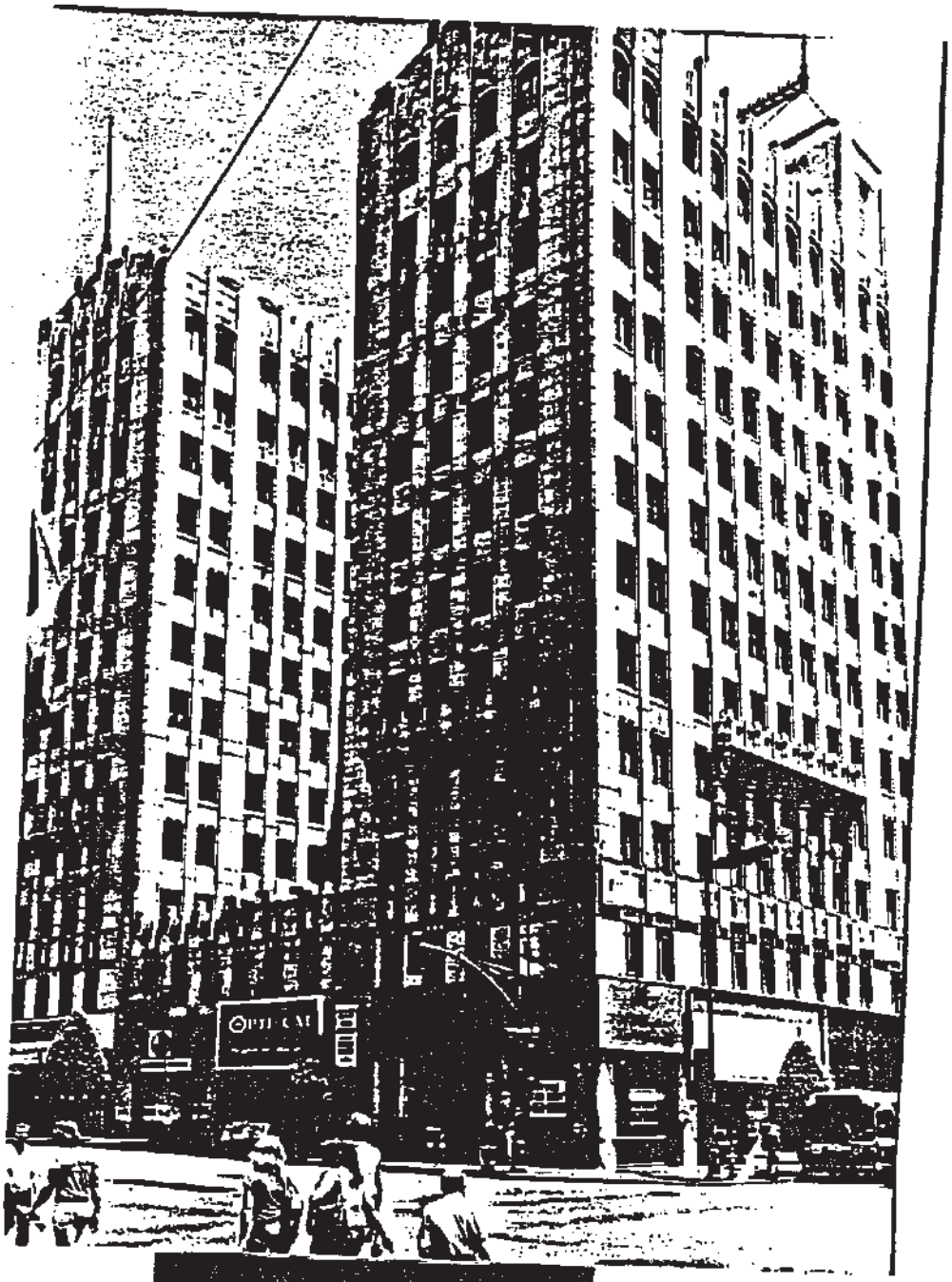
The Hollywood Equitable Building was the third height-limit building to be erected at the corner of Hollywood and Vine, establishing that characteristic streetscape for decades thereafter. In its original condition, the building was an early example of a mixture of what might be called Gothic and Classical Moderne. Now only the Medieval aspects remain. It was designed by Aleck Curlett, a major Southern California designer. With his partner, Claude Beelman, he designed a large number of commercial buildings including the Union Oil Building, a number of industrial buildings including the Firestone Tire and Rubber plant, and finally the Elks Building, considered his masterpiece.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:
Architectural Digest, (1929): 96-97; Los Angeles Times, Pt. V (9-30-28): 1; L.A. Times, Pt. V (5-19-24); L.A. Times, Pt. V (5-18-29): 5; L.A. Times, Pt. V (1-11-31): 5.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)


OPTICAL



Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-333-HCM
ENV-2015-334-CE

HEARING DATE:	February 5, 2015
TIME:	10:00 AM
PLACE:	City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012

Location: 6253 W. Hollywood Boulevard
Council District: 13
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood United
Legal Description: Lot LT1 of TR 060544-C

PROJECT: Historic-Cultural Monument Application for the BANK OF HOLLYWOOD/EQUITABLE BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Michael McLeod
4730 Woodman Avenue, #200
Sherman Oaks, CA 91423

APPLICANT: Robert Chattel, AIA and Shane Swerdlow
13417 Ventura Boulevard
Sherman Oaks, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.

2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Nels Youngborg, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in two phases, the Bank of Hollywood is a Late Gothic Revival and Art Deco building, completed first in 1929, and later addition in 1931. It is a commercial skyscraper with a U-shaped tower atop a rectangular plan occupying the near entirety of the parcel.

The exterior of the building exhibits many character-defining features of the Late Gothic Revival and Art Deco styles, including:

- Rectangular massing with emphasis on verticality created by slightly projecting piers
- Wrought iron flourishes, including tall finials and cresting
- Emphasis on verticality
- Steeply pitched roof with finials, pinnacles, towers and spires
- Decorative spandrel panels
- Terra cotta ornamentation in the shape of flowers, shields, and grotesques

The subject property was designed by prominent Californian architect Alex Curlett. Notably, this building was designed solely by Curlett, while many of his other works were completed through partnerships. Other designs, in collaboration with other architects such as Claude Beelman, include the following:

- Union Bank & Trust Company (1922), Los Angeles. HCM #1030
- Roosevelt Building (1923), Los Angeles. HCM #355
- Farmers' and Merchants' Bank Building (1923), Long Beach. Long Beach Historic Landmark
- Cooper Arms Apartments (1923), Long Beach. National Register, Long Beach Historic Landmark
- Culver Hotel (1924), Culver City. National Register, Culver City Landmark
- Security Pacific National Bank Branch (1924), Pasadena. Pasadena Historic Landmark
- Park Plaza Hotel (1924), Los Angeles. HCM #267
- Heinsbergen Decorating Company Office (1928), Los Angeles. HCM# 275

The subject property is a contributor to the Hollywood Commercial and Entertainment National Register Historic District (NHRP# 19850404). Between 1915 and 1935, Hollywood Boulevard was transformed from a residential street of stately homes to a bustling commercial center. The concentration of the buildings on Hollywood Boulevard is a microcosm of the era's significant architectural styles, and the streetscape and massing of buildings, with few intrusions, are reminiscent of development patterns of the period.

The street level exterior was altered in the 1950s.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style

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

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Bank of Hollywood / Equitable Building			Former name of property	
Other Associated Names: The Lofts at Hollywood and Vine				
Street Address: 6253 W. Hollywood Boulevard		Zip: 90028	Council District: 13	
Range of Addresses on Property: 6253-6263 W. Hollywood Boulevard; 1		Community Name: Hollywood		
Assessor Parcel Number: 5546030BRK	Tract: TR 060544-C		Block: None	Lot: LT 1
Identification cont'd: N/A				
Proposed Monument Property Type: ● Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: N/A				

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1929-1931 ● Factual Estimated		Threatened? None	
Architect/Designer: Aleck Curlett		Contractor: Seafield-Twaits Engr. Co.	
Original Use: Commercial		Present Use: Mixed (commercial and residential)	
Is the Proposed Monument on its Original Site? ● Yes	No (explain in section 7)	Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Gothic Revival		Stories: 12	Plan Shape: Rectangular
FEATURE	*PRIMARY*	*SECONDARY*	
CONSTRUCTION	Type: Concrete poured/precast	Type: Select	
CLADDING	Material: Terra cotta	Material: Select	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Casement	Type: Select	
	Material: Steel	Material: Select	
ENTRY	Style: Recessed	Style: Select	
DOOR	Type: Double	Type: Select	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
	See detailed alteration history in section 7A, Proposed Monument Description
1929	First phase constructed
1931	Second phase constructed
1948	Curved canopy added at northermost storefront at west elevation
1950-1970	Storefronts and interior public spaces, including main lobby modernized
1969	Front entrance redesigned, elevator cabs replaced
1999-2001	Incompatible exterior and main lobby alterations removed; original features reconstructed
2004-2005	Adaptive reuse project converting upper floors to residential condominiums

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

	Listed in the National Register of Historic Places	
	Listed in the California Register of Historical Resources	
✓	Formally determined eligible for the National and/or California Registers	
	Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations: Hollywood Boulevard National Register district contributor		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
✓	Reflects the broad cultural, economic, or social history of the nation, state, or community
✓	Is identified with historic personages or with important events in the main currents of national, state, or local history
✓	Embodies the distinguising characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
✓	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attech them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Robert Chattel, AIA and Shane Swerdlow	Company: Chattel, Inc. | Historic Preservation Consultants	
Street Address: 13417 Ventura Boulevard	City: Sherman Oaks	State: CA
Zip: 91423	Phone Number: 818.788.7954	Email: shane@chattel.us

Property Owner Is the owner in support of the nomination? ● Yes No Unknown

Name: Michael McLeod	Company: The Lofts at Hollywood and Vine HOA	
Street Address: 4730 Woodman Avenue #200	City: Sherman Oaks	State: CA
Zip: 91423	Phone Number: 818.981.1802	Email: mm@lbpm.com

Nomination Preparer/Applicant's Representative

Name: Robert Chattel, AIA and Shane Swerdlow	Company: Chattel, Inc. | Historic Preservation Consultants	
Street Address: 13417 Ventura Boulevard	City: Sherman Oaks	State: CA
Zip: 91423	Phone Number: 818.788.7954	Email: shane@chattel.us

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

1. ✓ Nomination Form
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✓ Additional, Contemporary Photos
8. ✓ Historical Photos
9. ✓ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Shane Swerdlow, Historic Preservation Planner, Chattel, Inc. — Name:

11/3/14 — Date:

Shane Swerdlow — Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

WRITTEN STATEMENTS

This section includes written statements A and B; bibliography; maps and building permits (Attachment A); contemporary photos (Attachment B); and historic images (Attachment C).

7. WRITTEN STATEMENTS

A. PROPOSED MONUMENT DESCRIPTION

Setting
The subject property is located at the northeast corner of the intersection of Hollywood Boulevard and Vine Street (Hollywood and Vine) in a dense, urban setting (Attachment A, Figure 1 and Attachment B, Photo 1). It includes a 12-story building that occupies nearly the entire rectangular parcel. The building abuts the public right-of-way to the south and west. A narrow, concrete walkway separates the building from adjacent development to the north, and a surface parking lot enclosed by contemporary stucco clad pilasters, shrubs, and a gate is located to the east. Landscaping includes street trees.

Exterior



South and west elevations, view northeast (Chattel 2014)

Designed in the Gothic Revival, or Neo-Gothic, style with Art Deco elements, the building is reinforced concrete construction. Its exterior is finished in painted, cast stone with select elements, including the lower two stories, articulated in architectural terra-cotta. The first and second stories form a rectangular plinth, above which a U-shaped mass rises around a center light court open to the west. A two-story elevator penthouse with standing seam, copper, hipped roof is located at the southeast corner. Wrought iron cresting extends along the ridge of the penthouse roof, connecting two tall finials. A contemporary, lighted sign attached to a large metal armature is located west of the penthouse and faces north. The remainder of the flat roof, which is covered in rolled asphalt, includes contemporary decks, planters, and mechanical equipment (Photos 14-15). The north, south, and west elevations are all detailed as primary elevations, and the east elevation is unadorned. Fenestration at all elevations consists of steel sash, casement windows surmounted by a transom.

At the south elevation, the first story is five bays wide with a granite bulkhead (Photos 2-6). Storefront openings are filled with contemporary, brake metal systems, and enframements are detailed with decorative engaged columns, corbels in the shape of grotesques, and dimensional relief lintels. Two recessed entrances filled with contemporary double doors and transom are

located in the second and fifth bays from the west. Each entrance is supported by pilasters and surmounted by a slightly projecting panel decorated with flowers and shields. Upper stories are 11 bays wide and have a strong vertical emphasis reinforced by inset spandrel panels and slightly projecting piers. Spandrel panels between the second and third floors are fluted with a shaped top. The shield motif is carried to a band beneath the spandrel panel. At the fifth story, a decorative balconette is supported by corbels in the shape of grotesques and spans the five center bays. At the parapet, above segmentally arched window heads, is a decorative frieze that repeats the flower and shield motifs. The pilasters rise above the parapet and terminate with a shaped top. Two contemporary blade signs extend from the southwest corner of the building.

The west elevation shares similar detailing with the south elevation (Photos 7-9). The first story is six bays wide. The northernmost bay has altered storefronts and a curved, stucco clad canopy. Storefronts at all other bays are similar in configuration and decorative details to those at the south elevation. The second story has 14 bays with six bays grouped together at the center flanked by outer groups of four bays. The spandrel panel between the second and third stories is fluted with a shaped top; at the center, the shaped top forms the parapet. Above the second story, each of the two tower wings is four bays wide. At the fifth story, each wing features a balconette similar to the south elevation. The parapets of the tower wings are gabled and have a decorative frieze, shaped pilasters, and tall finials. The inset portion of the building at the center light court above the second story is set back six bays and is five bays wide with detailing similar to the rest of the elevation. A fire escape is located at the east end of the north-facing wall of the center light court.

The north elevation is 10 bays wide and features similar decorative spandrel panels and parapet (Photos 10-11). A fire escape is located at the east end of the elevation.

The east elevation is primarily unadorned (Photos 12-13). It features concrete at lower stories with board formed finish and painted cast stone at upper stories. Select details from other elevations, including decorative spandrel panels, occur throughout the elevation. Fenestration is confined to the southernmost bay and four bays at the north.

Interior

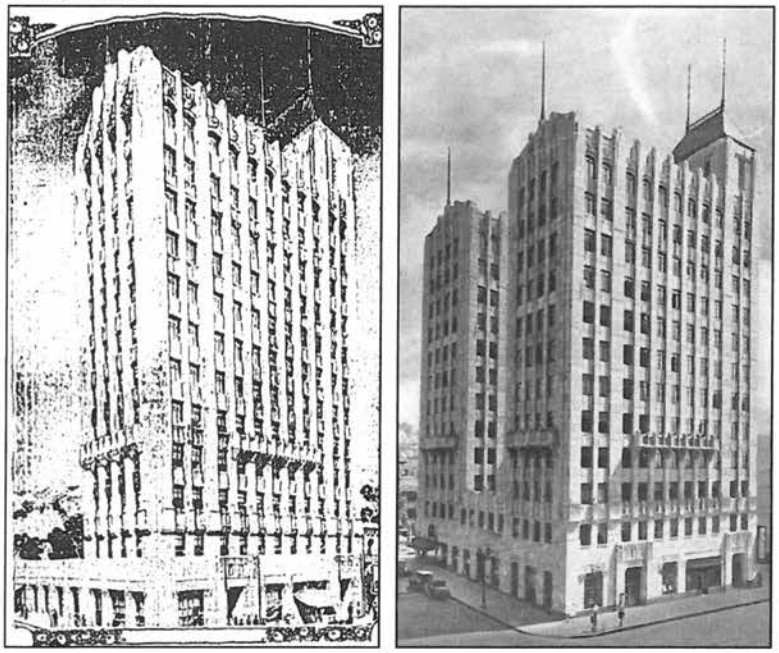


Main lobby, view south (Chattel, 2014)

At the interior, the first floor is occupied primarily by two high volume retail spaces (Photos 23-24). Access to upper floors is provided through the rectangular main lobby, which extends north-south along the east side of the building (Photos 16-22). The main lobby is the most ornate space and Art Deco in character. An entrance vestibule at the south end of the lobby is distinguished by engaged pilasters. Original finishes and features include a mix of marble and stone at floor, walls, and elevator surrounds; decorative moldings; and vaulted ceiling. Contemporary light fixtures hang from the ceiling. Four elevator bays are located along the east wall, each with original, bronze, paneled doors and decorative panels above. Elevator cabs are contemporary with new wood paneled finishes. Three remain in use as operational elevators. At the northernmost elevator bay, the cab has been removed, and the interior space has been sensitively altered to accommodate a mail room. A door at the north end of the lobby provides access to a corridor, which leads to a central stairwell that serves all floors and storage spaces.

The second floor consists of a double-loaded corridor lined with offices. Corridors at the third through twelfth floors serve one- and two-story residential condominiums. Corridor finishes and fixtures at upper floors are generally contemporary and include exposed concrete and carpeted flooring and gypsum board walls and ceilings (Photos 25-28). Office and residential units have a variety of floor plans; however, most feature contemporary finishes, including gypsum board walls and painted concrete flooring and ceilings (Photos 29-35).

Alterations



Renderings showing 1929 (left, Los Angeles Times) and 1931 (right, Los Angeles Public Library) phases

The subject property was constructed in two phases, completed in 1929 and 1931, both designed by architect Aleck Curlett (Figure 2). The 1929 phase consisted of a one-story, rectangular plinth occupying nearly the entire parcel with a rectangular, 11-story tower with two-story elevator penthouse rising from the southernmost portion (Attachment C, Images 1-4). At the interior, the first floor comprised the main lobby and retail stores, including a banking hall at the southwest corner. Offices were located at upper floors. That same year, a rooftop sign structure was added atop the west end of the tower (Image 2).

The 1931 phase expanded the plinth to read as a two-story, rectangular mass.[1] The tower was also expanded with a rear, L-shaped wing to create a U-shaped tower surrounding a center light court open to the west. Exterior design of the 1931 phase matched the 1929 phase (Images 5-14). The rooftop sign structure was removed in 1931 and replaced with a

[1] "Hollywood Skyscraper Will Grow," *Los Angeles Times*, April 9, 1930, A1.

new structure (no longer extant)[2] and a new signage program was introduced, that included bronze signage at the first floor (Image 12) and a blade sign at the southwest corner (Images 8-11).[3]

Tenant changes at first floor retail spaces and upper floor offices occurred frequently and were typically accompanied by interior alterations, including new demising walls and suspended ceilings. Similar alterations were made in public areas, including the main lobby and upper floor corridors. Exterior alterations at storefronts were limited to new channel letter signage and awnings added in the 1930s through 1940s (Images 23-24). The curved, stucco clad canopy above the northernmost storefront at the west elevation was added c. 1948 (Image 25). Sometime between 1950 and 1970, a substantial amount of the first floor, including architectural terra cotta ornamentation, was removed to create larger storefront openings, and new slip cover signage was installed above storefronts (Images 26-29). A 1969 modernization program included redesign of the main entrance, main lobby, and corridors, as well as replacement of elevator cabs.[4]



1958 photo showing storefront alterations and slip cover signage (Los Angeles Public Library)

From 1999 through 2001, substantial work was completed at the exterior and interior as part of a rehabilitation project designed by M2A Architects.[5] Work included removal of most non-historic, incompatible exterior alterations at the first floor, including tile cladding and signage. Extant original elements were retained and repaired. Original fenestration patterns and missing decorative elements were accurately reconstructed, based on documentary and physical evidence. Exterior cast stone and architectural terra cotta were painted, and two new blade signs were added at the southwest corner. A new rooftop sign armature was constructed at the location of the earliest rooftop sign. Inside the main lobby, contemporary tile flooring and suspended ceilings were removed to reveal original marble and vaulted ceiling, which were restored. Contemporary Formica finishes were also removed from elevator cabs, which were redesigned with new wood paneling inspired by the original.

Additional rehabilitation work was completed from 2004 through 2005 as part of an adaptive reuse project designed by Killefer Flammang Architects (Images 30-33).[6] Exterior work included cleaning and repairing architectural terra cotta, cast stone, and steel sash windows; installation of uplighting at the third and fifth floors of the north, south, and west elevations; and construction of a deck and outdoor common space at the roof. Interior work included construction of new reinforced concrete shear walls and moment frames at perimeter walls, and new mechanical, electrical, and plumbing systems. All elevator equipment was removed from the northernmost elevator bay, which was repurposed at the first floor as a mail room. At upper floors, elevator lobbies and the central stairwell

[2] "Building Adds Tallest Sign," *Los Angeles Times*, April 19, 1931, D4.
[3] "'Equitable' New Name of Building," *Los Angeles Times*, March 15, 1931, D3.
[4] "Expansions and Remodeling," *Los Angeles Times*, November 2, 1969, M7.
[5] "Peeling Back History," *Los Angeles Business Journal*, October 8, 2001.
[6] Description of work is based on a Construction Set of drawings prepared by Killefer Flammang Architects dated November 1, 2005.

were retained; while the remaining portions of corridors and tenant spaces were removed. New corridors were constructed proximate to their original locations and finished with gypsum board at walls and ceilings and carpeted or exposed concrete flooring. New offices and tenant amenities were added at the second floor. A combination of one- and two-story residential units were added at all other floors. Within units, structural concrete at floors, columns, and ceilings was exposed and painted.

Although the subject property has undergone alterations, it retains integrity, especially at its exterior and interior common areas. Work completed from 1999 through 2001 removed most incompatible alterations and restored decorative elements, and subsequent work has sensitively accommodated new uses while preserving historic character.

B. STATEMENT OF SIGNIFICANCE

Prominently situated at the northeast corner of the iconic Hollywood and Vine intersection, the Bank of Hollywood / Equitable Building is a contributor to the National Register of Historic Places (National Register)-listed Hollywood Boulevard Commercial and Entertainment District, which comprises an intact grouping of architecturally and culturally significant commercial buildings constructed during the 1920s and 1930s that exhibit an eclectic mix of Art Deco and Period Revival architectural styles and are closely associated with development of the motion picture industry. The subject property is eligible for Historic-Cultural Monument (HCM) designation for exemplifying all Cultural Heritage Ordinance Criteria:

- **Reflects the broad cultural, economic, or social history of the nation, state, or community:** its construction anchored development of Hollywood and Vine and immediately surrounding blocks as the epicenter for Hollywood's finance and entertainment industries.
- **Is identified with historic personages or with important events in the main currents of national, state, or local history:** among the many ad and talent agents housed in the subject property was Myron Selznick, who established himself as one of the first and most influential agents in the entertainment industry while working at the building.
- **Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction:** it is an exceptional example of Gothic Revival, or Neo Gothic, and Art Deco architectural styles applied to a commercial skyscraper.
- **A notable work of a master builder, designer, or architect whose individual genius influenced his or her age:** it is an important work in the extensive portfolio of master architect Aleck Curlett.

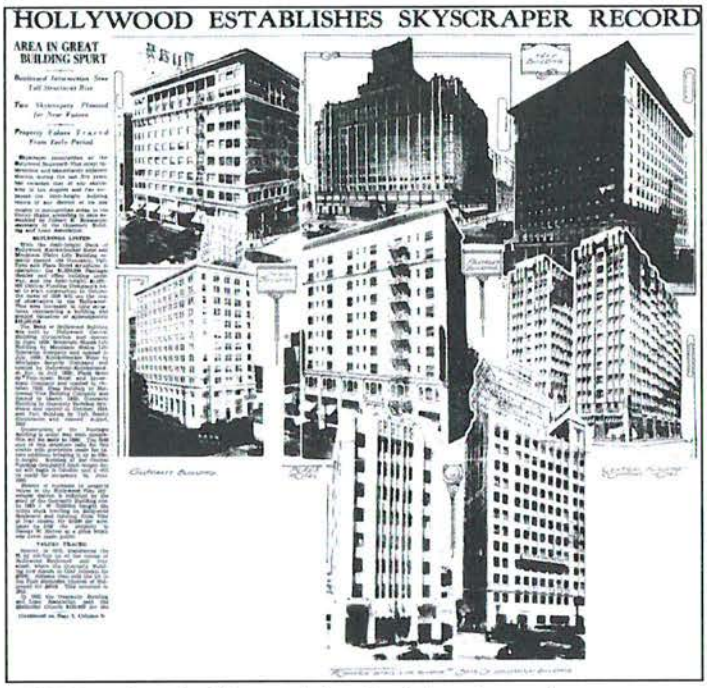
Following is history of the building and evaluation of how it satisfies each of the above-listed criteria.

Building History and Role in Hollywood Development

Construction of the subject property anchored development of Hollywood and Vine and immediately surrounding blocks as the epicenter for Hollywood's finance and entertainment industries. The subject property was built in two phases, completed in 1929 and 1931, both designed by architect Aleck Curlett. It was developed by Samuel Kress, who owned a national chain of five and dime department stores, and G.R. Dexter, who served as President of the Guaranty Building and Loan Association. Upon completion of the 1929 phase, the building contained 27,800 square feet of office space above the first floor, which housed retail.[7] A banking hall at the southwest corner was occupied by Bank of Hollywood, and the building was, thus, named the Bank of Hollywood Building.[8]

[7] "Skyscraper for Boulevard Corner," *Los Angeles Times*, September 30, 1928, E1.
[8] "Hollywood Deals Grow," *Los Angeles Times*, August 30, 1928, A1.

Soon after construction, a rooftop sign, proclaimed to be the "largest individual Neon sign in the world," was built, advertising the eponymous tenant.[9]


HOLLYWOOD ESTABLISHES SKYSCRAPER RECORD

AREA IN GREAT BUILDING SPURT

1929 *Los Angeles Times* article with photos of new skyscrapers near Hollywood and Vine, including subject property (lower right)

The building was a critical component of the Five-Finger Plan, an infrastructure project conceived in 1928 involving public and private funds, which sought to "metropolitanize" Hollywood as an urban core of height-limit[10] skyscrapers functioning independently from Los Angeles' established commercial and entertainment center in downtown.[11] [12] The project focused on accommodating density through widening of Cahuenga Boulevard and Ivar, Hudson, Cole, and Wilcox Avenues, all of which intersect Hollywood Boulevard.[13] The Hollywood and Vine intersection, which included the Broadway Department Store (built in 1927, 6300 Hollywood Boulevard, HCM No. 664) and Taft (built in 1923, 6280 Hollywood Boulevard, HCM No. 666) buildings at its southwest and southeast corners, respectively, was envisioned as the focal point. As described by Hollywood realtor Thomas D. Barnett in 1928, "Vine Street will be to Hollywood Boulevard what West Seventh Street is to Broadway [in downtown Los Angeles]."[14]

Vision for the Five-Finger Plan rapidly became reality. When the 1929 phase of the subject property was built, Hollywood and Vine ranked just after Wilshire Boulevard and Western Avenue as the City of Los Angeles' busiest intersection.[15] As described in the *Los Angeles Times*, from 1925 to 1929, "skyscraper construction at the Hollywood Boulevard-Vine Street intersection and immediately adjacent thereto… exceeded that of any similar area in Los Angeles"[16] (Images 3-4). Furthermore, during this period, more new skyscrapers were constructed near Hollywood and Vine than any other

[9] "Building Adds Tallest Sign," *Los Angeles Times*, April 19, 1931, D4.
[10] Height limit at the time in the City of Los Angeles was 12 stories.
[11] "Ground Broken for Insurance Unit," *Los Angeles Times*, October 28, 1928, E3.
[12] Architectural historian Richard Longstreth calls districts, like Hollywood, that burgeoned outside city centers on a nationwide scale during the 1920s as "Aladdin Cities." These districts were usually tied to strategic locations along streetcar routes, and echoed the city center to which they were adjacent in both layout and appearance. With buildings densely arranged along a primary axis, Aladdin Cities were created with the intention of competing against the established retail and entertainment venues of the city center. See Richard Longstreth, *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles 1920-1950*, (Boston, MA: The MIT Press, 1998), 82.
[13] "Five-Finger Payments to be Made," *Los Angeles Times*, June 9, 1929, E6.
[14] "Vine Street Growth Fast," *Los Angeles Times*, August 19, 1928, F4.
[15] "Skyscraper for Boulevard Corner," *Los Angeles Times*, September 30, 1928, E1.
[16] "Hollywood Establishes Skyscraper Record," *Los Angeles Times*, August 11, 1929, D1.

similarly sized district outside of a downtown area anywhere in the United States; symbolizing Hollywood's ascent to the ranks of the nation's great urban centers.[17]

Prominently located at the northeast corner of Hollywood and Vine, the subject property physically anchored this emerging neighborhood, instantly becoming a recognizable landmark. *Los Angeles Times* articles described locations of new hotels, theaters, and office developments, like the Pantages Theater Building (built in 1930, 6233 Hollywood Boulevard, HCM No. 193) relative to the subject property.[18] Increased demand for office space led to construction of the subject property's second, 1931 phase,[19] more than doubling its size to assume the status of Hollywood's largest office building at the time.[20]

Following construction of the 1931 phase, the subject property quickly achieved 100 percent occupancy, housing diverse retail and office tenants. A unique facet of the subject property was that, in addition to the first floor, retailers also opened stores at upper floors traditionally occupied by office uses.[21] Along with Bank of Hollywood, Jassby Drug Company occupied a retail space at the first floor.[22] Law firm Golden & Kaufman opened an upper floor office[23] and represented a trend of downtown Los Angeles based firms opening Hollywood branches.[24] Other tenants included Log Cabin Lodge, Ltd., which owned and managed a chain of log cabin themed motor lodges throughout the West, and Beauty Arts Institute, a beauty products merchandiser.[25] Butler Health Institute operated a health spa at the twelfth floor, which included a rooftop solarium and squash court. Among these diverse tenants, the majority of businesses represented finance and entertainment, solidifying the status of Hollywood and Vine and the subject property as Hollywood's epicenter for these industries.

The building's primary finance industry tenant was Bank of Hollywood, which formed in 1926 as a successor to the Central Commercial and Savings Bank of Los Angeles.[26] Its location at the subject property was among the first banks to have a slot and chute at the street where customers could make deposits after hours.[27] The bank also included a brokerage room that maintained regular communication with Wall Street brokers in New York City (Images 15-17).[28] While initial performance of Bank of Hollywood was strong,[29] the company ran into monetary trouble, reorganized, and ultimately closed in 1931.[30] California Bank, which was operating a branch and offices at 6544 Hollywood Boulevard,[31] as well as locations in downtown Los Angeles, Beverly Hills, and San Pedro,[32] moved its Hollywood branch to the former Bank of Hollywood space that same year. As described in the *Los Angeles Times*, California Bank's arrival, along with existing Bank of America and Security First National Bank branches at Hollywood and Vine, made the intersection "one of the greatest sectional business centers in America," with combined resources of these three

[17] "Hollywood Establishes Skyscraper Record," *Los Angeles Times*, August 11, 1929, D1.
[18] "Hollywood to Resound in Activity," *Los Angeles Times*, September 1, 1929, D3.
[19] "Hollywood Skyscraper Will Grow," *Los Angeles Times*, April 9, 1930, A1.
[20] "Building in Hollywood Purchased," *Los Angeles Times*, January 31, 1931, A2.
[21] "Specialty Shop Space Taken in Office Building, " *Los Angeles Times*, April 26, 1931, D3.
[22] "Leases Closed in Hollywood" *Los Angeles Times*, April 12, 1931, D5.
[23] "Golden Opens New Office," *Los Angeles Times*, July 15, 1931, A7.
[24] "Opening of Skyscraper Announced," *Los Angeles Times*, January 11, 1931, D5.
[25] "Three Leases Reported," *Los Angeles Times*, October 4, 1931, D3.
[26] "Bank Name Changed at Hollywood," *Los Angeles Times*, November 19, 1926, 12.
[27] "Building to Open," *Los Angeles Times*, April 22, 1929, 17.
[28] Gregory Paul Williams, *The Story of Hollywood*, (Los Angeles, CA: BL Press LLC, 2005), 154-155.
[29] "Banking Expansion Told," *Los Angeles Times*, December 29, 1929, E4.
[30] "Hollywood Bank Suspends," *Los Angeles Times*, December 9, 1930, A2.
[31] "Honor Luncheon Planned," *Los Angeles Times*, July 26, 1931, D2.
[32] "Profits of California Bank Gain," *Los Angeles Times*, January 14, 1932, 12.

branches reaching $1,832,479,710 in 1931.[33] Other finance industry tenants at the subject property included William B. Hawkes & Co. Ltd. Investments and Bateman, Eichler & Co.[34] These tenants played a critical role in Hollywood's economic development, and many specialized in funding the entertainment industry. Nevertheless, the mix of ad and talent agencies based in the building were what made it most famous.

As the subject property was within walking distance of the nation's most important radio studios, including NBC Radio City and CBS Columbia Square, some of its earliest entertainment industry tenants were ad agencies, like Williams Esty & Company and Young & Rubicam.[35] Talent agents were also well represented, and included Harry Weber & Co. and Homes C. Walton.[36] Among these tenants was Myron Selznick (discussed in more detail in this nomination under a separate criterion), who opened an office occupying the entire seventh floor in 1931 and quickly became one of the industry's most influential agents.[37] The regular presence of celebrities meeting with agents, made Hollywood and Vine and the subject property popular destinations for tourists. A 1937 *Los Angeles Times* article from the perspective of a disgruntled Angelino captures the essence of life at the intersection with a hypothetical, yet quintessential, scene in which a vacationer "is trampling over old ladies and babes in arms" in order to get an autograph from actor Joel McCrea, who "innocently emerges from the Equitable Building [the name of the subject property after Bank of Hollywood's closure] minding his own business and thinking of nothing except the conference he's just had with his agent."[38]

From the 1930s through 1960s, the subject property underwent several ownership changes; however, it sustained its prominent role in the district with a distinguished tenant mix.[39] In 1931, after Bank of Hollywood closed, the building was sold to real estate investor William M. Davey for more than $1.5 million.[40] Davey owned a number of residential and office buildings in and around Hollywood, including Castle Argyle Arms (built in 1928, 1919 N. Argyle Avenue, extant) and The Kensington (built in 1928, 1825 N. Kingsley Drive, extant).[41] He renamed the subject property the Equitable Building, which was not an eponym for any tenant, and a variety of improvements were completed, including new bronze signage at the exterior of the first floor.[42] A roof garden was also constructed above the second floor.[43] Its tranquil landscape and annual spring presence of hummingbirds, which had "chosen the film capital with its publicity and lack of privacy as the best of all places for being perfectly natural," became familiar features for many who worked at the subject property and nearby buildings.[44]

New York based publisher Vantage Press opened its West Coast office in 1950 in the building.[45] In 1954, the subject property was sold to Louis J. Glickman, a real estate investor from New York as part of $13 million deal that included six buildings.[46] This reflected a growing trend of New York firms investing in California real estate.[47]

---

[33] "Bank Moves Aid Area at Vine Street," *Los Angeles Times*, August 2, 1931, D3.
[34] "Security House Extends Field," *Los Angeles Times*, July 19, 1934, 12.
[35] Williams, 259 and 275.
[36] "Bank Building Office Rental Deals Closed," *Los Angeles Times*, March 8, 1931, D4.
[37] "Bank Building Office Rental Deals Closed," *Los Angeles Times*, March 8, 1931, D4.
[38] "Tourists," *Los Angeles Times*, October 3, 1937, I6.
[39] "Inquiries for Purchases and Rentals Grow," *Los Angeles Times*, March 29, 1931, D2.
[40] "Building in Hollywood Purchased," *Los Angeles Times*, January 31, 1931, A2.
[41] "Davey Honored at Skyscraper Club Meeting," *Los Angeles Times*, February 22, 1931, D3.
[42] "'Equitable' New Name of Building," *Los Angeles Times*, March 15, 1931, D3.
[43] "Office Unit Has Garden," *Los Angeles Times*, December 6, 1931, D4.
[44] "Office Building Bird Tenants Return to Raise New Family," *Los Angeles Times*, June 1, 1938, A5.
[45] "Publishing Firm Opens Office Here," *Los Angeles Times*, November 5, 1950, D7.
[46] "6 Office Buildings Sold for 13 Million," *Los Angeles Times*, August 16, 1954, A1.
[47] "State Realty Market Lures N.Y. Investors," *Los Angeles Times*, October 2, 1955, F6.

In 1969, the building underwent a $1 million renovation, that included modernization work at the exterior and interior to house accounting, credit, and computer divisions for Capitol Records, which was headquartered at the Capitol Records Building just north of the subject property (built in 1956, 1750 Vine Street, HCM No. 857). Capitol Records occupied 44,500 square feet at the third through eighth floors.[48]

The subject property was not exempt from a period of decline and high vacancy that changed the character of Hollywood from the late 1960s through late 1990s, when many of the area's residents and businesses, including those in the finance and entertainment industries, left the district for other parts of the region.[49] Nevertheless, the subject property was one of the first buildings to undergo substantial rehabilitation and investment, ushering in a new chapter of Hollywood development. The 1999-2001 rehabilitation project, which included accurate reconstruction of missing original elements at the first floor, was completed by owner Gilmore Associates and M2A Architects, both of whom specialize in preservation of historic buildings in the West.[50] The 2004-2005 adaptive reuse project that converted offices above the second floor into residential condominiums was completed by Palisades Development Group and Killefer Flammang Architects. Through these projects, the subject property has anchored a period of rehabilitation and adaptive reuse of existing buildings and construction of new developments in Hollywood, much like it did when Hollywood and Vine initially emerged as the epicenter for the area's finance and entertainment industries.

Myron Selznick

Among the ad and talent agents housed in the subject property was Myron Selznick (1898-1944), who established himself as one of the first and most influential agents in the entertainment industry while working at the building. Born in Pittsburgh, Pennsylvania, Selznick was the son of film executive Lewis Selznick and brother of distinguished producer David Selznick. After studying at Columbia University in the City of New York (Columbia), he worked for his father's New York based company, focusing on film exhibition, distribution, and production. In 1923, Selznick and his brother founded their own production company in Hollywood, representing the important geographic shift of the industry from New York to Los Angeles.[51]

In 1931, Selznick partnered with Frank Joyce to establish Joyce-Selznick, Ltd., one of the first talent agencies in Los Angeles, occupying the entire seventh floor of the subject property.[52] The firm later operated as Myron Selznick, Ltd., and Myron Selznick Corp. During his time working at the subject property, Selznick emerged as one of Hollywood's most powerful agents, handling contracts, schedules, and legal matters for famous actors, including Gary Cooper, Henry Fonda, Boris Karloff, Laurence Olivier, and George Raft.[53]

Through his aggressive negotiation tactics, Selznick was credited for the rapid rise of actors' salaries in the 1930s; the most notable contract he arranged was for Constance Bennett, involving a $30,000 weekly salary.[54] A technique he pioneered that contributed to this rise was the percentage-of-profits arrangement, in which his clients earned a percentage of revenue generated by the films in which they appeared.[55] Selznick's success resulted in construction of larger facilities for his firm at the

---

[48] "Expansions and Remodeling," *Los Angeles Times*, November 2, 1969, M7.
[49] Williams, 382.
[50] "Peeling Back History," *Los Angeles Business Journal*, October 8, 2001.
[51] "Selznick May Quit Company," *Los Angeles Times*, February 27, 1923, III10.
[52] "Bank Building Office Rental Deals Closed," *Los Angeles Times*, March 8, 1931, D4.
[53] Williams, 190.
[54] "Myron Selznick Dies; Funeral Set for Today," *Los Angeles Times*, March 24, 1944, A1.
[55] "Myron Selznick Dies; Funeral Set for Today," *Los Angeles Times*, March 24, 1944, A1.

juncture of Doheny Drive, Santa Monica Boulevard, and Melrose Avenue in what is now the City of West Hollywood in 1939.[56] He also operated offices in New York City and Fort Lee, New Jersey.

Selznick died in 1944 at the peak of his career, when he had over 300 clients. As described in the *Los Angeles Times*, "Selznick's sudden death automatically dissolved the monopoly," allowing competitors and newer firms like William Morris (now William Morris Endeavor, WME) and Music Corporation of America (MCA) to emerge as the industry's power players.[57] He was survived by his ex-wife, actress Marjorie Daw, and daughter Joan.

Gothic Revival and Art Deco Architecture
The subject property is an exceptional example of Gothic Revival and Art Deco architectural styles applied to a commercial skyscraper. It plays a significant role contributing to the National Register-listed Hollywood Boulevard Commercial and Entertainment District, which comprises an intact grouping of commercial buildings constructed during the 1920s and 1930s that exhibit an eclectic mix of Art Deco and Period Revival architectural styles.

Also called Neo-Gothic, Gothic Revival architecture was one of many popular Period Revival styles, including Spanish Colonial, Châteauesque, Norman, and Tudor Revival, in the 1920s and 1930s, when American architects were trained in the tradition of *l'Ecole des Beaux Arts*, a group of influential French design institutions that emphasized literal representation of European precedents. Gothic Revival architecture was specifically inspired by elaborate medieval buildings and conveyed a sense of wealth and permanence that made it popular for buildings housing financial institutions. Emphasis on verticality also made the style well suited for skyscraper design. Other Gothic Revival financial buildings in Hollywood include the Hollywood Professional Building (built in 1925, 7046 Hollywood Boulevard, HCM No. 876) and First National Bank of Hollywood Building (built in 1928, 6777 Hollywood Boulevard, extant). The subject property exhibits the following character-defining features of this style:

- Rectangular massing with emphasis on verticality created by slightly projecting piers;
- Copper, hipped roof at penthouse;
- Exterior cast stone and architectural terra cotta cladding;
- Decorative spandrel panels;
- Wrought iron flourishes, including tall finials and cresting; and,
- Cast stone and architectural terra cotta ornamentation in the shape of flowers, shields, and grotesques.

In contrast to other Gothic Revival buildings, the subject property has a refined, modern aesthetic in the spirit of Art Deco style, which became increasingly popular during the era of construction. Art Deco embraced materials, like aluminum and stainless steel, and forms, like vertical lines, polygons, chevrons, and sunbursts, that were associated with technological innovation. It therefore exuded a cutting-edge quality that complimented and conveyed Hollywood's trend-setting character, exemplified by developments like the Pantages Theater Building. In addition to the vertical emphasis at its exterior, the subject property exhibits a number of Art Deco forms and motifs in the vaulted ceiling, moldings, and engaged pilasters of its main lobby.

Aleck Curlett
The subject property is an important work in the extensive portfolio of master architect Alexander Edward Curlett, known as "Aleck" (1881-1942). He was born in San Francisco to parents William

[56] "Building Completed," *Los Angeles Times*, August 6, 1939, E4.
[57] Lesley Mason, "50 Years in Filmland," *Los Angeles Times*, June 9, 1958, B5.

Curlett, a distinguished architect, and Celia Eisen.[58] After graduating from Columbia, Curlett worked independently and also partnered with his father (William Curlett and Son) and later with renowned architect Claude Beelman (Curlett & Beelman). Based in Beverly Hills, Curlett & Beelman worked together from 1919 through 1929 to design large commercial and multi-family residential buildings throughout the West.[59] Their buildings, which exhibited Beaux Arts, Period Revival, and Art Deco styles, were often prominently situated at busy intersections and thus played critical roles anchoring and defining surrounding urban environments. Many are designated as HCMs and listed in the National Register.

Following is a list of some of the most significant buildings attributed to Curlett:

Table 1: Buildings Attributed to Aleck Curlett

Name	Address	Year Built	Designation(s)	Other Information
Villa Montalvo	15400 Montalvo Road, Saratoga, CA	1912	National Register listed	Designed by William Curlett and Son
Union Bank & Trust Company Building	760 S. Hill Street, Los Angeles, CA	1922	HCM No. 1030	Designed by Curlett and Beelman
Roosevelt Building	727 W. Seventh Street, Los Angeles, CA	1923	National Register listed, HCM No. 355	Designed by Curlett and Beelman
Farmers' and Merchants' Bank Building	302 Pine Avenue, Long Beach, CA	1923	Long Beach Historic Landmark	Designed by Curlett and Beelman[60]
Cooper Arms Apartments	455 E. Ocean Boulevard, Long Beach, CA	1923	National Register listed, Long Beach Historic Landmark	Designed by Curlett and Beelman
Pershing Square Building	448 S. Hill Street, Los Angeles, CA	1923	National Register eligible (Section 106)	Designed by Curlett and Beelman
Culver Hotel	9400 Culver Boulevard, Culver City, CA	1924	National Register listed, Culver City Landmark	Designed by Curlett and Beelman
Security Pacific National Bank Branch	230-234 E. Colorado Boulevard, Pasadena, CA	1924	Pasadena Historic Landmark	Designed by Curlett and Beelman
Park Plaza Hotel	607 S. Park View Street, Los Angeles, CA	1924	HCM No. 267	Designed by Curlett and Beelman
Security Pacific National Bank Building	102-110 Pine Avenue, Long Beach, CA	1925	Long Beach Historic Landmark	Designed by Curlett and Beelman
Pacific Coast	850 E. Ocean	1927	Previously	Designed by

[58] Pacific Coast Architecture Database.
[59] Historic Resources Group, *HCM Application for Union Bank & Trust Company Building*, (Pasadena, CA: Historic Resources Group, 2012).
[60] "More Buildings at Long Beach," *Los Angeles Times*, May 6, 1923, V11.

Club	Boulevard, Long Beach, CA		National Register listed, demolished	Curlett and Beelman
Hotel Mayfair	1256 W. Seventh Street, Los Angeles, CA	1927	None	Designed by Curlett and Beelman
Heinsbergen Decorating Company Office	7415 Beverly Boulevard, Los Angeles, CA	1928	National Register, HCM No. 275	Designed by Curlett and Beelman
Board of Trade Building	111 W. Seventh Street, Los Angeles, CA	1929	National Register listed	Designed by Curlett and Beelman

Most buildings in Curlett's portfolio are attributed to his partnerships. The subject property is a rare example of a building attributed exclusively to Curlett. After designing the subject property, Curlett spent the remainder of his career in the public sector. As Director for the Inspection Division of the United States Public Works Administration (PWA), he supervised a $30 million reconstruction and stabilization project addressing school buildings damaged after the 1933 Long Beach Earthquake.[61] From 1933 to 1942, he worked as a Project Manager for the Federal Housing Authority, designing and overseeing construction of housing developments throughout southern California.[62]

[61] Pacific Coast Architecture Database.
[62] "Obituary 2," *Los Angeles Times*, September 8, 1942, A3.

BIBLIOGRAPHY

"6 Office Buildings Sold for 13 Million." *Los Angeles Times*. August 16, 1954. A1.

"Bank Building Office Rental Deals Closed." *Los Angeles Times*. March 8, 1931. D4.

"Bank Moves Aid Area at Vine Street." *Los Angeles Times*. August 2, 1931. D3.

"Bank Name Changed at Hollywood," *Los Angeles Times*, November 19, 1926, 12.

"Banking Expansion Told," *Los Angeles Times*, December 29, 1929, E4.

"Building Adds Tallest Sign," *Los Angeles Times*, April 19, 1931, D4.

"Building Completed." *Los Angeles Times*. August 6, 1939. E4.

"Building in Hollywood Purchased," *Los Angeles Times*, January 31, 1931, A2.

"Building to Open," *Los Angeles Times*, April 22, 1929, 17.

City of Los Angeles. Department of Building and Safety. Building Permits.

"Davey Honored at Skyscraper Club Meeting." *Los Angeles Times*. February 22, 1931. D3.

"'Equitable' New Name of Building," *Los Angeles Times*, March 15, 1931, D3.

"Expansions and Remodeling," *Los Angeles Times*, November 2, 1969, M7.

"Five-Finger Payments to be Made," *Los Angeles Times*, June 9, 1929, E6.

"Golden Opens New Office," *Los Angeles Times*, July 15, 1931, A7.

"Ground Broken for Insurance Unit," *Los Angeles Times*, October 28, 1928, E3.

Historic Resources Group. "HCM Application for Union Bank & Trust Company Building." (Pasadena, CA: Historic Resources Group, 2012).

"Hollywood Bank Suspends." *Los Angeles Times*. December 9, 1930. A2.

"Hollywood Deals Grow," *Los Angeles Times*, August 30, 1928, A1.

"Hollywood Establishes Skyscraper Record," *Los Angeles Times*, August 11, 1929, D1.

"Hollywood Skyscraper Will Grow," *Los Angeles Times*, April 9, 1930, A1.

"Hollywood to Resound in Activity," *Los Angeles Times*, September 1, 1929, D3.

"Honor Luncheon Planned." *Los Angeles Times*. July 26, 1931. D2.

"Inquiries for Purchases and Rentals Grow." *Los Angeles Times*. March 29, 1931. D2.

"Leases Closed in Hollywood" *Los Angeles Times*, April 12, 1931, D5.

Longstreth, Richard. *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles 1920-1950*, (Boston, MA: The MIT Press, 1998), 82.

Mason, Lesley. "50 Years in Filmland." *Los Angeles Times*. June 9, 1958. B5.

"More Buildings at Long Beach." *Los Angeles Times*. May 6, 1923. V11.

"Myron Selznick Dies; Funeral Set for Today." *Los Angeles Times*. March 24, 1944. A1.

"Obituary 2." *Los Angeles Times*. September 8, 1942. A3.

"Office Building Bird Tenants Return to Raise New Family." *Los Angeles Times*. June 1, 1938. A5.

"Office Unit Has Garden." *Los Angeles Times*. December 6, 1931. D4.

"Opening of Skyscraper Announced," *Los Angeles Times*, January 11, 1931, D5.

Pacific Coast Architecture Database.

"Peeling Back History," *Los Angeles Business Journal*, October 8, 2001.

"Profits of California Bank Gain." *Los Angeles Times*. January 14, 1932. 12.

"Publishing Firm Opens Office Here." *Los Angeles Times*. November 5, 1950. D7.

"Security House Extends Field." *Los Angeles Times*. July 19, 1934. 12.

"Selznick May Quit Company." *Los Angeles Times*. February 27, 1923. III10.

"Skyscraper for Boulevard Corner," *Los Angeles Times*, September 30, 1928, E1.

"Specialty Shop Space Taken in Office Building, " *Los Angeles Times*, April 26, 1931, D3.

"State Realty Market Lures N.Y. Investors." *Los Angeles Times*. October 2, 1955. F6.

"Three Leases Reported," *Los Angeles Times*, October 4, 1931, D3.

"Tourists." *Los Angeles Times*. October 3, 1937. I6.

"Vine Street Growth Fast," *Los Angeles Times*, August 19, 1928, F4.

Williams, Gregory Paul. *The Story of Hollywood*. (Los Angeles, CA: BL Press LLC, 2005).

ATTACHMENT A
MAPS AND PERMITS

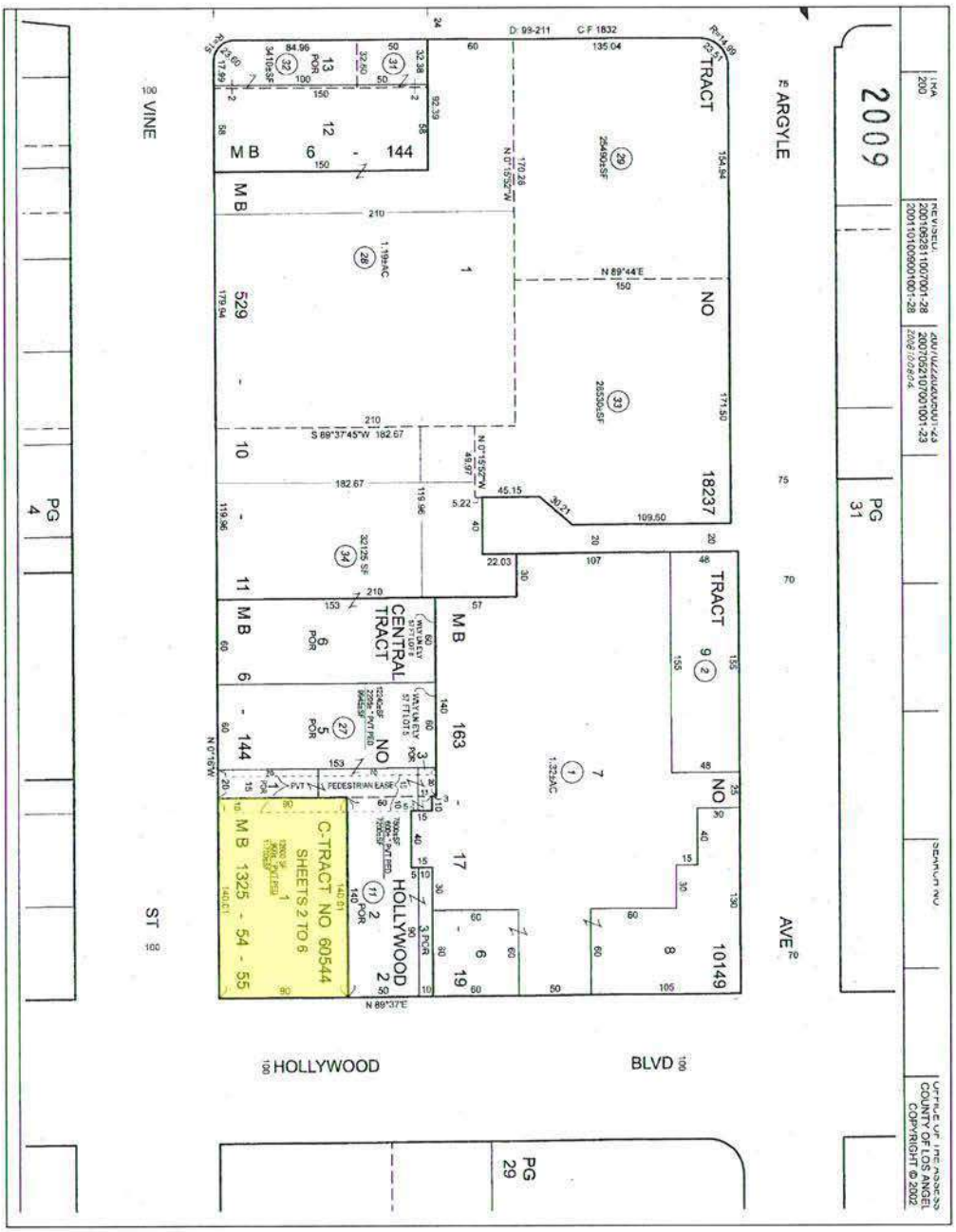
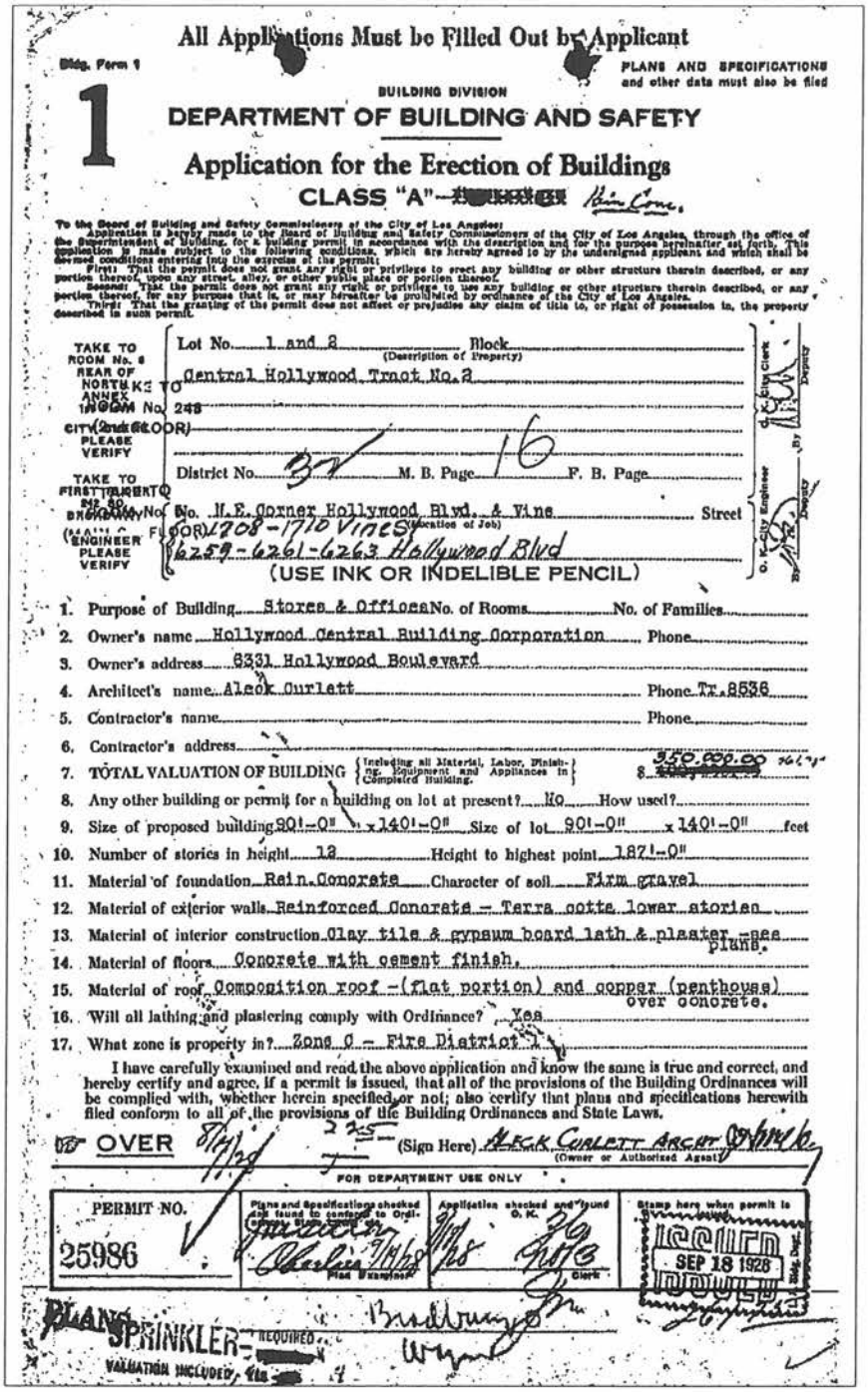


Figure 1: 2009 Los Angeles County Assessor map with subject property identified in yellow

N



All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

1

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" [redacted] Rein Conc.

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 8 REAR OF NORTH ANNEX

TAKE TO ROOM No. 248 CITY HALL (2nd FLOOR)

PLEASE VERIFY

Lot No. 1 and 2 Block (Description of Property)

Central Hollywood Tract No. 2

District No. 37 M. B. Page 16 F. B. Page

TAKE TO FIRST FLOOR BRANCH OFFICE

PLEASE VERIFY

No. N.E. Corner Hollywood Blvd. & Vine Street (Location of Job)

1708-1710 Vine

6259-6261-6263 Hollywood Blvd

(USE INK OR INDELIBLE PENCIL)

O. K.—City Engineer By [redacted] Deputy

Building Clerk By [redacted] Deputy

1. Purpose of Building Stores & Offices No. of Rooms No. of Families
2. Owner's name Hollywood Central Building Corporation Phone
3. Owner's address 6331 Hollywood Boulevard
4. Architect's name Aleck Curlett Phone Tr. 8536
5. Contractor's name Phone
6. Contractor's address
7. TOTAL VALUATION OF BUILDING (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 350,000.00 [redacted]
8. Any other building or permit for a building on lot at present? No How used?
9. Size of proposed building 90'-0" x 140'-0" Size of lot 90'-0" x 140'-0" feet
10. Number of stories in height 13 Height to highest point 187'-0"
11. Material of foundation Rein. Concrete Character of soil Firm gravel
12. Material of exterior walls Reinforced Concrete - Terra cotta lower stories
13. Material of interior construction Clay tile & gypsum board lath & plaster - see plans.
14. Material of floors Concrete with cement finish.
15. Material of roof Composition roof - (flat portion) and copper (penthouse) over concrete.
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? Zone C - Fire District 1

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER 8/14/28 225 (Sign Here) ALECK CURLETT ARCHT

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordi.	Application checked and found O. K.	Stamp here when permit is issued
25986	Plan Examiner 9/14/28	9/14/28 Clerk	ISSUED SEP 18 1928 Bldg. Dept.

PLANS SPRINKLER- [redacted] REQUIRED

VALUATION INCLUDED [redacted]

Figure 2: 1928 permit for original construction

ATTACHMENT B
CONTEMPORARY PHOTOS



Photo 1: Bank of Hollywood / Equitable Building, south and west elevations, view northeast (Chattel 2014)



Photo 2: Bank of Hollywood / Equitable Building, south and west elevations, view northeast (Chattel 2014)



Photo 3: Bank of Hollywood / Equitable Building, south elevation, view north (Chattel 2014)



Photo 4: Bank of Hollywood / Equitable Building, south elevation, view north (Chattel 2014)



Photo 5: Bank of Hollywood / Equitable Building, south elevation, storefront detail, view northeast (Chattel 2014)



Photo 6: Bank of Hollywood / Equitable Building, south elevation, entrance detail, view north (Chattel 2014)



Photo 7: Bank of Hollywood / Equitable Building, west elevation, view east (Chattel 2014)



Photo 8: Bank of Hollywood / Equitable Building, west elevation, light court detail, view west (Chattel 2014)



Photo 9: Bank of Hollywood / Equitable Building, west elevation, storefront detail, view southeast (Chattel 2014)



Photo 10: Bank of Hollywood / Equitable Building, north and west elevations, view southeast (Chattel 2014)



Photo 11: Bank of Hollywood / Equitable Building, north elevation, view south (Chattel 2014)



Photo 12: Bank of Hollywood / Equitable Building, south and east elevations, view northwest (Chattel 2014)



Photo 13: Bank of Hollywood / Equitable Building, east elevation, view northwest (Chattel 2014)



Photo 14: Bank of Hollywood / Equitable Building, roof with sign structure and penthouse, view northeast (Chattel 2014)

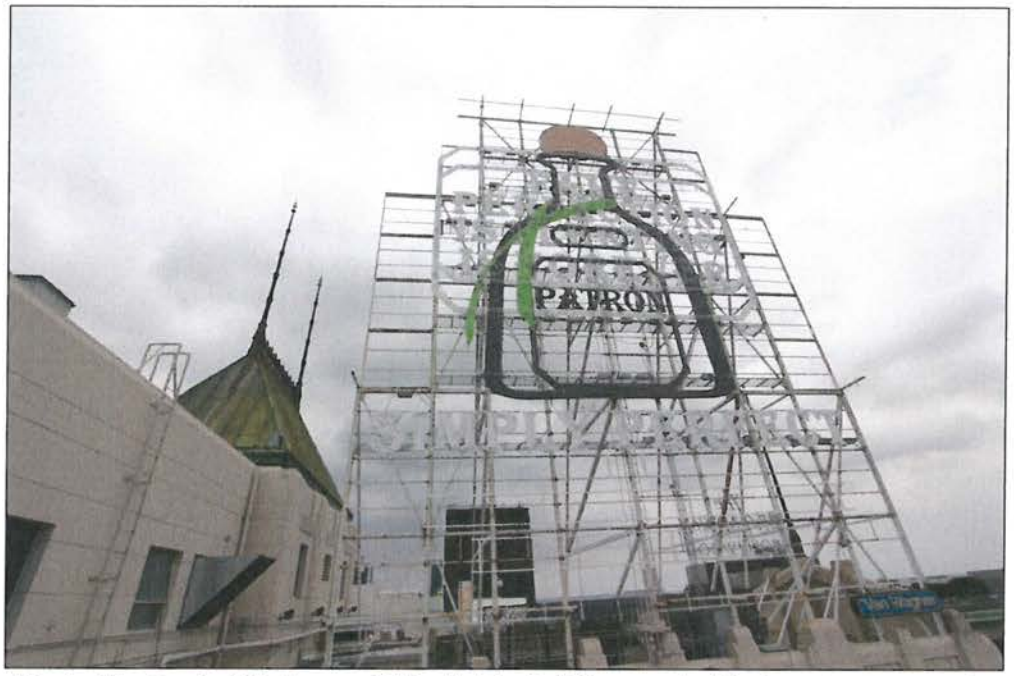


Photo 15: Bank of Hollywood / Equitable Building, roof with sign structure and penthouse, view south (Chattel 2014)



Photo 16: Bank of Hollywood / Equitable Building, main lobby, view north (Chattel 2014)



Photo 17: Bank of Hollywood / Equitable Building, main lobby, view south (Chattel 2014)



Photo 18: Bank of Hollywood / Equitable Building, main lobby, engaged pilaster detail (Chattel 2014)

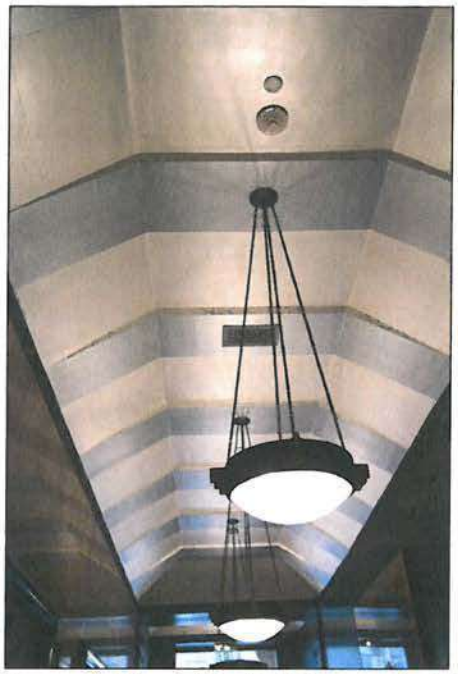


Photo 19: Bank of Hollywood / Equitable Building, main lobby, ceiling detail (Chattel 2014)



Photo 20: Bank of Hollywood / Equitable Building, main lobby, elevator detail (Chattel 2014)



Photo 21: Bank of Hollywood / Equitable Building, main lobby, mail room detail (Chattel 2014)



Photo 22: Bank of Hollywood / Equitable Building, main lobby corridor to stairwell (Chattel 2014)



Photo 23: Bank of Hollywood / Equitable Building, retail space (Chattel 2014)



Photo 24: Bank of Hollywood / Equitable Building, retail space (Chattel 2014)



Photo 25: Bank of Hollywood / Equitable Building, typical upper floor elevator lobby (Chattel 2014)



Photo 26: Bank of Hollywood / Equitable Building, typical upper floor elevator lobby and corridor (Chattel 2014)

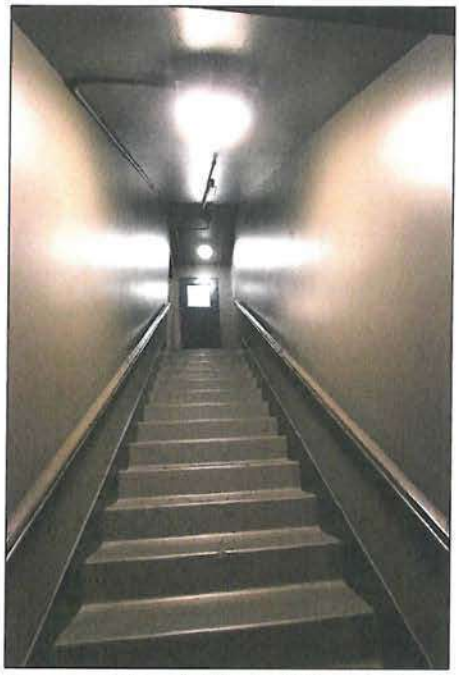


Photo 27: Bank of Hollywood / Equitable Building, typical upper floor staircase (Chattel 2014)



Photo 28: Bank of Hollywood / Equitable Building, typical upper floor corridor (Chattel 2014)



Photo 29: Bank of Hollywood / Equitable Building, typical upper floor unit (Chattel 2014)



Photo 30: Bank of Hollywood / Equitable Building, typical upper floor unit (Chattel 2014)



Photo 31: Bank of Hollywood / Equitable Building, typical upper floor unit (Chattel 2014)



Photo 32: Bank of Hollywood / Equitable Building, typical upper floor unit (Chattel 2014)



Photo 33: Bank of Hollywood / Equitable Building, typical upper floor unit (Chattel 2014)

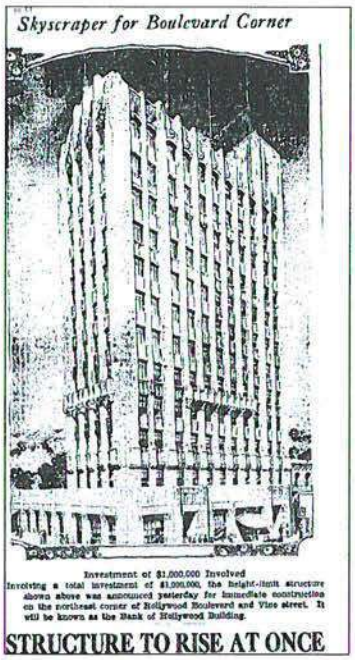


Photo 34: Bank of Hollywood / Equitable Building, typical upper floor unit (Chattel 2014)



Photo 35: Bank of Hollywood / Equitable Building, typical upper floor unit (Chattel 2014)

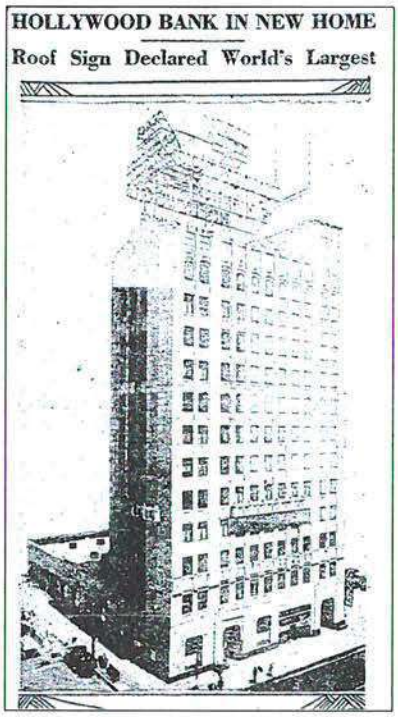
ATTACHMENT C
HISTORIC IMAGES


Skyscraper for Boulevard Corner

Investment of $1,000,000 Involved
Involving a total investment of $1,000,000, the height-limit structure shown above was announced yesterday for immediate construction on the northeast corner of Hollywood Boulevard and Vine street. It will be known as the Bank of Hollywood Building.

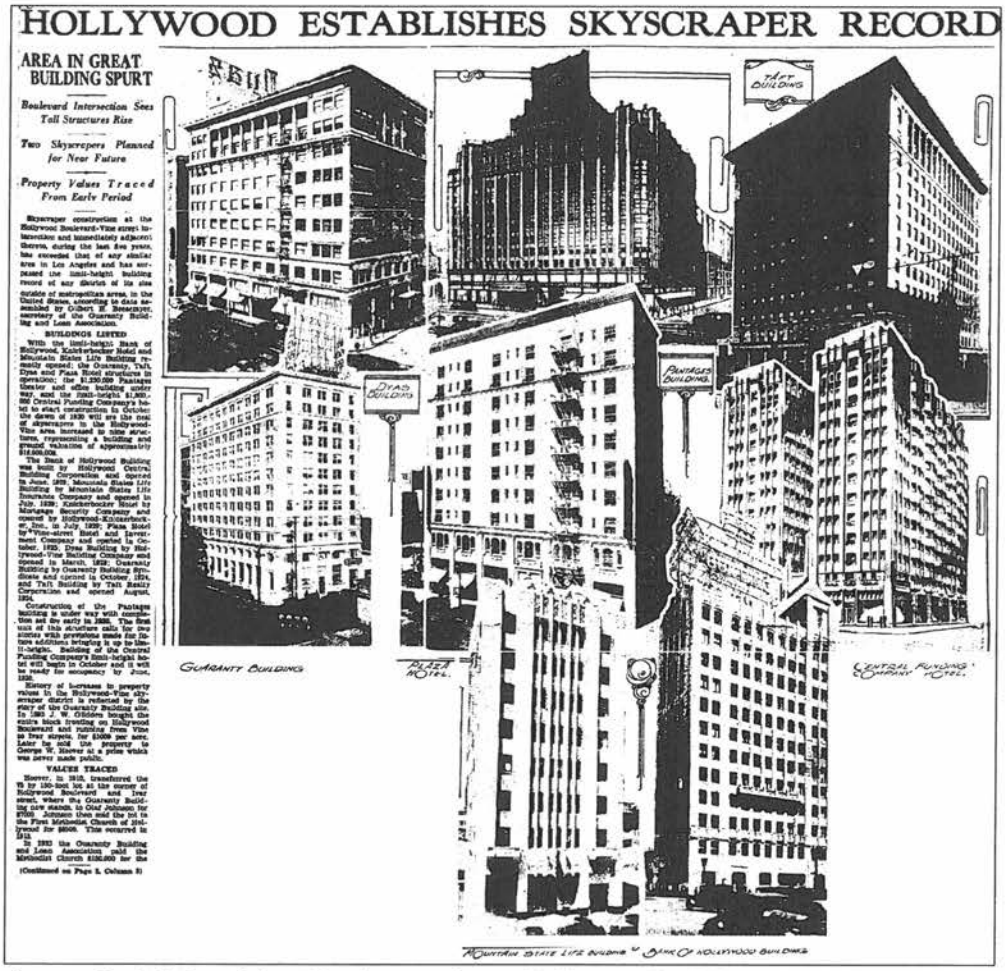
STRUCTURE TO RISE AT ONCE

Image 1: 1928 rendering of south and west elevations, view northeast (Los Angeles Times)


HOLLYWOOD BANK IN NEW HOME

Roof Sign Declared World's Largest

Image 2: 1929 photo of south and west elevations, view northeast, note rooftop sign (Los Angeles Times)



HOLLYWOOD ESTABLISHES SKYSCRAPER RECORD

AREA IN GREAT BUILDING SPURT

Boulevard Intersection Sees Tall Structures Rise

Two Skyscrapers Planned for Near Future

Property Values Traced From Early Period

Skyscraper construction at the Hollywood Boulevard-Vine street intersection and immediately adjacent thereto, during the last few years, has exceeded that of any similar area in Los Angeles and has surpassed the limit-height building record of any district of its size outside of metropolitan areas in the United States, according to data assembled by Gilbert E. Stenecipher, secretary of the Guaranty Building and Loan Association.

BUILDINGS LISTED

With the limit-height Bank of Hollywood, Knickerbocker Hotel and Mountain States Life Building recently opened; the Guaranty, Taft, Dyas and Pinas Hotel structures in operation; the $1,250,000 Pantages theater and office building under way, and the 12<<-height $1,500,000 Central Funding Company's hotel to start construction in October the dawn of 1930 will see the rise of skyscrapers in the Hollywood-Vine area increased to nine structures, representing a building and ground valuation of approximately $18,500,000.

The Bank of Hollywood Building was built by Hollywood Central Building Corporation and opened in June, 1929. Mountain States Life Building by Mountain States Life Insurance Company and opened in July, 1929; Knickerbocker Hotel by Mortgage Security Company and opened by Hollywood-Knickerbocker, Inc., in July 1929; Pinas Hotel by Vine-street Hotel and Investment Company and opened in October, 1928; Dyas Building by Hollywood-Vine Building Company and opened in March, 1928; Guaranty Building by Guaranty Building Syndicate and opened in October, 1924, and Taft Building by Taft Realty Corporation and opened August, 1924.

Construction of the Pantages building is under way with completion set for early in 1930. The first unit of this structure calls for two stories with provisions made for future additions bringing it up to limit-height. Building of the Central Funding Company's limit-height hotel will begin in October and it will be ready for occupancy by June, 1930.

History of increases in property values in the Hollywood-Vine skyscraper district is reflected by the story of the Guaranty Building site. In 1901 J. W. Gibbins bought the entire block fronting on Hollywood Boulevard and running from Vine to Ivar streets, for $1000 per acre. Later he sold the property to George W. Hoover at a price which was never made public.

VALUES TRACED

Hoover, in 1918, transferred the 75 by 150-foot lot at the corner of Hollywood Boulevard and Ivar street, where the Guaranty Building now stands, to Olaf Johnson for $7000. Johnson then sold the lot to the First Methodist Church of Hollywood for $8000. This occurred in 1918.

In 1923 the Guaranty Building and Loan Association paid the Methodist Church $150,000 for the

(Continued on Page 2, Column 8)

GUARANTY BUILDING

PLAZA HOTEL

CENTRAL FUNDING COMPANY HOTEL

MOUNTAIN STATE LIFE BUILDING

BANK OF HOLLYWOOD BUILDING

Image 3: 1929 article with photos of new Hollywood buildings, including subject property at lower right corner (Los Angeles Times)

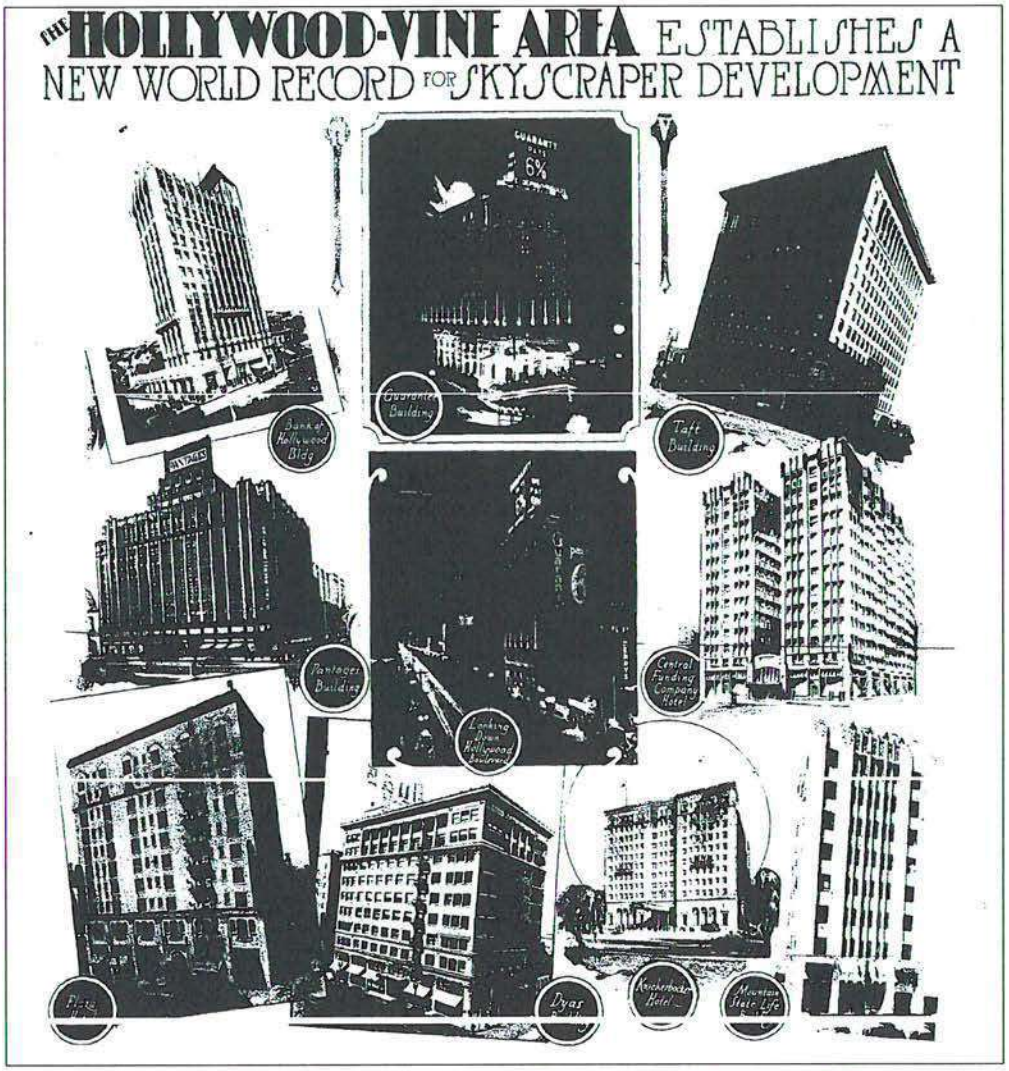


Image 4: 1930 article with photos of new Hollywood buildings, including subject property at upper left corner (Los Angeles Times)



Image 5: 1930 rendering of south and west elevations, view northeast, note addition behind original tower to create U-shaped building (Los Angeles Times)



Image 6: 1930 rendering of south and west elevations, view northeast, note addition behind original tower to create U-shaped building (LAPL)



Image 7: c. 1930 photo of south and west elevations, view northeast (Condopedia)



Image 8: c. 1931 photo of south and west elevations, view northeast (LAPL)



Image 9: c. 1931 photo of south and west elevations, view northeast (LAPL)



Image 10: c. 1931 photo of north and west elevations, view east (LAPL)



Image 11: c. 1931 photo of north and west elevations, view south (LAPL)



Image 12: c. 1931 detail photo of main entrance at south elevation, view north (LAPL)



Image 13: c. 1930s photo of south and west elevations, view north (LAPL)



Image 14: c. 1930s photo of subject property with Vine Street development in foreground, view north (LAPL)

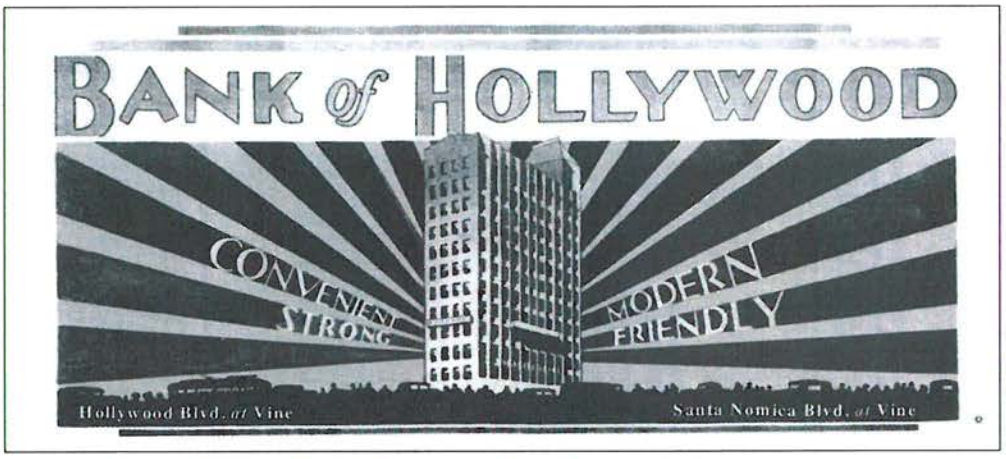


Image 15: c. 1930 Bank of Hollywood ad (Williams, 155)

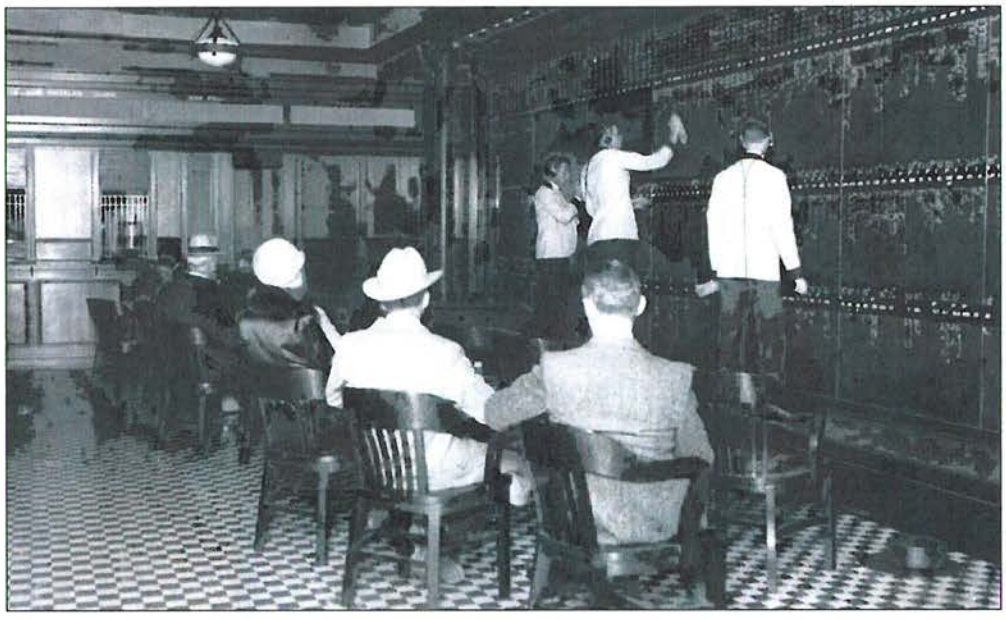


Image 16: c. 1932 interior photo of brokerage room (Williams, 155)

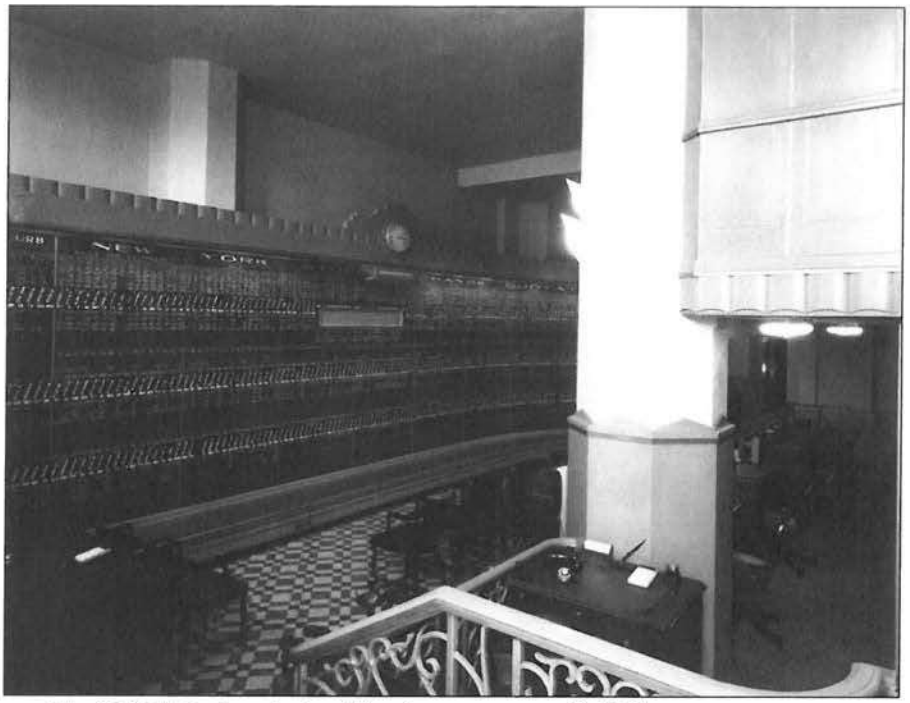


Image 17: 1932 interior photo of brokerage room (LAPL)



Image 18: 1932 interior photo of retail, barber shop space (LAPL)



Image 19: c. 1932 interior photo of typical main lobby elevator (LAPL)



Image 20: 1932 interior photo with building staff (LAPL)



Image 21: 1936 photo of south and east elevations with Hollywood Boulevard development in foreground, view west (LAPL)



Image 22: 1937 photo of south and east elevations with Hollywood Boulevard development in foreground, view west (LAPL)

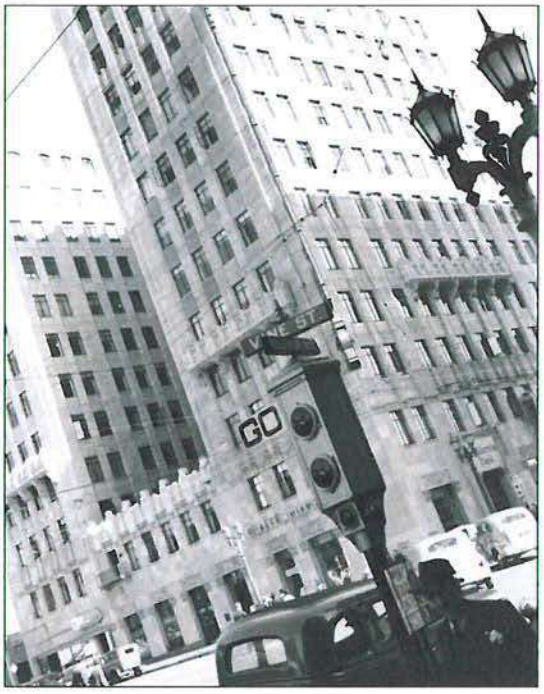


Image 23: 1938 photo of south and west elevations, view northeast (LAPL)



Image 24: 1947 photo of south elevation, view northeast (LAPL)



Image 25: 1948 ad for Seaporcel ornamental steel showing recently completed alterations at northernmost storefront at west elevation (top of ad, Amazon.com)



Image 26: 1954 photo of south and west elevations, view northeast (LAPL)



Image 27: 1954 photo of south and west elevations, view north (LAPL)



Image 28: 1958 photo of south and west elevations, view north (LAPL)



Image 29: 1978 photo of west elevation, view north (LAPL)



Image 30: c. 2000 photo of south and west elevations following rehabilitation, view north (M2A)



Image 31: c. 2000 detail photo of west elevation storefronts following rehabilitation, view north (M2A)



Image 32: c. 2000 detail photo of south elevation storefronts following rehabilitation, view northwest, note new blade sign (M2A)



Image 33: c. 2000 photo of main lobby following rehabilitation, view north (M2A)

SELECTED PRIMARY DOCUMENTS

HOLLYWOOD SKYSCRAPER WILL GROW: Twelve-Story Addition to Bank Structure Will
Los Angeles Times (1923-Current File); Apr 9, 1930;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. A1

HOLLYWOOD SKYSCRAPER WILL GROW

Twelve-Story Addition to Bank Structure Will be Started on May 28

Construction work will begin May 28 on the erection of a twelve-story addition to the Bank of Hollywood Building, northeast corner of Hollywood Boulevard and Vine street, it was announced yesterday by the Hollywood Central Building Corporation, which is owned by G. R. Dexter and Samuel Kress. The addition will cover an area 90 by 98 feet and will cost approximately $500,000.

The annex will be L-shaped and when completed will make the Bank of Hollywood Building U-shaped, fronting on Vine street. Construction work will begin on the first anniversary of the opening of the present twelve-story unit.

Aleck Curlett is the architect. He is completing working plans. Exterior facing will be of terra cotta and cast stone with construction of the reinforced concrete steel type.

M'Cormicks Buy Beach Property

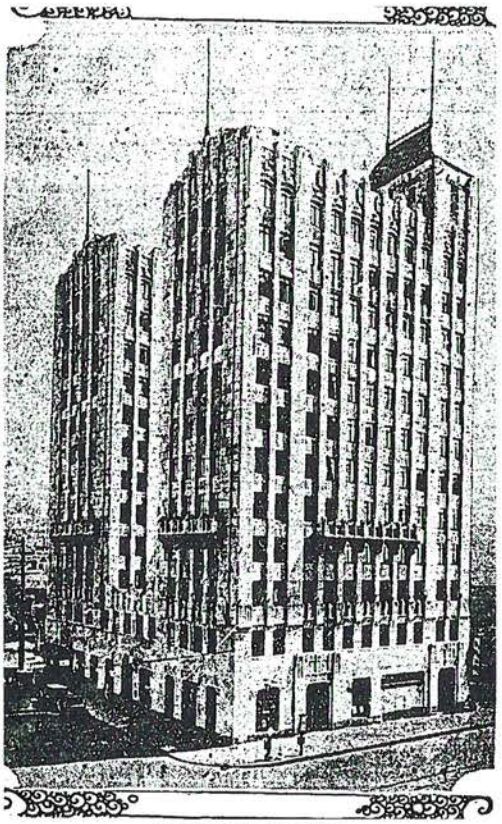
The McCormick family of International Harvester fame, yesterday purchased six acres of residential property at Huntington Palisades, fronting on Santa Monica Bay, for a consideration reported as $173,000, according to P. W. Rairden, vice-president of the Santa Monica Land and Water Company, developers.

The family has expended approximately $500,000 for property in this section and $1,000,000 for a palatial residence, landscaping and recreational features.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

BANK ANNEX WORK DATE ANNOUNCED: Construction to be Started on Hollywood Instituti
Los Angeles Times (1923-Current File): Apr 13, 1930;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D2

Twelve-Story Addition Will Rise



Construction Scheduled

May 28 has been set as the date for work to start on a second unit of the limit-height Bank of Hollywood Building, Hollywood Boulevard and Vine street. The completed structure will contain 320 rooms which are expected to be ready by December 28.

BANK ANNEX WORK DATE ANNOUNCED

Construction to be Started on Hollywood Institution's First Anniversary

Construction of a twelve-story unit addition to the limit-height Bank of Hollywood Building, Hollywood Boulevard and Vine street, as announced by Hollywood Central Building Corporation, owned by C. R. Dexter and Sam Kress, will start on May 28, which is the first anniversary of the opening of the present twelve-story unit and of the installation of the Bank of Hollywood in its new quarters, Dexter declared yesterday. Completion date is set for December 28, he stated.

The completed structure will contain 320 rooms. Reaching a height of 464 feet above sea level, the annex will measure 214 feet from the ground to the top of its finials. It will be ultramodern in its equipment.

Opened less than a year ago the Bank of Hollywood Building is now 97 per cent occupied. It adjoins the $1,250,000 Pantages Theater, which will be opened in May. Plans are underway for the construction of a twelve-story hotel by Hollywood Business Properties, Inc., on Vine street, adjoining the Bank of Hollywood Buiding to the north. The entire group of seven limit-height buildings in the Bank of Hollywood area has been constructed during the last six years.

The assessed valuation of the site of the Bank of Hollywood Building has increased 2427 per cent during the last ten years, or 247.7 per cent annually, according to records of the Title Guarantee and Trust Company.

NEW STORE FOR ROSCOE

ROSCOE, April 12. (Exclusive)—A. Ratner is building a brick building on San Fernando Road at Sunland avenue, with Fred Roberts as contractor. The new structure will contain space for three stores. Ratner is the owner of several business stores here. He also has erected a number of residence dwellings within the last two years.

BUILDING'S NAME WILL BE CHANGED

E. K. Fleming Company Takes Over Structure for Fifteen Years

Calling for an aggregate rental of approximately $500,000, the five-story Class A building at 115 West Seventh street, known as Los Angeles' thinnest office building, has just been leased for fifteen years by Earle K. Fleming, head of E. K. Fleming & Co., stock brokers, according to announcement yesterday.



EARLE K. FLEMING

The building, which has a frontage of twenty-five feet on Seventh street, adjoining the Board of Trade Building, and a depth of fifty feet, is owned by Metcalf & Ryan, realtors. George Dunlop, pioneer local resident, is the owner of the ground. The structure will be known as the Fleming Building, hereafter.

Architect Harold Johnson designed the structure, which was opened ten months ago. There is a total floor area of 6250 square feet, all of which will be occupied by E. K. Fleming & Co. Associated concerns, including the Continental Air Express, soon will open executive offices in the structure also, it was stated.

CONTRACT AWARDED

In addition to the structural steel contract, the contract for the elevators in the new Sun Realty Building, 729 South Hill street, has been awarded to Consolidated Steel Corporation, Los Angeles. The equipment will consist of three high-speed gearless traction type passenger units, with automatic door opening.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

HOLLYWOOD BANK SUSPENDS: Early Reopening With Full Payment to All Depositors Pro
Los Angeles Times (1923-Current File); Dec 9, 1930;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. A2

HOLLYWOOD BANK SUSPENDS

Early Reopening With Full Payment to All Depositors Promised by President

The Bank of Hollywood, a small independent bank located at Hollywood Boulevard and Vine street, suspended operations yesterday for lack of ready cash with which to meet the claims of depositors. Its president, G. R. Dexter, promises an early reopening under a reorganization plan providing a cash surplus of more than $1,000,000 and dollar-for-dollar payment to every depositor demanding it. The institution has 6891 depositors, of which 3363 accounts are commercial and 3528 savings.

An examination of the institution's affairs is being made by Will C. Wood, State Superintendent of Banks, who took charge for the time being yesterday. Following his preliminary survey Mr. Wood issued the following statement:

WOOD'S STATEMENT

"The inability of the Bank of Hollywood to pay checks drawn upon it made it incumbent upon me as Superintendent of Banks to take possession of the bank today. I shall hold possession until a plan for reorganization and reopening, acceptable to the Superintendent of Banks, is presented or, if no such plan is presented within a week, the bank will be placed in liquidation.

"The assets of the Bank of Hollywood represent less than a quarter of 1 per cent of the total assets of the Los Angeles community, the closed institution being one of the smaller banks.

"The Los Angeles banking situation is fundamentally sound. Most of the banks carry larger cash resources than ever before in their history. The closing of the Bank of Hollywood was due to special conditions which, so far as I am aware, do not reflect on the integrity of anyone connected with the bank.

"The bank is not affiliated in any way with any other bank.

"At the time of closing Saturday the books showed assets amounting to $2,086,641.18 in commercial department and $1,697,688.85 in the savings department, making a total of $3,784,330.03. The bank had capital amounting to $325,000, of which $235,000 was in the commercial department and $90,000 in the savings department. The deposits amounted to $3,133,877.99 divided as follows: Commercial, $1,528,353.88; savings, $1,605,524.11."

QUICK ASSETS TIED UP

The "special conditions" mentioned by Supt. Wood are said to refer to a considerable amount of bank assets tied up in paper which, while good, could not be converted into cash rapidly enough to meet the sudden demand.

The officers of the bank include President Dexter, Samuel Kress, vice-president; Charles Lumpkin, vice-president; K. J. Koebig, vice-president; W. A. Tickle, cashier and secretary; Clifford Gillespie, vice-president, and R. E. Horton, assistant cashier, together with Gilbert H. Beesemyer, chairman of the board, and directors, John R. Avery, O. L. Bishop, C. B. Edington, Orville L. Routt, E. R. Smith, H. J. Strathearn and R. N. Stevenson. These officers spent the greater part of yesterday planning the proposed reorganization.

In a statement issued late yesterday afternoon President Dexter said:

"We expect to reopen the bank within a few days and I don't believe that any investor in the institution will lose a dollar.

REOPENING PLANS LAID

"A plan for reorganization is already under way; in fact, two weeks ago we filed articles of incorporation of a new holding company and have assurances of accumulating $1,000,000 cash surplus. These plans may now be altered slightly but I believe that the main program will go through.

"We would have needed $900,000 cash to have met the situation today and so we asked the State banking authorities to take charge until the situation was adjusted. Of course if it is impossible to effect a reorganization then we will have to place the bank in liquidation."

At least three to four days, according to Wood, will be necessary for his organization to determine just what the situation is.

GUARANTY NOT INVOLVED

Fear was expressed in some quarters lest the Guaranty Building and Loan Association, some of the officers of which are also officers of the suspended bank, might also be involved. This was flatly denied by Gilbert H. Beesemyer, secretary-manager of the Guaranty, and chairman of the board of the Bank of Hollywood.

As a matter of precaution, however, he said the association has temporarily put into effect the legal thirty-day notice of withdrawals, in line with conservative building-loan procedure for the protection of such funds.

He emphasized the statement that the Guaranty, which has paid about $2,000,000 in interest to its 25,000 clients, is in an absolutely sound condition.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Display Ad 98 -- No Title
Los Angeles Times (1923-Current File); Jan 2, 1930;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. H15

THE HOLLYWOOD-VINE AREA ESTABLISHES A NEW WORLD RECORD FOR SKYSCRAPER DEVELOPMENT



Skyscraper construction at the Hollywood Boulevard-Vine Street intersection and immediately adjacent thereto, during the last five years, has exceeded that of any similar area in Los Angeles and has surpassed the limit-height building record of any district of its size in the United States, according to available data assembled by Gilbert H. Beesemyer, secretary of the Guaranty Building and Loan Association, who built Hollywood's first limit-height structure. The Guaranty and affiliated associations start 1930 with resources exceeding $35,000,000. Mr. Beesemyer is president of the United States Guaranty Corporation, Chairman of the Board, Bank of Hollywood, and a director in a score of major Southern California corporations.

With the limit-height Bank of Hollywood, Knickerbocker Hotel and Mountain States Life buildings recently opened; the Guaranty, Taft, Dyas and Plaza Hotel structures in operation; the $1,250,000 Pantages theatre and office building under way, and the limit-height $1,000,000 Central Funding Company's hotel ready to start construction, 1930 will see the nest of skyscrapers in the Hollywood-Vine area increased to nine towering structures representing a building and ground valuation of approximately $20,000,000.

"The construction of this notable nest of skyscrapers in a hitherto undeveloped district during a five-year period, and the tremendous, rapid building expansion in the area surrounding it, furnish a story with a background of such vastness as to possess almost an epic quality. It establishes a new all-time record for communities located outside of downtown metropolitan areas," Mr. Beesemyer declared.

The Bank of Hollywood, Mountain States Life and Knickerbocker Hotel buildings were opened in 1929; Plaza Hotel in 1925; Dyas building in 1928; Guaranty and Taft buildings in 1924. Construction of the Pantages building is under way, with completion set for early in 1930. The first unit of this immense structure calls for two stories, with provisions made for future additions bringing it up to limit height. Central Funding Company's limit-height hotel will be ready for occupancy by June, 1930.

The story of the gains in property values at the corners on Hollywood Boulevard and on Vine Street furnishes one of the most amazing chapters in the history of American real estate. The thirty-six corners on Hollywood Boulevard between Vine Street and Highland Avenue have registered individual increases in assessed valuation ranging as high as 27,139 per cent during the last ten years, the average individual increase for the corners being 3,319 per cent, or 311.9 per cent annually. The sixty-eight corners on Vine Street between Hollywood Boulevard and Melrose Avenue showed individual increases up to 4,509 per cent for the ten-year period, averaging 2,545.2 per cent, or 254.5 per cent annually.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

NEW HOTELS MAY HOUSE GAME FOLK: Completion of Projects for Olympics Expected to
Los Angeles Times (1923-Current File); Oct 13, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D8

NEW HOTELS MAY HOUSE GAME FOLK

Completion of Projects for Olympics Expected to Relieve Congestion

Hollywood's hotel construction program providing for the building of four major hotels which will involve the expenditure of more than $5,000,000 will be completed in time for the Olympic Games, if announced plans are carried through, it was declared last week.

More than 500,000 persons from practically all countries on the globe will visit Los Angeles during the Olympic Games, and Los Angeles' present hotel facilities are entirely inadequate to accomodate the unprecedented influx of visitors, according to G. R. Dexter, president of the Bank of Hollywood, who has made a survey of the situation.

"The average Angeleno does not realize just what the Olympic Games mean to Los Angeles. All nations will send their entries accompanied by regiments of friends. Every State in the nation will send thousands. These foreign visitors see the name of Hollywood on motion-picture screens every day in the week. The screen capital with its added equipment of four great hotels expects to be ready to welcome and play host to its foreign friends," Dexter said.

Under the president schedule, construction of the Central Funding Company's Vine-street hotel: Hollywood Business Properties hotel on Hudson and the Aristocrat Club Hotel on Hollywood Boulevard, will start within ninety days, while the $2,000,000 hostelry at the head of Vine is expected to be underway next year. According to plans all will be in operation when the Olympic Games are held.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

HOLLYWOOD TO RESOUND IN ACTIVITY: Construction Planned for Sixty Days to Approx
Los Angeles Times (1923-Current File); Sep 1, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D3

HOLLYWOOD TO RESOUND IN ACTIVITY

Construction Planned for Sixty Days to Approximate $2,250,000 in Cost

Major construction involving a total expenditure of $2,250,000 and immediately adjoining the Bank of Hollywood Building to the north and south, will be under way within sixty days, G. R. Dexter, president of the Bank of Hollywood, announced yesterday.

Plans call for the construction of Central Funding Company's $1,000,000 hotel on Vine in the rear of the Bank of Hollywood Building, to start in November. This structure includes an arcade running into the Vine-street entrance to the Pantages Theater Building, which adjoins the Bank of Hollywood Building to the east. Already the Pantages Building is 25 per cent completed. Construction of the first unit provides for a two-story theater of 3500 seating capacity with provisions made for carrying the construction to limit height later on.

With the Pantages Theater completed the Bank of Hollywood Building will be flanked by both the Vine-street and Hollywood Boulevard entrances to the amusement palace, with a limit-height 800-room hotel adjoining it on Vine street. Already 30,000 automobiles pass the Hollywood-Vine intersection every eight hours and with the Pantages Theater and Central Funding Company's hotel in operation Dexter predicts that traffic will soon pass the 40,000 mark.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

BUILDING TO OPEN: Bank of Hollywood to Have New Quarters by May 28
Los Angeles Times (1923-Current File); Apr 22, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. 17

BUILDING TO OPEN

Bank of Hollywood to Have New Quarters by May 28

Bank of Hollywood will be in its new home, new limit-height Bank of Hollywood Building, Hollywood Boulevard and Vine street, on May 28, according to President Gilbert H. Beesemyer.

An innovation in modern bank equipment to be featured by Bank of Hollywood is a safe built in the wall on the Vine-street side of the bank with a slot and chute by which depositors may make late deposits from the street after banking hours.

RADIO CONCERN IN NEW MERGER PLAN

SPRINGFIELD, April 21. (Exclusive)—Buckeye Incubator Company has approved plans for a consolidation with the United Reproducers' Corporation subject to approval by stockholders, Arthur Hill, president of Buckeye, declared here Saturday. United Reproducers is a recent combination of United Radio Company of Rochester, N. Y., Newcombe-Hawley Company of St. Louis and Precision Products Company of Ann Arbor, Mich. Buckeye has facilities for manufacturing radio cabinets.

MARMON MOTOR NET INCREASES SHARPLY

NEW YORK, April 21. (Exclusive)—Marmon Motor Car Company has announced consolidated net income for the year closed February 28, last, of $1,271,665 after all charges. The previous report was for the year closed June 30, last, which showed net profits of $288,367. The fiscal year was changed to end February 28.

MONTANA POWER TO SPLIT UP CAPITAL

NEW YORK, April 21. (Exclusive) Montana Power Company proposes to split each $100 par value share of common stock into five no par shares and has notified the New York Stock Exchange of a change in the authorized capital stock so that there will be 152,154 shares of no par preferred and 3,750,000 shares of no par common.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Eastern Firm Opens West Coast Branch
Los Angeles Times (1923-Current File); Nov 2, 1969;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. M7

EXPANSIONS AND REMODELING

Eastern Firm Opens West Coast Branch

Boorum & Pease Co., Brooklyn-based manufacturer of products for storage and retrieval of information, has opened a West Coast manufacturing and warehouse facility at 924 E. 2nd St.

The 100,000-square-foot plant, built in 1913 as a warehouse for the Spreckles Sugar Co., was renovated and decorated inside and out at an approximate cost of more than $200,000. Clark Horan is manager of the branch plant.

The company and its subsidiaries manufacture more than 10,000 products. Affiliated firms are Macmillan Book Co. of Syracuse, N.Y.; Trussell Mfg. Co. of Poughkeepsie, N.Y., and Amberg File & Index Co. of Kankakee, Ill.

★

The Equitable Building, a Hollywood landmark at Hollywood Blvd. and Vine St., recently underwent a $1 million remodeling program and is now the location of Capitol Records' accounting, credit and computer divisions.

Under the lease agreement, Capitol occupies 40,000 square feet of the structure, including the third through seventh floors and 4,500 square feet on the eighth floor, according to the Ben Hecht Co., managing and leasing agents.

Remodeling included a new front entrance, lobby, public facilities, automatic elevators, central air conditioning and a modern electrical system.

A $1.5 million addition to the Holiday Inn chain has been completed at 1401 Main St. in Santa Maria. The four-story, 125-unit facility, owned by Samhi Corp. of Santa Maria, was built by the Maino Construction Co. of San Luis Obispo. The architect was Robert Bachelor of San Francisco.

Permanent financing was arranged through the Charles B. Norris Co. of Brentwood.

★

Vogue Business Gifts, sales promotion and industrial gift distributor, has doubled its capacity with purchase of a 6,000-square-foot building at 16320 S. Figueroa St., Gardena.

Milton Cooper and Mike Quagletti, industrial brokers, cooperated in the transaction.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

STATE REALTY MARKET LURES N.Y. INVESTORS
Los Angeles Times (1923-Current File); Oct 2, 1955;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. F6

STATE REALTY MARKET LURES N.Y. INVESTORS

NEW YORK, Oct. 1—Larger profits and less severe competition in the California real estate market will lure a greatly increased number of big realty investors beyond New York City to that State during the next 12 months, according to Louis J. Glickman, national real estate investor.

Glickman, who recently purchased $13,000,000 worth of property in California, made his prediction during a talk he delivered to the real estate division of the American Legion here.

Holdings Told

"The large New York realtor's traditional objection to investing in properties in California and other distant States where they cannot constantly oversee their holdings is diminishing. This is due in large measure to expanded staffs, air travel and excellent communication facilities."

Among Glickman's Los Angeles holdings are the 13-story Security Title Insurance Building at W 6th St. and Grand Ave., the 13-story Bartlett Building at 7th and Spring Sts.; the 12-story Architects Building at 5th and Figueroa Sts.; the 12-story Harris-Newmark Building at 9th and Los Angeles Sts., and the 10-story Bendix Building at Maple Ave. and E. 12th St. He also owns the 12-story Hollywood-Equitable Building at Hollywood Blvd. and Vine St. in Hollywood.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

6 OFFICE BUILDINGS SOLD FOR 13 MILLION: Five Downtown Sites and One ...
Los Angeles Times (1923-Current File); Aug 16, 1954;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. A1

6 OFFICE BUILDINGS SOLD FOR 13 MILLION

Five Downtown Sites and One in Hollywood Bought by New York Realty Investor

Purchase of five downtown office buildings and one in Hollywood for more than $13,000,000 was announced yesterday by Louis J. Glickman of New York, nationally known realty investor.

The transaction was described as one of the largest group sales of office buildings in the city's history.

Included in the sale were the 13-story Security Title Insurance Building on the southeast corner of W 6th and Grand Sts., involving approximately $3,000,000, and the 12-story Hollywood-Equitable Building on the northeast corner of Hollywood Blvd. and Vine St.

Shortage Cited

Other buildings included in the transaction are:

The 13-story Bartlett Building on the northwest corner of 7th and Spring Sts.; the 12-story Architects Building on the southeast corner of 5th and Figueroa Sts.; the 12-story Harris Newmark Building on the northwest corner of 9th and Los Angeles Sts., and the 10-story Bendix Building on the southeast corner of Maple Ave. and E 12th St.

"Because there has been relatively minor new office-building construction in major cities throughout the country, and a consequent continuing shortage of space," Glickman said, "I regard the older office building as an excellent investment."

At the same time, the New York investor announced the acquisition of a 20-story office building at 121 S Broad St. in Philadelphia and the 15-story Madison Building in Memphis, Tenn.

Bought From Syndicate

Purchase of the Hollywood-Equitable Building, it was pointed out, makes Glickman the owner of the only two office buildings at the famed Hollywood and Vine intersection. Two months ago he acquired the 12-story Hollywood-Taft Building on the southeast corner.

An associate explained that

Turn to Page 2, Column 4

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

OFFICE BUILDINGS

Continued from First Page

the six buildings here were purchased from a syndicate composed of individual Chicago investors and institutions.

The acquisition of several other major downtown buildings is being contemplated by Glickman, who last week opened offices at 530 W 6th St., the associate said.

Second Large Deal

Glickman was represented in the six-building sale by Attys. Leo Margolin and David Feldman of New York. Robert J. Felixson of Los Angeles represented the selling group.

Howeth T. Ford, vice-president of the Charles F. Noyes Co. of New York and Henry N. Bargar and Henry K. Hyde of Henry N. Bargar & Co. of Los Angeles served as brokers in the transaction.

The purchase marked the second large group transaction involving the New York investor in Los Angeles in the past two years. In 1952, he participated in the acquisition of three downtown office buildings, two downtown parking lots, 1450 acres of land in the southwest part of the city and $3,500,000 in cash and negotiable securities from the O. T. and A. P. Johnson interests. The transaction totaled $11,000,000.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

VANTAGE PRESS: Publishing Firm Opens Office Here
Los Angeles Times (1923-Current File); Nov 5, 1950;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D7

VANTAGE PRESS

Publishing Firm Opens Office Here

Vantage Press, New York publishing firm, has opened a West Coast office in the Equitable Building, Hollywood Blvd. at Vine St., in Hollywood. The company, which publishes fiction, nonfiction and poetry, caters particularly to the new writer with what they term a "co-operative publishing plan."

Despite the tremendous number of established and potential writers who make their homes here in California, the State has been ignored by all but a few of the larger publishing houses. It is not surprising that Laura Saunders, in charge of the local Vantage Press office, says she feels a little like a pioneer.

Miss Saunders will welcome inquiries from West Coast writers who are seeking a publisher.

Practical Hair Styling

BE YOUR OWN HAIR STYLIST. By Victor Vito. Homecrafts: $1.

With Vito's guidance.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

OFFICE BUILDING BIRD TENANTS RETURN TO RAISE NEW FAMILY
Los Angeles Times (1923-Current File); Jun 1, 1938;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. A5

LIFE HUMS ABOUT THIS BIRD



A humming-bird in its nest at bottom of light well in Hollywood office building amid the noise of city life.
Times photo

OFFICE BUILDING BIRD TENANTS RETURN TO RAISE NEW FAMILY

Lightning may not strike twice in the same place, but hummingbirds do.

History is repeating itself at the corner of Hollywood Boulevard and Vine street, where last spring a pair of hummingbirds nested and raised a family in a tree of a roof garden.

OFFICE WORKERS HELP

Natural history in the making was watched daily by dozens of office workers in the Hollywood Equitable Building, skyscraper at Hollywood's busiest corner. Sympathetic tenants provided honey and flowers for the little family.

That was last year. Now, again it is spring, and the miracle has come to pass. In the same tree, a forlorn monkey puzzle, stunted by city air, there is a new nest.

TWO EGGS IN NEST

Two speckled eggs are carefully brooded by a patient tiny hummer. Tenants are solicitiously watching. The center of activities is a little roof garden at the bottom of a light well on the second floor. Everyone is sure it is the same pair of birds.

The scream of ambulance sirens, the clang and grind of street cars, the humming whir of ventilating fans—all the noises of downtown city life do not disturb the birds who are awaiting the hatching of their tiny family. They have chosen the film capital with its publicity and lack of privacy as the best of all places for being perfectly natural.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Tourists
Los Angeles Times (1923-Current File); Oct 3, 1937;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. I6



NEVER SATISFIED, HE WANTS TO MEET GARBO NOW

Tourists

WE PROTEST! We're definitely tired of the endless chore of showing the town to these gay vacationers. These swarms of incoming tourists (no doubt the answer to the Chamber of Commerce prayers,) are giving us a pain in the neck and furthermore souring our tempers.

Those enterprising souls among us, who have hung out shingles along Sunset Boulevard strip and who collect shekels for their efforts in pointing out the movie stars' homes, are pioneers. A miniature fortune awaits the local citizenry who are willing to renounce their bleak careers as office workers, automobile salesmen, storekeepers, to explain to the hordes of rubbernecks that—on his left is a fabulous estate which a millionaire willed to his cook, while on his right is the world-famous Trocadero, where, if you can afford it, you cannot only see everybody but you can see everybody.

We're really glad that there are as many points of interest in this Mecca for Gapers, but the overworked routine of taking the tourists to see places is fast becoming deadly.

There is a time or two, while still an amateur town-shower, that you welcome the opportunity to take your brother from Michigan, or your childhood pal from Oklahoma on a gay whisk through Southern California. They return home, and here's the rub. They gasp to the assembled citizenry that they had a marvelous time, that you have the most perfect connections in Hollywood, and must be called just as soon as their friends reach California. Which they do.

Comes a phone call from an eager-voiced individual who explains that he plays golf with your cousin Charlie back East every Sunday morning, and Charlie insisted that he call you the minute he got to town. He's down at the Central Station now, sitting on his luggage and rarin' to go. And he traps you with "I'm dying to see the town and I understand you're just the girl who can show it to me."

In spite of the fact that your bank roll is protesting wistfully, the next morning finds your unbidden guest on your doorstep, ready to start.

This friend is a man of humble habits, fidious wretch and your guest accuses you of having gone Hollywood in the worst sense, and forgotten the folks back home. Why, they know someone from the county seat who came out and lunched at the M.-G.-M. commissary and saw both Robert Taylor and Joan Crawford in full costume and make-up!

If, by some miraculous hocus-pocus you get him inside to see how movies are made, he emerges blithely and says, "Okeh, now let's get going and see some of the other lots in town."

Second only to the avid fan is the visitor who is superior to the whole setup. Movies? They don't mean a thing to him. The truth is, he doesn't see more than a half dozen pictures during the year. Why, if Greta Garbo walked by his window, he couldn't be bothered to look.

But just take your haughty friend down Hollywood Boulevard. And just suppose Joel McCrea innocently emerges from the Equitable Building minding his own business and thinking of nothing except the conference he's just had with his agent. Behold. it is your contemptuous guest, who is trampling over old ladies and babes in arms in order to get Joel to autograph a corner of the newspaper he is carrying.

These out-of-towners are getting wise. You can't put a thing over on them. They don't want any run-of-the-mill tourist attractions paraded before them. You will, for instance, suggest hopefully that of course he'd like to see the Chinese Theater—you know, the world-famous . . . of course you've read about it even in your home-town paper . . . footprints in the forecourt, wax figures, etc. A cagey look films your guest's eyes. "The Chinese? It's just a movie, isn't it? Can't I see movies every day of my life back home?" You're stopped.

A PREMIERE, of course, is a different matter. He's read all about the lights and galaxy of stars and gilt-edged gardenias given as favors. It all sounds pretty cozy to him and he wouldn't mind taking in a premiere or two while he's here.

However, there might not be a glamour-laden premiere during his visit and you humbly try to substitute a preview. You give the event an elegant build-up. "Really, those premieres are staged mainly to amuse sidewalk gawkers. But a preview—now, that's the real thing. Only those on the inside get in—in fact, no one even knows about a preview unless he's connected with pictures. And you're simply surrounded by stars—in their delightfully informal moments."

All this sales talk elicits is a whine—"Yeah, but it's just another West Point picture. I saw one of those just before I left home."

If you succeed in throttling his resistance, and he goes to the preview, his annoyance knows no bounds. Can't see what all the applause is about when the assistant costume designer's name is flashed on the screen. And into the very ear of the producer, who sits just ahead of you, he announces that the pictures smells . . . badly.

Once you've washed your hands of the motion picture

Continued on Page Fourteen



doesn't want you to go into a great deal of trouble for him. But he would like to get into a couple of motion picture studios.

I don't know how a person living in Wilmington handles a situation like this. Maybe, if they announce pointblank that it's impossible to get visitors inside a studio, they're believed.

But if you have even the most tenuous connection with the industry (say, for instance, your sister married a man who is a press agent for an aviation concern on whose planes film personalities cross the country,) then you are indeed a per-

EVEN OFFICE HOURS MUST BE VIOLATED

EAT? THEY NEVER SEEM TO GET ENOUGH

Of course, the fact that Aunt Minnie's forty-second cousin comes recommended from Oskosh is nice; but really, he's quite a problem! The All-Year Club might not think so—but some of us know it!

CARTOONS BY ALEX PEREZ



Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

TOURISTS

Continued from Page Six

situation, your troubles are by no means over. The swing of radio activities westward may make a lot of people happy, but it only strikes new terror in the heart of the professional town-shower, which, by the way, inccludes nearly all of the local citizenry.

Your guest has set his little heart on watching Eddie Bergen with Charlie McCarthy, and the Jack Benny broadcasts, and Bing Crosby, too, if you don't mind. You check around and find that Crosby never admits guests, and that the Benny tickets have been distributed until a year from yesterday.

But you've managed, through your "connections," and a bit of legerdemain which makes you liable for criminal procedure, to produce a pair of passes to another equally important broadcast. The visiting lip curls at the sight of the cardboard squares. "But, look," you coax him, "all these names are on the same program" . . . figuring that if it's good enough for their sponsors it ought to be good enough for someone who plays golf with your cousin Charlie.

Finally, the pleasant fellow grudgingly takes the tickets. Since you haven't planned anything better for the evening, he'll go to the broadcast.

Or, you take him to a nationally famous restaurant in Hollywood. With somewhat forced enthusiasm, you rave how many stars eat there regularly. Why it's just the same as going through a studio. You lead him through a maze of booths and sit down. He casts one contemptuous glance about him. "Oh, yeah," retorts our guest, "nothing but a bunch of hick tourists!" And convicted

Continued on Page Twenty-one

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

TIME OUT FOR TOURISTS

Continued from Page Fourteen

of trying to perpetrate a gross deception on such a fine fellow, you slink out in his indignant wake.

And speaking of food, what phenomenal appetites these out-of-towners develop! They're equal to three copious meals a day . . . plus trays full of hors d'oeuvres at cocktail time and a hearty midnight snack . . . and each meal must be eaten at a different place. They want to go places and see things. "Little, quaint, out-of-the-way places," they implore you.

Los Angeles has many spots for the unusual in food. So you start with that infallible set-up . . . dinner at Chinatown followed by a tour of Olvera street.

Perhaps your friend has gastronomic stamina, and having survived fried shrimps and enchiladas, he cries for more. For the first time since he came to town, you brighten. There's a lot of fun in touring the foreign restaurants. You take him to a Russian place in Hollywood, and an Armenian place on Wilshire and the Swedish place on Ivar. You also know a place beyond Pasadena that has miraculous game and a little room on North Broadway where the Italian food is beyond compare. This finished, you've mortgaged your salary for weeks in advance, but at least you feel self-righteous!

You've done nobly by Cousin Charlie's friend. Yet do you detect a shadow over his countenance? An unrest in his eye? The truth comes out. All he had ever wanted in the first place was to lunch at the Vendome!

If Cousin Charlie's friend turns out to be a girl in the first place, you have a double mission. You must serve not only as a tourist's guide, but as a matrimonial agent. Hordes of disenchanted near-spinsters come to California to get men. And even though at first glance you concede that her spinsterhood is justifiable—and you tell her as tactfully as possible that the town is overrun with irresistible women, she ingenuously believes that for the duration of her visit, she will be rushed to a nub by your unattached male friends.

And just getting her a date isn't enough. Not nearly. The poor victim, who has been saving for months to get a radio for his car, finds his savings snatched from him by an avid and tireless wench who wants to do the Grove, the Troc, and at least one of the Hawaiian places in a single night, chortling all the while, "It's a short life but a merry one!"

It isn't that Cousin Charlie knows a particularly poisonous class of people. In their own habitat they're polite and kind and good providers and their friends love them. Something happens to them when they cross the California boundary. Something happens to us, too—but not more often than we can help it.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Security House Extends Field
Los Angeles Times (1923-Current File); Jul 19, 1934;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. 12

Security House Extends Field

Opening of a Hollywood office in the Equitable Building, was announced yesterday by Bateman, Eichler & Co. Charles H. Medcraft has been appointed manager, it was stated.

Mr. Medcraft has had fifteen years of investment banking experience in New York and on the Pacific Coast. He is well known in Hollywood, where for the last five years he represented the California Securities Company, investment affiliate of the California Bank, which ceased operations June 1, 1934.

Boost in Wheat Quota Planned

BUENOS AIRES, July 18. (AP)—Argentina's Ministry of Agriculture proposed today the nation's wheat export quota be raised at next month's international wheat conference to 150,000,000 bushels. The nation's quota now is 110,000,000 bushels.

A communique by the Agricultural Ministry stated the abundance of the last crop necessitates a larger export quota to overcome surpluses.

Loss Reported by Steel Unit

CLEVELAND, July 18. Corrigan, McKinney Steel Company and subsidiaries for the year ended April 30, last, today reported net loss of $1,403,817 after interest, depreciation, depletion, etc., excluding net loss of the Newton Steel Company of $123,420.

The report states no dividends have been paid on the 6 per cent second preferred of the N.&G. Taylor Company and no provisions have been made.

Parmelee Stage Line Cuts Loss

NEW YORK, July 18.—Parmelee Transportation Company and subsidiaries for the six months ended June 30, last, today reported net loss of $151,864 after interest, depreciation, etc., against net loss of $576,354 in the first 1933 half.

June quarter net loss was $57,549 after the above charges, against net loss of $94,315 in the preceding quarter and net loss of $275,491 in the June quarter of 1933.

DOLLAR RULES STRONGER ON GOLD CURRENCY BASIS

(BY THE ASSOCIATED PRESS)

Foreign exchanges were steady to slightly lower in New York yesterday, with gold currencies showing an easier tendency.

The pond sterling was unchanged at its closing price of $5.04, whereas the dollar gained 3-16 of a cent in London at 5.03 13-16 to the pound.

French francs dipped .00½ of a cent at 6.60 cents, and the dollar gained a centime in Paris at the equivalent of the same figure.

German marks rose .14 of a cent in New York to 38.50 cents.

The price of gold in London gained a penny at 138 shillings a fine ounce (equivalent to $34.78,) and bars valued at about $776,352 changed hands.

At the closing New York price for French francs the dollar was valued at a premium of .51 of a cent over par, compared with .43 of a cent on Tuesday and .39 of a cent a month ago.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Office Space Demand Seen
Los Angeles Times (1923-Current File); Aug 9, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D2

Office Space Demand Seen

Increased demand for office space at the Hollywood-Vine intersection has followed the coming of the California Bank and the Bank of America into the area, William M. Davey, owner of the Equitable Building, declared yesterday.

Branches of downtown business institutions and bond houses which are being established in the new banking center are rapidly converting the area into a notable financial center, Davey said. On Vine street extending from Yucca to Melrose there are only eight business vacancies, the unoccupied stores being for the most part structures which have not been remodeled, Davey's survey shows. Office rentals in the Equitable Building have shown a 50 per cent improvement since April, Davey declared.

Sixth Street Site Leased

Coldwell, Cornwall & Banker announce the leasing of the southwest corner of Sixth street and Grand avenue to Jerrems, Inc., who will operate one of their custom tailor stores. The term of the lease is four years.

Jerrems have taken this corner store as a new location to substitute for their present store at 529 West Sixth street, and plan to move into the new and larger quarters on September 1.

The lease was made for the account of Pacific States Savings and Loan Company.

Coldwell, Cornwall & Banker also leased for the account of United Stores Realty Corporation a storeroom in Burbank at 139 West San Fernando Boulevard. This store was leased for a period of five years to P. H. Cushman, who will operate a shoe store in the premises.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

COMPANY ANNOUNCES APPROVALS OF LOANS
Los Angeles Times (1923 Current File): Apr 26, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D3

SOLICITING ON STREETS DEALT BLOW

Realty Board Will Ask Ordinance Enforcement by Police

The recommendation made last week by the subdividers' division of the Los Angeles Realty Board, relative to removing real estate solicitors from the streets of the city, was indorsed by the board's directorate at its meeting on Tuesday.

As a result of this action, the board will immediately ask that the police department enforce the ordinance which prohibits this form of solicitation, and will ask that there be no passing out of cards, tickets and all other advertising matter from stands or automobiles on the streets.

One feature of the step that the board is making to eliminate this distasteful practice, is that a number of subdividers who were unable to be present at the meeting when the proposition was discussed, have communicated with President G. D. Robertson, expressing themselves as being heartily in sympathy with the movement, and stating that they will co-operate in every way to see that the ordinance is rigidly enforced.

ROAD WORK CONTRACT AWARDED

Private Scenic Highway to Be Constructed Along Crest of Hills

REDONDO BEACH, April 25. (Exclusive)—Preparations for the construction of eleven miles of scenic highway on the crest of the Palos Verdes Hills, at a cost of approximately $200,000, have been announced by the Palos Verdes Corporation, of which Frank A. Vanderlip, New York financier, is president. Contract for the road has been awarded the Owl Trucking Company of Los Angeles and Compton, the project to be a private enterprise.

The road will leave the present coast highway at a point about a mile and a half south of the Palos Verdes Estates nursery, traversing the peak of the hills over what are now for the most part farm roads, and entering San Pedro near Miraleste. About one year's time will be consumed in the construction, it is estimated.

The project is outside the holdings of the Palos Verdes Estate Company, the corporation being a separate holding.

CONTINUED EXPANSION REPORTED

Local Building-Material Company Fills Industrial Orders for Product

Continued growth and expansion is reported by the Coast Insulating Company at Torrance, manufacturers of "Alltite Mineral Wool." Large quantities of the material are reported to have been used by the Ford Motor Company in its plant at Long Beach.

Properties of the material are such, according to the manufacturers, that they deaden sound and retain heat. The Ford Motor Company's use for the product is said to be in enameling ovens. Through the use of the "Alltite Mineral Wool," ovens retain from 96 to 98 per cent of the heat, whereas under ordinary circumstances only about 50 per cent is retained, it is declared.

Extensive use also is being made of the product in Hollywood motion-picture studios where it is used for sound-deadening purposes. It is also used for industrial ovens, furnaces, smoke breechings, ships, gas heaters, oil refineries and packing for refrigerator boxes. Sewed into building felts, it is used in all types of construction work for noise deadening under floors and in partitions, and for heat and cold insulation of the outside walls and the roof.

Specialty Shop Space Taken in Office Building

Office building rentals in Hollywood are registering weekly increases with many applications from downtown Los Angeles business houses which plan to establish specialty shops in upstairs locations, according to William M. Davey, owner of the Equitable Building of Hollywood.

That a movement is definitely under way for the establishment of specialty shop centers in office buildings in Hollywood is indicated by leases taken in the Equitable Building, one renter having expended $25,000 in improvements on his skyscraper location Davey said.

School Offers Design Course

Rounding out its activities for its first year's work, the Los Angeles College of Architecture and Engineering is offering a short, general course in architectural design, which will include history, theory and practical design.

The lectures will be delivered by Richard J. Neutra, A.I.A., who has recently returned to Los Angeles from an international architectural tour. The course will be conducted on Monday and Friday evenings.

Brokers Cite Recent Deals in Residences

Numerous realty transfers are reported by the brokerage office of C. H. O'Connor & Son as negotiated during recent weeks. Sales listed follow:

A home on Sepulveda Boulevard, near Beverly, adjacent to the Bel-Air section, to George Bancroft and his wife, Octavia Bancroft; a 100-foot business lot at the northwest corner of Fiftieth and Main streets was sold to R. A. Gibbs; Harry Mayer was the buyer of a large residence at 243 South Bedford Drive, Beverly Hills; a six-room home at 1145 East Palmer avenue, Glendale, was sold to George Berger; a double bungalow at 2829-2831 Twelfth avenue was bought by George Bernstein; a bungalow at 3354 Imperial Highway, Lynwood, was purchased by Nils Pederson, and a five-room home at 3368 Imperial Highway, Lynwood, was sold to Madge Traverse. C. D. Ives of 1841 South Wilton Place was the highest bidder at the auction of a four-family flat dwelling, 2333-2339 Third avenue, Los Angeles.

Course Advises on Managing of Small Holding

The importance to the real-estate broker of managing small as well as large properties is pointed out by R. H. Drake in the real estate correspondence course provided by the Correspondence Study Department of the University of Southern California, 1306 Transportation Building.

Drake emphasizes the importance of developing a management department through which investors in lower priced income property are able to obtain expert management for their properties and indicates this as a means of increasing the number of such investors. He also outlines methods of procedure in handling a large number of such properties from a single office and the opportunity this affords for contacts that may lead to new business in the sales department of the real-estate office.

COMPANY ANNOUNCES APPROVALS OF LOANS

At the last regular weekly meeting of the loan committee of the Mortgage Guarantee Company, 307 loans were approved for a total of $1,117,242.51. The large number of loans now being approved indicates an increasing interest in conservative mortgage financing, in the opinion of company officials.

HOME PLANS COMPLETE

Architect Manfred De Anna has completed plans for a $10,300 residence which Howard E. Davis will build at 1708 Angelo Drive, Beverly Hills.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

THREE LEASES REPORTED: New Business Enterprises Announced for Hollywood by Owner
Los Angeles Times (1923-Current File); Oct 4, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D3

THREE LEASES REPORTED

New Business Enterprises Announced for Hollywood by Owner of Equitable Building

Long-time leases which were closed yesterday by William M. Davey, owner of the Equitable Building, will bring three new business enterprises to Hollywood, he reports.

Under leasing arrangements Butler Health Institute will occupy the entire roof and part of the twelfth story of the Equitable Building. Tiled steam rooms, showers, private toilet facilities, separate treatment rooms, exercising rooms and apparatus will be installed. The entire roof will be converted into a solarium for sun-bath treatments, a squash court and other outdoor innovations being featured. Kenneth F. Butler, who is associated with Anthony P. O'Dea, of Beverly Hills, in the enterprise, was formerly manager of a San Francisco health institute.

Quarters have been leased by Davey to Log Cabin Lodge, Ltd. This company will engage in the business of building motor lodges which will be constructed of log sidings but with modern interiors. These lodges will be built on major highways from San Diego to Vancouver, B. C. Contracts already have been let for the first cabin, which will be located at San Fernando Road and Lankershim Boulevard, L. M. Mills, secretary of the corporation, announced. Maj. Edward Steller, for ten years with Barker Brothers, will be associated with Mills.

The main headquarters of Beauty Arts Institute, of which Marian Nixon, film player, is president, will be opened in the Equitable under leases signed by Edward Hillman, Jr., of Chicago, husband of Miss Nixon. A general merchandising plan dealing in beauty preparations which will cover the United States will be conducted. Hillman, who is prominent in Chicago business and social circles, is a nephew of Ben Straus, vice-president of the May Company of Los Angeles.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Office Unit Has Garden
Los Angeles Times (1923-Current File); Dec 6, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D4

Ralphs Plan to Build New Unit

Plans for another store for Ralphs Grocery Company, Inc., are being prepared for a site just purchased on Vermont avenue, through Wright & Becker, realty brokers. Russell Collins, architect, is preparing the plans. The store will make the third built this year and the nineteenth to be operated by the company, according to the realty brokers. The property will be at the northwest corner of Seventy-eighth Place when this street is cut through.

The site for the new establishment fronts 200 feet on Vermont and 300 feet on the proposed Seventy-eighth Place and it is reported the new branch when completed will give employment to approximately 100 persons.

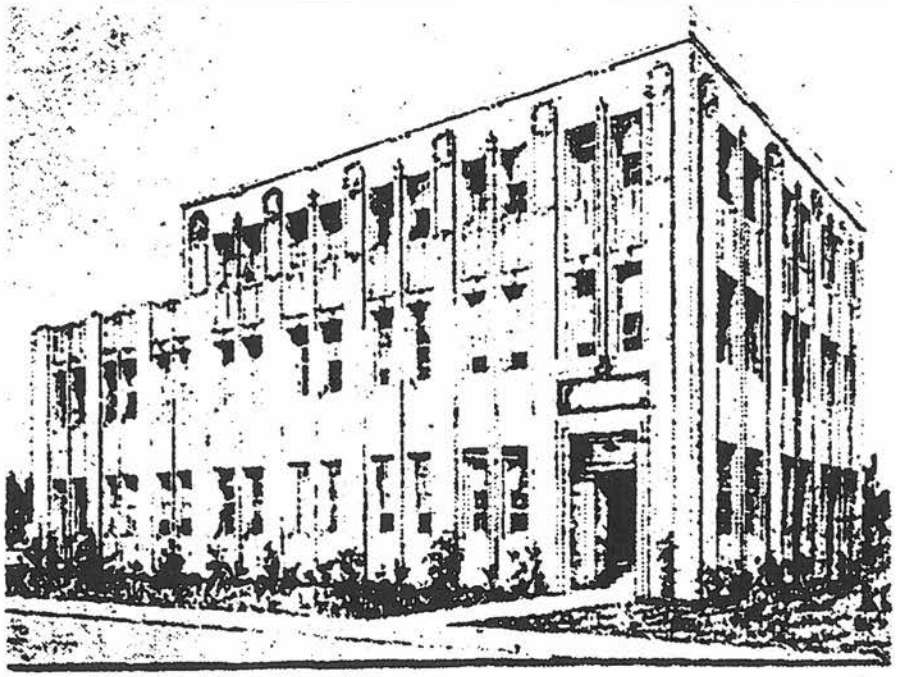
Wright & Becker also report a cash sale of a lemon grove at San Dimas to Charles Taylor. The grove formerly was owned by L. Wilson.

Office Unit Has Garden

Tenants in the limit-height Equitable Building, Vine and Hollywood, now look down on a flower garden.

Landscape artists directed by William M. Davey, owner of the Equitable, yesterday completed a garden on the roof of the two-story section of the structure which connects the wings. Not only has the garden been equipped with rare flowers and shrubbery, but soil has been spread, Kentucky blue-grass seed planted and the garden will have real sod. The garden may be seen from every office in the wings. It fronts on the Vine-street side and is the first Los Angeles skyscraper garden carpeted with blue grass.

Telephone Company Plans New Unit



BUILDING TO HOUSE ANGELUS EXCHANGE

Announcement was made during the past week of plans for a new central office unit for the Southern California Telephone Company, construction work to begin after January 1. It will house dial system equipment and is part of a $1,100,000 project adding facilities to serve more than 18,000 telephones, according to M. L. Stannard, general manager. The office will be located at 3434 East Fourth street and will house the Angelus exchange.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

'EQUITABLE' NEW NAME OF BUILDING: Bank of Hollywood Unit Rechristened by Owner
Los Angeles Times (1923-Current File); Mar 15, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D3

'EQUITABLE' NEW NAME OF BUILDING

Bank of Hollywood Unit Rechristened by Owner After Purchase

The Bank of Hollywood Building hereafter will be known as the Equitable Building, according to announcement by William M. Davey who recently purchased the structure. It is one of twelve limit-height buildings in Hollywood and is located at Hollywood Boulevard and Vine street.

Extensive exterior and interior improvements will be made to the Equitable Building, Davey stated. Contracts have been let for bronze decorations for the front of the building which will include the use of the new name.

M. tReingold, Los Angeles jeweler, who has leased large quarters in the structure will spend approximately $25,000 in alteration work, the announcement states.

Low Vacancy Seen as Aid to Home Building

The favorable low-vacancy situation in single family dwellings and apartments is causing increased interest among property owners in planning proposed improvements, according to B. E. Werminghaus, president of the Tri-Guaranty Building Company, who anticipates a substantial volume of spring activity.

"With the passing of the tax assessment period, many persons who have been holding back for that reason will get busy," Werminghaus points out. "Building costs still remain at a low level, but expected raises will undoubtedly stir shrewd builders to action. There is no shortage of mortgage money for legitimate purposes. Appearances indicate a continued uptrend in construction work."

ORANGE GROVE ACQUIRED

REDLANDS, March 14. (Exclusive)—William Kingsbury has just purchased from C. W. Brashears his ten acres of oranges on West Lugonia avenue, paying for the property about $30,000, it is reported.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

CORNER LOT SOLD
Los Angeles Times (1923-Current File); Apr 12, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D5

Leases Closed in Hollywood

Jassby Drug Company has taken a long-term lease on the ground floor of the Equitable Building of Hollywood, William M. Davey, owner, announced yesterday. Extensive alterations are now under way. Negotiations by which the General Electric Corporation has acquired a lease on the Argyle corner of the Pantage Theater Building also have been completed.

BURNED CLUBHOUSE WILL BE REPLACED

REDLANDS, April 11. (Exclusive) N. E. Whittemore and S. F. Johnson are making plans to rebuild the Arrowhead Highland Clubhouse, which was burned a few days ago. A clubhouse of rustic design which will cost not less than $20,000 is to be erected.

CORNER LOT SOLD

HUNTINGTON PARK, April 11. (Exclusive) — W. C. Chinn, president of the Southeast Realty Board, has sold to a Hollywood investor a lot at the corner of Broadway and State streets for $4500 cash. The lot has a frontage of 40 feet on State and is 95 feet in depth.

POLICEMAN BUILDS HOME

NORTH HOLLYWOOD, April 11. (Exclusive)—Patrolman J. H. Prichard of the San Fernando Valley division of police is building a Spanish-type bungalow on Westpark Drive in Vista de la Plaza. L. D. Oliver is the contractor. The dwelling will cost $4000.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Inquiries for Purchases and Rentals Grow
Los Angeles Times (1923-Current File); Mar 29, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D2

Inquiries for Purchases and Rentals Grow

More inquiries for Vine street and Sunset Boulevard store and office leases, and from prospective purchasers of property in the Sunset-Vine-Five-Finger area, are being received by Hollywood real estate men and property owners than during any period of the last three years, William M. Davey, owner of the Equitable Building of Hollywood, declared yesterday. Davey's statement was concurred in by A. Z. Taft, president of the Vine Street Development Association; Walter Muller, of the Sunset Boulevard Development Association; Carl Bush, secretary of the Hollywood Chamber of Commerce, and Thomas D. Barnett.

ACREAGES EXCHANGED

REDLANDS, March 28. (Exclusive)—Purchase by Ben Ronzone of eighteen acres on Lugonia avenue formerly owned by Sherman Hart was reported during the week. Hart took twelve acres owned by Ronzone in the deal. The properties were valued at a total of $60,000.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

GOLDEN OPENS NEW OFFICE

Los Angeles Times (1923-Current File); Jul 15, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. A7

GOLDEN OPENS NEW OFFICE

Assemblyman Milton M. Golden of the law firm of Golden & Kaufman yesterday announced the opening of a Hollywood office in the Equitable Building at Holiywood Boulevard and Vine street. Assemblyman Golden will divide his time between the Hollywood office and the downtown office in the Union Bank Building.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

BANK MOVES AID AREA AT VINE STREET: Formal Opening of Two Hollywood Branches t
Los Angeles Times (1923-Current File); Aug 2, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D3

BANK MOVES AID AREA AT VINE STREET

Formal Opening of Two Hollywood Branches to Boost Business Section

Formal opening of the head Hollywood branches of the California Bank in the Equitable Building and of the Bank of America in the Guaranty Building will convert the Vine-street area into one of the greatest sectional business centers in America, the combined resources of the banks at the Hollywood-Vine intersection and immediately adjacent thereto reaching a total of $1,832,479,710, Vine Street Development Association announced yesterday. Further increasing the strength of the financial structure of the area is the Pacific States Life Insurance Company with total insurance in force of $45,000,000, which recently completed its $500,000 home at Vine and Yucca, the survey states.

Following the closing of long-time leases for permanent main headquarters in the Vine area by the two banks, plans are being formulated for a systematic development of the district. These plans, which are sponsored by the Vine Street Development Association, call for establishing Vine street as a great shopping and theatrical center through distinctive construction, Peacock Alley being the initial step of the development. Ivar, between Hollywood Boulevard and Selma street, recently opened by the "five-finger" project, will be converted into a bond house and securities area under the plans. Owners of frontage on Ivar already are negotiating with bond houses, it was announced. Buildings to suit tenants will be constructed.

The Vine Street Development Association survey shows the resources of the banks having their main Hollywood headquarters in the Vine-street area to be as follow:

Bank of America	$1,120,000,000
Security First National	595,500,994
California Bank	116,978,716
Total	$1,832,479,710

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

BUILDING IN HOLLYWOOD PURCHASED: Bank Building Reported to Have ...
Los Angeles Times (1923-Current File); Jan 31, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. A2

BUILDING IN HOLLYWOOD PURCHASED

Bank Building Reported to Have Brought $1,500,000; William M. Davey, Buyer

The Bank of Hollywood Building, northeast corner of Hollywood Boulevard and Vine street, Hollywood's newest limit-height structure, was sold yesterday to William M. Davey of Hollywood by Hollywood Central Building Corporation, according to an announcement made by Sam Kress, president. While no price was named it is understood that the transaction involved more than $1,500,000. Thoral Lake and Clarence D. Hutson, with offices in the Bank of Hollywood Building, conducted all negotiations for the sale of the property.

Mr. Davey is a heavy investor in Los Angeles and Hollywood properties and will move his offices into the Bank of Hollywood Building which will be the center of operations for his activities.

The building is a two-unit Class-A structure of limit-height comprising 321 offices, giving it the largest office capacity of any business structure in Hollywood. The edifice has ninety feet frontage on Hollywood Boulevard with a Vine street depth of 140 feet running to the Vine street entrance to the Pantages Theater.

Group Formed to Assist Poor

Retired ministers and other church workers are the nucleus of a new organization to do relief work among the poor, known as the Bethany Association of California, the formation of which was announced yesterday. The organization has temporary headquarters at 1110 North Avenue 54.

Rev. J. W. Taylor of Pasadena, a pensioned Methodist preacher, is president. The other organizers are Rev. Ed Gauthrie Crawford, a former minister of the Christian church, his wife, Mrs. San Jewel Crawford, Alice Gordon, a former missionary worker in Mexico, and Mrs. Frank E. Baker.

The organization intends to gather junk, paper, clothing, merchandise and money, all to be used for the relief of the poor.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Building Adds Tallest Sign
Los Angeles Times (1923-Current File): Apr 19, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D4

AFFILIATION ANNOUNCED BY COMPANY

Oregonian Buys Interest in Los Angeles Brokerage Business

Coincident with the completion of and removal to its new Wilshire Boulevard Building, Burton & Co. real estate brokers, announce the affiliation of A. M. Beaver with that company, the organization to be known as Beaver - Burton & Co., Ltd.



A. M. BEAVER

Beaver, formerly of the Moores - Beaver Company of Portland, Or., was identified with the brokerage and property management business in that city for many years, and was a resident of Portland for twenty-three years.

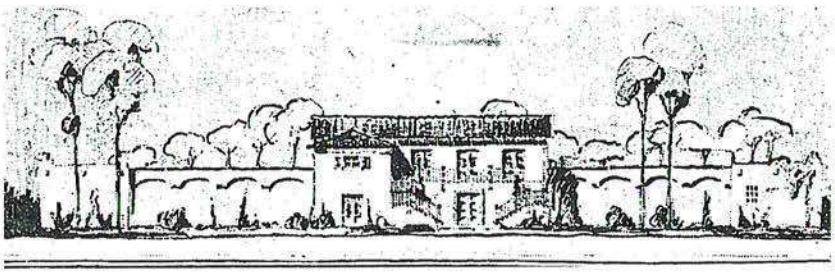
Beaver now has located his home in Beverly Hills and purchased an interest in Burton & Co.

The policy of Beaver-Burton & Co., Ltd., will be to conduct a general brokerage business, specializing in property management, business properties, leases and insurance.

Building Adds Tallest Sign

Hollywood's illuminated skyline was given new color yesterday when what is declared to be the tallest perpendicular sign in the screen city was erected on the two-unit height-limit Equitable Building, Hollywood Boulevard and Vine street, by William M. Davey, owner. The sign is seventy-six feet in height and extends seven stories. It is illuminated and faces on both Hollywood and Vine.

Typical Recreation Unit of Program Pictured



Construction Cost Estimated at $35,000

A community clubhouse and bath-house structure typical of those to be built by the city playground and recreation department at the Sawtelle, El Sereno and Reseda Playgrounds under terms of the unemployment bond issue, is pictured above. At Sawtelle and El Sereno, plunges will be a part of the project. Six plunges and three bath-houses will be built in all as a part of the bond issue program.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

OPENING OF SKYSCRAPER ANNOUNCED: Second Limit-Height Unit of Bank Building Rea
Los Angeles Times (1923-Current File); Jan 11, 1931;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D5

VETERANS' HALL WILL BE ERECTED

City Auditorium to Be Remodeled, Two-Story Unit Added

HUNTINGTON BEACH, Jan. 10. (Exclusive)—A memorial hall to be dedicated to veteran men and women of all wars is to be constructed here in the near future, plans and specifications have been completed by Schilling & Schilling, Long Beach architects.

The present City Auditorium will be remodeled and a two-story structure added, involving a total cost of $60,000. The building will be used as a convention hall and for theatricals and banquets, in addition to use as American Legion headquarters.

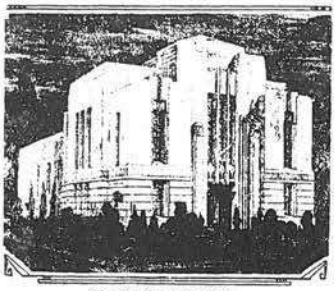
A lobby with a second floor will be added to the front entrance, which will be changed from Fifth to Sixth streets.

Quarters on the second floor will be reserved exclusively for the members of Joseph Rodman Post, No. 133, of the American Legion, for a time as long as the organization is in existence.

The Legionaires will furnish their own quarters, which will consist of lounging, reading and dining-rooms and kitchen.

Plans call for the construction of two consultation rooms and two rest rooms off the lobby on the first floor of the annex. According to plans and specifications, the main auditorium will be enlarged, acoustic system improved, the stage enlarged and extensive improvements made in the main kitchen on the first floor.

Legion Headquarters to Be Provided



City Council Approves Plans

The City Council of Huntington Beach has approved plans and specifications for a Memorial Hall designed by Schilling & Schilling, Long Beach architects, and bids will be taken until February 2. The present City Auditorium is to be remodeled and a two-story structure added. Post No. 133 of the American Legion will occupy the second floor.

MUNICIPAL AUDITORIUM UNDER WAY

Permit for Pasadena City Structure Largest Ever Issued There

PASADENA, Jan. 10. (Exclusive) Ground for this city's municipal auditorium was broken this week, when a steam shovel bit the first mouthful of earth from the site at the south end of Garfield avenue, facing Green street.

The building permit, amounting to $1,940,000 and issued to William C. Crowell, general contractor, is the largest single permit ever taken out in this city. Although the total cost of the auditorium will be only about half that of the City Hall, the permit, for erection of the City Hall, were taken out piecemeal, none amounting to more than $500,000.

No formal ceremony marked the ground breaking for the structure, which will complete Pasadena's Civic Center group, now consisting of the public library, City Hall, Chamber of Commerce, Post Office, Hall of Justice and Los Angeles Gas and Electric Company structure.

The total cost of the auditorium, including furniture and other accessories is estimated at $1,300,000, not including the site, which is valued at more than $100,000. The building will consist of two connecting units, a flat floor auditorium for political conventions, and a theater or concert hall for smaller gatherings.

OPENING OF SKYSCRAPER ANNOUNCED

Second Limit-Hight Unit of Bank Building Ready for Occupancy

Hollywood's latest skyscraper structure, the limit-height second unit of the Bank of Hollywood Building, Hollywood Boulevard and Vine street, was formally opened yesterday.

With the last limit-height unit of the building 100 per cent occupied, since its completion a little more than a year ago, many leases already have been signed for the new unit and a full occupancy factor within the next ninety days seems assured, according to Sam Kress, president of Hollywood Central Building Corporation, owner of the building.

Completion of the "five-finger" street-widening project, which centers in the Hollywood-Vine area is expected to make the Hollywood-Vine intersection one of the nation's great traffic centers. Many specialty stores and branches of downtown financial houses are moving into the new unit of the Bank of Hollywood Building, indicating that office space in modern buildings in Hollywood is in strong demand, Kress said.

LEASES OF PAST WEEK ANNOUNCED

Three Eastern Companies Rent Warehouse, Factory Space Here

Three leases at rentals aggregating $30,800 have been signed during the past week by eastern companies operating in Los Angeles, according to D. Arch Thompson of the J. W. Lewis Company, wholesale and manufacturing property brokers.

The American Plywood Corporation of New London, Wis., leased the entire ground floor of the brick warehouse building at 853-857 South Alameda street, comprising an area of 8000 square feet of floor space served by spur track.

The Close Gastream Heating Company of Chicago leased the one-story brick warehouse building at 710-722 East Fourth Place, extending through to Alameda street, embracing an area of approximately 26,000 square feet, with spur track facilities.

Friedman-Zoeller, Inc., manufacturers of ornamental iron products, leased the one-story brick factory building at 670-676 South Anderson street, with a floor area of approximately 12,000 square feet.

DUPLEX CONTRACT LET

Castendyck Construction Company has been given the contract to erect a fourteen-room duplex on Orange Drive near Oakwood avenue, for C. Fulton.

MAGNITUDE OF MARKET VISUALIZED

Analysis of County Filings Shows 1926-30 Period Most Active for Realty

Los Angeles' steadily increasing real estate transactions and the magnitude of its property market may be visualized from the fact that 6,467,250 instruments were filed with the County Recorder for the twenty-year period running from 1911 to 1930, according to the Title Guarantee and Trust Company.

An analysis of filings recorded in Los Angeles county during the four five-year periods since 1911 shows that the 1926-30 period registered the greatest real estate activity in the history of the county.

The total of instruments filed by five-year periods and the yearly average follow:

	Total filings	Yearly average
1911-15	774,897	154,979
1916-20	787,898	157,579
1921-25	2,076,803	415,361
1926-30	2,651,149	530,229

DRIVE ON TAXES LAUNCHED

San Fernando Valley Property Owners Expected to Support Campaign Against Excessive Burden

VAN NUYS, Jan. 10. (Exclusive)—The Van Nuys Real Estate Board, which is composed of members from all parts of San Fernando Valley, has begun an active drive against excessive land taxation, and will carry on the campaign through the present year. Next Thursday, more than 100 realtors and property owners are expected to attend the annual banquet of the board to be held in the Van Nuys Woman's Clubhouse. Leslie Taylor, chairman of the affair, declared the matter of excessive taxation will be the principal topic before this meeting and that it will be discussed thoroughly and from all angles.

Before the dinner and business meeting are over President C. R. Wallbeck of Van Nuys will turn the gavel over to John L. Kirkham of North Los Angeles, the new president, and Taylor, who is the regional State vice-president, will give over his responsibilities to Mrs. N. Elizabeth McCann, North Hollywood, recently elected by directors of the State association.

In line with Statewide work of the California Real Estate Association, the local board is to enlist the aid of property owners in San Fernando Valley during the next twelve months, in the campaign to reduce taxes on real estate, removing many of the burdens which realtors declare do not belong on the land. Members of the board who are at the head of committees and directing the fight are Jerry Olmstead of Encino; Thurlow S. Culley, Granada; Mrs. B. C. Freeman, Tarzana; and R. H. Dunn, Van Nuys. Several city and county officials have been invited to speak at the banquet.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

HOLLYWOOD ESTABLISHES SKYSCRAPER RECORD: AREA IN GREAT BUILDING SPURT ...
Los Angeles Times (1923-Current File); Aug 11, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. D1

HOLLYWOOD ESTABLISHES SKYSCRAPER RECORD

AREA IN GREAT BUILDING SPURT

Boulevard Intersection Sees Tall Structures Rise

Two Skyscrapers Planned for Near Future

Property Values Traced From Early Period

Skyscraper construction at the Hollywood Boulevard-Vine street intersection and immediately adjacent thereto, during the last five years, has exceeded that of any similar area in Los Angeles and has surpassed the limit-height building record of any district of its size outside of metropolitan areas, in the United States, according to data assembled by Gilbert H. Beesemyer, secretary of the Guaranty Building and Loan Association.

BUILDINGS LISTED

With the limit-height Bank of Hollywood, Knickerbocker Hotel and Mountain States Life Building recently opened; the Guaranty, Taft, Dyas and Plaza Hotel structures in operation; the $1,250,000 Pantages theater and office building under way, and the limit-height $1,000,000 Central Funding Company's hotel to start construction in October the dawn of 1930 will see the nest of skyscrapers in the Hollywood-Vine area increased to nine structures, representing a building and ground valuation of approximately $18,000,000.

The Bank of Hollywood Building was built by Hollywood Central Building Corporation and opened in June, 1929; Mountain States Life Building by Mountain States Life Insurance Company and opened in July, 1929; Knickerbocker Hotel by Mortgage Security Company and opened by Hollywood-Knickerbocker, Inc., in July, 1929; Plaza Hotel by Vine-street Hotel and Investment Company and opened in October, 1925; Dyas Building by Hollywood-Vine Building Company and opened in March, 1928; Guaranty Building by Guaranty Building Syndicate and opened in October, 1924, and Taft Building by Taft Realty Corporation and opened August, 1924.

Construction of the Pantages building is under way with completion set for early in 1930. The first unit of this structure calls for two stories with provisions made for future additions bringing it up to limit-height. Building of the Central Funding Company's limit-height hotel will begin in October and it will be ready for occupancy by June, 1930.

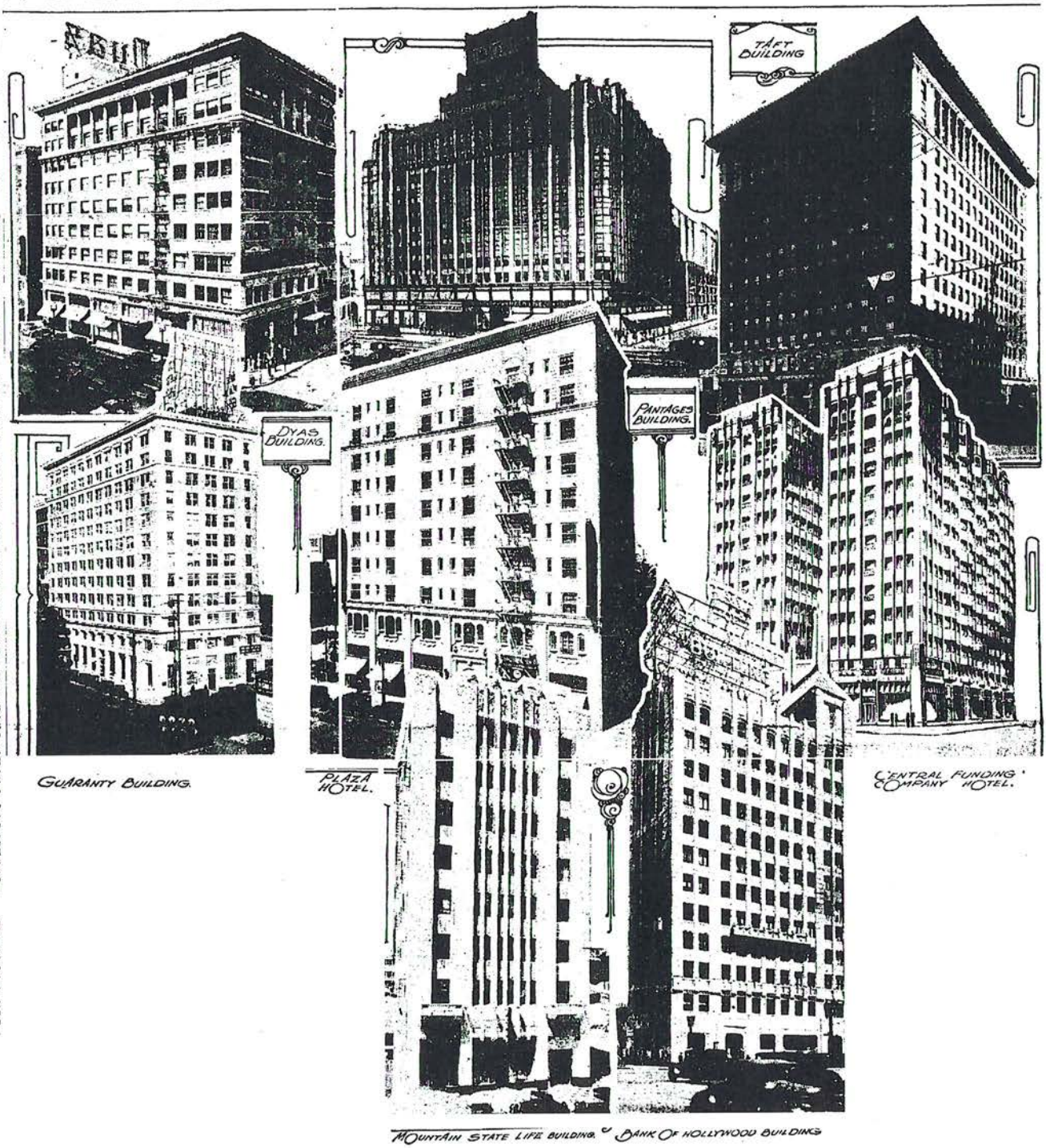
History of increases in property values in the Hollywood-Vine skyscraper district is reflected by the story of the Guaranty Building site. In 1923 J. W. Glidden bought the entire block fronting on Hollywood Boulevard and running from Vine to Ivar streets, for $1000 per acre. Later he sold the property to George W. Hoover at a price which was never made public.

VALUES TRACED

Hoover, in 1910, transferred the 75 by 150-foot lot at the corner of Hollywood Boulevard and Ivar street, where the Guaranty Building now stands, to Olaf Johnson for $7000. Johnson then sold the lot to the First Methodist Church of Hollywood for $8500. This occurred in 1913.

In 1923 the Guaranty Building and Loan Association paid the Methodist Church $150,000 for the

(Continued on Page 2, Column 3)



Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

AREA IN GREAT BUILDING SPURT

(Continued from First Page)

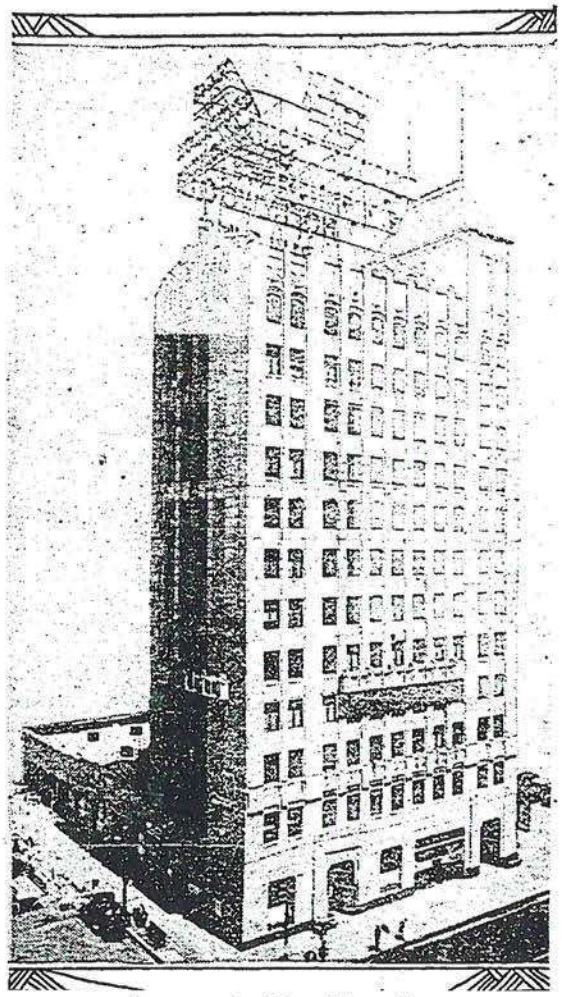
lot and in 1924 the property was resold to the Guaranty Building Syndicate for $300,000. The present appraised value is $6000 per front foot, or $450,000. The Hoover estate in 1925 sold the corner of Hollywood Boulevard and Vine street, which is part of the original block owned by Glidden, to Carl Laemmle for $325,000. Laemmle recently refused an offer of $1,000,000 for the property which in 1912 was offered for sale for $15,000.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

HOLLYWOOD BANK IN NEW HOME: Roof Sign Declared World's Largest
Los Angeles Times (1923-Current File); May 19, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. E3

HOLLYWOOD BANK IN NEW HOME

Roof Sign Declared World's Largest



Improvement at Busy Intersection

The Bank of Hollywood Building, new home of the Bank of Hollywood, of which G. R. Dexter is president, was formally opened yesterday. The building, located at Hollywood Boulevard and Vine street, is owned by the Hollywood Central Building Corporation, which is composed of Dexter, who also is president of the Guaranty Building and Loan Association, and Sam Kress.

The largest individual Neon sign in the world has been erected on the top of the building, creating a landmark which may be seen at night for miles in all directions. The sign is 50x143 feet, with sixty-nine letters running from six feet to twenty-nine feet in height. Twenty-five transformers are used in illuminating it. There are 2959 square feet of letters, the sign being supported by seven and a half tons of steel in the roof construction.

Another Los Angeles record declared held by the Bank of Hollywood Building lies in the fact that since 1919 the assessed valuation of its site has increased 27,964 per cent, as compared with an average increase in fifty diversified Los Angeles corners of 1759 per cent, the second record corner representing an advance of 7968 per cent.

The Bank of Hollywood Building increases the nest of skyscrapers in the Hollywood Boulevard-Vine-Ivar area to seven limit-height structures. It is next door to the $1,000,000 Pantages Theater and the projected limit-height hotel of the Central Funding Company of Hollywood, of which N. F. Wilson is president. Surrounding it are the limit-height Guaranty, Taft, Dyas, Knickerbocker Hotel, Plaza Hotel and Mountain State Life buildings. The Hollywood-Vine corner ranks as the second most heavily motor-traveled intersection in Los Angeles.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

FIVE-FINGER PAYMENTS TO BE MADE: More Than Four Millions to be Received by Owne
Los Angeles Times (1923-Current File); Jun 9, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. E6

FIVE-FINGER PAYMENTS TO BE MADE

More Than Four Millions to be Received by Owners of Condemned Land

Awards totaling $4,044,861.05 will be paid to owners of property ordered condemned in connection with the Hollywood "five-finger" project within thirty days, it was announced yesterday by officials of the City Assessment Bureau. This is the most extensive public improvement ever attempted in one district in Los Angeles.

City Treasurer N. P. Powell pointed out that as a result of the sale of more than $2,000,000 of "five-finger" assessment bonds, the total amount needed to pay the awards is on hand and will be paid to property owners on warrants issued by the assessment bureau, which is now preparing to send out the warrants.

The "five-finger" plan provides for the widening of Cahuenga, Ivar, Hudson, Cole and Wilcox streets and is designed to metropolitanize Hollywood. It connects with the vast network of boulevards radiating from Studio City. Seven limit-height buildings, the Bank of Hollywood, Dyas, Guaranty, Taft, Plaza Hotel, Knickerbocker Hotel and Mountain States Life Buildings, are in the center of the area.

Construction of the widening development is expected to inaugurate a $20,000,000 building campaign. The $1,000,000, Pantages Theater already is under rush construction, the Mountain States Life Building is ready for occupancy and work will soon start on a height-limit hotel to be built on Vine street adoining the Bank of Hollywood Building by Central Funding Company of Hollywood. Two other height-limit structures are planned by the same company.

Plans for Ivar street call for the construction of seven artistic store buildings immediately following the opening of the street south from Hollywood Boulevard.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

BANKING EXPANSION TOLD: Growth in Resources and Extension of Activities at Hollywood
Los Angeles Times (1923-Current File); Dec 29, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. E4

BANKING EXPANSION TOLD

Growth in Resources and Extension of Activities at Hollywood Institutions Listed

Steady expansion of banking, building-loan and insurance institutions has featured the business growth of Los Angeles during 1929, G. R. Dexter, president of the Bank of Hollywood, announced yesterday in citing concrete examples of the tremendous growth in resources and the extension of activities of companies in these lines.

Bank of Hollywood during the first three months of its occupancy of its new limit-height home, Hollywood and Vine, increased its assets 38 per cent. Mountain States Life Insurance Company, which recently moved into its skyscraper home, Vine and Yucca, have absorbed five national insurance companies since moving to Hollywood from Denver, and closes 1929 with $18,000,000 of life insurance in force, as compared with $15,833,495 in 1928. Its assets advanced to $2,000,000 in 1929 as compared to $1,290,721 in 1928.

Guaranty Building and Loan Association opened new headquarters during 1929 in Pasadena, Glendale, Santa Monica and Beverly Hills, and increased its number of savers from 8015 in 1928 to 16,672 in 1929. Its resources advanced from $7,979,877 in 1928 to $10,322,677 in 1929.

Mutual Building and Loan Association increased its resources from $1,209,523 in 1928 to $1,881,393 in 1929, and its 1929 roster of investors numbers 1934 as against 1509 in 1928. Mutual recently opened Wilshire headquarters at Wilshire and La Brea.

United States Building and Loan Association during 1929 opened headquarters in San Francisco, Fresno, Bakersfield, Oakland, Pasadena, Spring street, Los Angeles, and San Diego. Resources of the Los Angeles United States increased in 1929 to $3,527,070 from $2,384,282 in 1928, and its number of savers in 1929 is 5642 as compared with 2264 in 1298. Guaranty and affiliated associations under the direction of Gilbert H. Beesemyer have 1929 resources of $34,139,959 as against $26,797,083 in 1928.

Expansion and gains in resources of these three types of outstanding institutions indicate that 1929 was not such a bad year, President Dexter said.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

VINE STREET GROWTH FAST: Active Building Campaign Due to Make Artery Leading Cro
Los Angeles Times (1923-Current File): Aug 19, 1928;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. E4

VINE STREET GROWTH FAST

Active Building Campaign Due to Make Artery Leading Cross-Town Thoroughfare

Vine street will be to Hollywood Boulevard what West Seventh street is to Broadway, is the prediction made by Thomas D. Barnett, Hollywood realtor, to a representative of the Hollywood Branch, Los Angeles Realty Board.

In support of this prophecy, Barnett enumerated recent developments on this traffic artery:

The Bank of Hollywood's new twelve-story building, which will soon be erected on the northeast corner of Vine and Hollywood Boulevard. According to a recent announcement the 140 feet adjoining the bank site on Vine street was leased a short time ago for ninety-nine years at a total rental of $1,916,000.

Just south of the Taft Building N. B. Herman has completed a handsome Spanish-type building, lot and building costing approximately $200,000.

Roos Brothers, clothiers of San Francisco, will establish a branch store on Hollywood Boulevard, just west of Vine street, it is announced. Otto K. Olesen recently opened his handsome new store at the southeast corner of Selma and Vine street. Larry Wood's real-estate organization occupying the second floor.

The greatly increased traffic in the vicinity of the Dyas Department Store caused the Pig'n Whistle to open a branch cafe in the Hollywood Plaza Hotel.

Vine street near Santa Monica Boulevard has also been very active. Thomas J. Dunnigan and Curt A. Prolius, Hollywood realtors, have reported the sales of five choice lots on Vine street to A. P. Dubin, representing a syndicate of Detroit capitalists, for a total of $871,000. George E. Rea., Inc., also has announced the sale of four lots on Vine street, near Willoughby avenue, for a total of more than $500,000.

The Bank of Hollywood moved into its new building on the northwest corner of Vine and Santa Monica Boulevard a short time ago and the Hollywood branch of the Automobile Club of Southern California is now established in its new home at the southwest corner of Vine and Lexington.

BUILDING AT HIGH PEAK FOR WEEK

Westwood Hills Permits Run Three Times Those of Year Ago

The record-breaking summer building campaign at Westwood Hills this year has established another high mark this month.

Building permits for the area for the first week in August totaled $150,248. This is three times the total for the same period of 1927. The pace set for the month so far indicates that the high monthly total for the year may be shattered. This was established during the month of May with a total of nearly $500,000, the Janss Investment Company statistical department reports.

Janss officials are not only elated with the active building condition and high totals, but also with the high type of construction included. A typical example is offered in the residence of A. Harold Wilkins, now under construction in Strathmore Drive.

The structure is one of appealing Spanish influence, dominating a knoll overlooking new Holmby Park. It is arranged to include a vista of the north course of the Los Angeles Country Club as well as a panorama of the Santa Monica foothill area and the new University of California campus. The east wing includes an unusual balcony effect serving the master bedrooms while the south wing is marked by graceful arches, typical of old Spain

RAILROAD IMPROVES TERMINALS

Texas and Pacific Completes Program for Facilitating Traffic Handling

The Texas and Pacific Railroad has recently completed its program for increasing terminal facilities at New Orleans, Shreveport, Alexandria, Texarkana, Dallas and Fort Worth, $5,000,000 having been expended in the latter city alone, which with its sixty-five miles of tracks is said to have one of the most efficient terminals in the world.

On the western division, mile-long passing tracks have been built every five miles, which, with the improved terminals, greatly facilitates the movement of heavy traffic.

As a result of these improvements a reduction was recently made of three hours in the running time of the through-passenger train, the Texan, between Los Angeles and St. Louis and through-freight schedules have been reduced a whole day, materially benefiting shippers. One of the latest Texas and Pacific engines known as the Texas type, designed by the mechanical superintendent of that line, was placed on display at the recent annual convention of the American Railroad Association at Atlantic City, where it attracted much attention.

The Los Angeles office of the Texas and Pacific reports unusually heavy summer tourist travel to California.

The Texas and Pacific Railway, among the first of the lines that was built to handle transcontinental tend from Louisiana and Texas to traffic, was originally chartered more than half a century ago, to ex-San Diego. Meeting with financial reverses in the early stages of its construction, El Paso was made the western terminus of the railroad, which point it reached in the early '80s and ever since has been a big factor in the handling of California traffic.

Extensive improvements have been made to the property in recent years, which has placed this line in the front ranks of Southwestern carriers. This road has practically been rebuilt, the entire main line relaid with heavy steel and ballast, embankments widened, grades reduced and block signals installed.

State Realty Men to Meet at Long Beach

The board of directors of the California Real Estate Association, representing ninety-six local real estate boards in the State, who are to meet in Long Beach Saturday, the 25th inst., will be guests of the Long Beach Realty Board at the Pacific Southwest Exposition, now being held in that city. In honor of the visitors, the day will be designated realtors' day, and there will be special features provided for them.

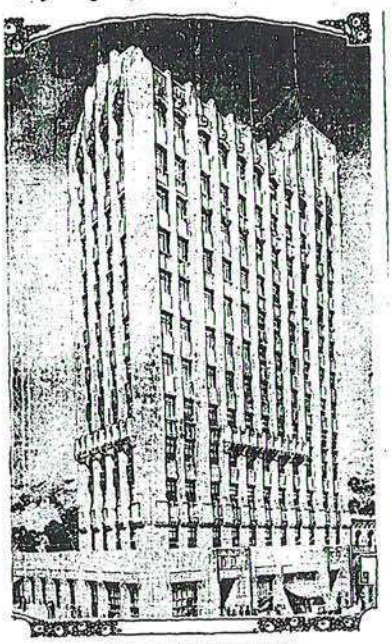
The directors' meet will be preceded by an all-day conference of the salesmen's division of the association on Friday, the 24th inst., and a dinner meeting of the executive council that night. The salesmen, too, will visit the exposition.

All sessions will be held in the Breakers' Hotel.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

STRUCTRE TO RISE AT ONCE: Third Height-Limit Unit Announced for Hollywood and Vine
Los Angeles Times (1923 Current File) Sep 30, 1928,
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. I1

Skyscraper for Boulevard Corner



Investment of $1,000,000 Involved

Involving a total investment of $1,000,000, the height-limit structure shown above was announced yesterday for immediate construction on the northeast corner of Hollywood Boulevard and Vine street. It will be known as the Bank of Hollywood Building.

STRUCTURE TO RISE AT ONCE

Third Height-Limit Unit Announced for Hollywood and Vine

Bank of Hollywood Building, a height limit structure, will be immediately erected on the northeast corner of Hollywood Boulevard and Vine street, it was announced yesterday by Samuel Kress, president, and G. R. Dexter, secretary of Hollywood Central Building Corporation, which holds a ninety-nine-year lease on the site and will sponsor the improvement. The property fronts 90 feet on Hollywood Boulevard and 140 feet on Vine street.

Hollywood's new project will give the Hollywood Boulevard and Vine street intersection three skyscrapers, as the location is directly across the boulevard from the Taft Building and diagonally opposite the Dyas Building. It is in the immediate vicinity of the Guaranty Building, the Security Apartments and the Plaza Hotel. All of these structures are of the limit height type.

With the completion of the Bank of Hollywood Building the nest of skyscrapers centered at Hollywood Boulevard, Vine, and Ivar streets will be increased to six huge structures, representing a total building and ground value of $9,300,000. From a traffic standpoint Hollywood and Vine ranks next to Wilshire and Western as Los Angeles' most heavily traveled intersection.

Contracts for the improvement have been awarded to the Scofield-Twaits Company, with Aleck Curlett as supervising architect. Active construction already is under way. S. W. Straus & Co. financed the building operations.

The artistic new building, which will cost $500,000 and together with the leasehold will represent an investment of $1,000,000, will be a twelve-story and part basement, reinforced concrete, fireproof structure, to contain approximately 77,-800 square feet of office space above the ground floor; on the latter a banking room occupying the immediate street corner; an interior store, cigar stand and stores fronting 23 feet on Hollywood Boulevard and 40 feet on Vine street. The Bank of Hollywood, which now has temporary quarters on Vine street, will occupy the 60x90-foot corner banking room on a twenty-year lease.

The new building is in the $3,000,-000 "five finger" improvement district, the completion of which is expected to be followed by a $5,000,000 building program.

BROADWAY THEATER IN LEASE DEAL

Million-Dollar Rental Obtained for Downtown House

Involving a total rental of approximately $1,000,000, the Broadway Palace Theater on the east side of Broadway between Sixth and Seventh streets has been leased by the Orpheum company to the Broadway Palace Theater Company. The latter company is headed by Harry Brare, George Biers, G. A. Metzger and other theatrical men.

Both parties to the transaction were represented by the Joe Toplitzky Company.

OLD RANCHO BOUGHT FOR SUBDIVISION

McCoy Property in Simi Valley Sold for $500,000 to Syndicate

A group of Los Angeles business men and capitalists has acquired the historic McCoy ranch in the Simi Valley, thirty-eight miles from the heart of Hollywood, and will subdivide the property. The ranch includes 5100 acres of fertile soil and the purchase price is said to have been approximately $500,000.

The syndicate being organized to control the property has offices at 712 South Spring street. It is headed by Robert L. McCourt.

On adjoining ranches oranges, Kadota figs, walnuts, grapes and tomatoes are grown.

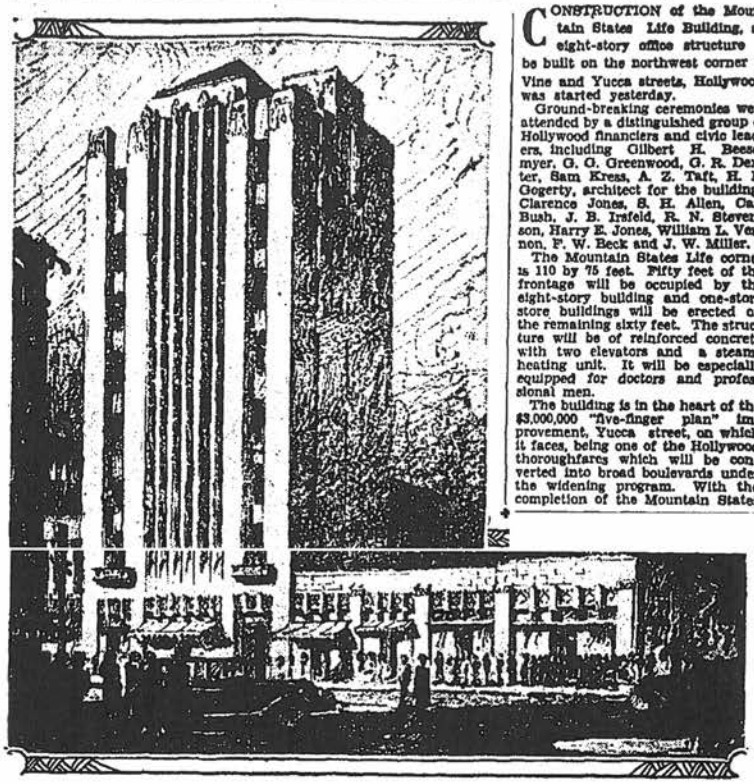
Oil has also been discovered on the property. In prospecting for water, seepage oil was struck at a depth of about 200 feet. The well is now yielding twenty barrels a day under light pumping.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

GROUND BROKEN FOR INSURANCE UNIT: Office Building to Go Up at Vine and Yucca Streets
Los Angeles Times (1923-Current File): Oct 28, 1928;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. E3

GROUND BROKEN FOR INSURANCE UNIT

Office Building to Go Up at Vine and Yucca Streets



Mountain States Life Structure

CONSTRUCTION of the Mountain States Life Building, an eight-story office structure to be built on the northwest corner of Vine and Yucca streets, Hollywood, was started yesterday.

Ground-breaking ceremonies were attended by a distinguished group of Hollywood financiers and civic leaders, including Gilbert H. Beesemyer, G. G. Greenwood, G. R. Dexter, Sam Kress, A. Z. Taft, H. L. Gogerty, architect for the building; Clarence Jones, S. H. Allen, Carl Bush, J. B. Irsfeld, R. N. Stevenson, Harry E. Jones, William L. Vernon, F. W. Beck and J. W. Miller.

The Mountain States Life corner is 110 by 75 feet. Fifty feet of the frontage will be occupied by the eight-story building and one-story store buildings will be erected on the remaining sixty feet. The structure will be of reinforced concrete with two elevators and a steam-heating unit. It will be especially equipped for doctors and professional men.

The building is in the heart of the $3,000,000 "five-finger plan" improvement, Yucca street, on which it faces, being one of the Hollywood thoroughfares which will be converted into broad boulevards under the widening program. With the completion of the Mountain States Life and Bank of Hollywood buildings, the seven huge structures centered around Hollywood Boulevard and Vine street will represent a building and ground investment of approximately $9,300,000. Height-limit buildings forming a nest of skyscrapers in the area include the Guaranty Building, the Security Apartments, the Bank of Hollywood, Taft and Dyas buildings and the Plaza Hotel.

Officers of Mountain States Life Insurance Company include: William L. Vernon, president; R. N. Stevenson, vice-president; T. D. Collins, secretary-treasurer; Gilbert H. Beesemyer, George L. Eastman, James Irsfeld, S. H. Allen, William A. Otis, James Ady, Jr., R. N. Stevenson and L. D. Collins, directors.

The Mountain States Life Building is the second big office structure to be started following announcement that immediate construction of the "five-finger plan" improvement is assured.

Record-Sized Refrigeration Plant Built

What is declared to be the largest single multiple refrigeration plant in the world was placed in operation by the American Ice Machine Company early last week in the eighty-five-unit Dalton apartment hotel just completed at the southeast corner of Western and Beverly boulevards.

This plant is of the direct-refrigeration type. One compressor is used, each refrigerator being equipped with an evaporator designed to manufacture ice cubes and frozen desserts.

The apartments are operated by the Dalton Investment Company, of which R. A. Dalton is the head.

Mayor Cryer is the owner of the property on which the structure is located. The building was erected by C. L. Peck, Inc. Postle & Postle were the architects.

BROKER GETS AIR LICENSE

Roy W. Peacock, flying broker of Laguna Beach and State director in the California Real Estate Association, is licensed air pilot No. 3623, having received his certificate from Washington, D. C. He enjoys the distinction of being the only broker in California and the first citizen of Laguna Beach to be so licensed.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

HOLLYWOOD DEALS GROW: Chicago Furniture Magnate Leases Frontage and ...
Los Angeles Times (1923-Current File); Aug 30, 1928;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. A1

HOLLYWOOD DEALS GROW

Chicago Furniture Magnate Leases Frontage and Other Boulevard Property Changes Hands

Involving a total rental of $3,184,374, property with a frontage of 106 feet on Hollywood Boulevard has been leased for ninety-nine years by Max Straus, head of the Hartman-Straus Company, Chicago, furniture company, according to announcement yesterday by Bernard Rosenthal and associates, who represented Mr. Straus in the transaction. Herman Sims represented the lessor, L. D. Owens.

What the new lessee intends to do with the property could not be learned. It is on the south side of Hollywood Boulevard between Hudson and Cherokee avenues, running from 6554 to 6566, inclusive.

STORES ON PROPERTY

Improvements on the property at present consist of the Hollywood Studio Building, a two-story Class B building with foundations to support four stories. It is of steel-and-concrete construction. Six stores are on the ground floor and the second story contains twelve studio shops.

Recent shops opened in this building are Milnor's, Inc., and the National Shirt Shops. In this block between Hudson and Cherokee are located more chain-store branches than on any other block on the boulevard. One of the most recent additions is the F. & W. Grand Stores, a national institution.

GORES IN DEALS

The San Francisco firm of Roos Brothers has negotiated a lease for part of the W. P. Fuller Building, Hollywood Boulevard. Gore Brothers, who recently sold out their interest in the West Coast Theaters,

(Continued on Page 2, Column 6)

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

REALTY ACTIVE IN HOLLYWOOD

(Continued from First Page)

Inc., have shown their faith in Hollywood Boulevard by the recent acquiring of two properties, one a ninety-four-year leasehold and the other in fee.

G. R. Dexter and Sam Kress now are in the midst of erecting a twelve-story limit-height building on the northeast corner of Vine street and Hollywood Boulevard, which will house as its main tenant the Bank of Hollywood.

BAKERS GET LOCATIONS FOR NEW BRANCHES

Van de Kamp's Holland-Dutch Bakers, Inc., announced yesterday the purchase of fourteen lots on Orange Drive and Sycamore avenue, between Willoughby and Romaine streets, on which will be built a large Hollywood branch. S. C. Leppelman, real estate broker at 5315 Wilshire Boulevard, consummated the deal.

The site is just south of the large tract recently acquired by the Victor Talking Machine Company. The new bakery plant will not be completed perhaps for a year. It will cover most of the site purchased, will give employment to from 200 to 300 persons and supply the bakeries in the entire northern and western territory.

Building permit figures, compiled by the Hollywood branch of the Los Angeles Realty Board, show that since the first of the year permits have been granted for commercial and industrial buildings on and adjacent to Santa Monica Boulevard, west of Western avenue, totaling nearly $1,000,000.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

BANK NAME CHANGED AT HOLLYWOOD: Central Commercial and Savings Also Augmen
Los Angeles Times (1923-Current File): Nov 19, 1926;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. 12

BANK NAME CHANGED AT HOLLYWOOD

Central Commercial and Savings Also Augments Board of Directors

An increase in the personnel of the board of directors of the Central Commercial and Savings Bank of Los Angeles and a change in the name of the bank to the Bank of Hollywood was announced yesterday by John Camphouse, president, following a meeting of the board. The membership of the board was increased from eight to twenty-five and includes some of the best-known business and professional men of the community.

Including the original members, the board is now made up of the following: John Camphouse, president; Gilbert Beesemyer, president Guaranty Building and Loan Association; George R. Dexter, attorney-at-law; E. R. Smith, capitalist; Orville Routte, general manager Pioneer Lumber Company; Jacob Muller, capitalist; John R. Avery, capitalist; J. Stuart Blackton, motion-picture producer; C. C. Craig, president Community Laundry; G. S. S. Croft of Alvin H. Frank & Co.; C. B. Edington, Edington Gasoline Company; Clifford Gillespie of Dickinson & Gillespie; Clifford Gordon, capitalist; H. J. Heffron of Heffron, St. John & McCray; Jean Hersholt, motion-picture star and financier; Samuel Kress, druggist and capitalist; B. N. Moss, capitalist; R. N. Stevenson, insurance; H. J. Strathearn, M.D.; B. Y. Taft, Taft Realty Company; Gene Tilden, Tilden Furniture Company; Robert S. Weaver, Weaver-Mason Company; Charles Hammel, vice-president; D. H. Bennett, cashier, and Charles Lumpkin, capitalist.

Authority has been given the bank by the State Banking Commission for the change of name. The bank will have a new home next year with the completion of the new height-limit Two Thirty Three Club Building on the present site of the institution. The bank will occupy the entire ground floor.

Fat Shorthorn Calves Bring Record Price

KANSAS CITY, Nov. 18, (AP)—Fifteen shorthorn calves were sold here today for the highest price ever paid in the Kansas City market, $26 a hundred. The lot was bought by the Joseph Baum Packing Co., for Fred Wolferman, Kansas City, from a Sni-A-Bar farms, Grain Valley, Missouri.

The sale was at the public auction at the American Royal Live-stock Show.

HALE BROTHERS WILL CUT CASH MELON

An extra dividend of 50 cents a share has been declared by the board of directors of Hale Bros., Inc., San Francisco, on its common stock, in addition to the regular quarterly dividend of 50 cents a share, according to word received yesterday by Dean Witter & Co. The dividends are payable December 1 to stockholders of record the 20th inst.

UTILITY CONCERN ADDS DIRECTORS

NEW YORK, Nov. 18. (AP)—Dr. Arthur T. Hadley, president emeritus of Yale University, with Beekman Winthrop and Andrew Fletcher, today were elected directors of Engineers' Public Service Company, filling the vacancy caused by death of C. Chauncey Stillman and increasing the board's membership from thirteen to fifteen.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

ZIMAS PARCEL REPORT

City of Los Angeles
Department of City Planning

11/5/2014
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
6263 W HOLLYWOOD BLVD
6253 W HOLLYWOOD BLVD
1708 N VINE ST
1704 N VINE ST

ZIP CODES
90028

RECENT ACTIVITY
ENV-2009-3424-EAF
ENV-2009-193
ENV-2009-429
ENV-2009-419

CASE NUMBERS
CPC-2014-669-CPU
CPC-2007-5866-SN
CPC-2005-6082-CPU
CPC-2003-2115-CRA
CPC-2002-4173-SUD
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1997-43-CPU
CPC-1986-835-GPC
ORD-182960
ORD-182173-SA4:3
ORD-181340
ORD-176172
ORD-173562
ORD-165659-SA180
ORD-129944
DIR-2012-300-SPP
ZA-2009-3423-CUB
ZA-2009-1494-CUB
ZA-2004-7000-CUB
ZA-2000-2806-CUB
ZA-1983-54
ZA-1980-115-B
TT-60544
ENV-2014-670-SE
ENV-2012-301-CE
ENV-2009-3424-MND
ENV-2009-1495-MND
ENV-2005-2158-EIR
ENV-2004-7001-ND
ENV-2003-8688-CE

Address/Legal Information	
PIN Number	148-5A189 343
Lot/Parcel Area (Calculated)	12,599.9 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID F4
Assessor Parcel No. (APN)	5546030BRK
Tract	TR 060544-C
Map Reference	M B 1325-54/55
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	148-5A189
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood United
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1910.00
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	C4-2D-SN
Zoning Information (ZI)	ZI-2277 Hollywood Redevelopment Project
	ZI-1812
	ZI-1352 Hollywood Redevelopment Project
	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
	ZI-2331 Hollywood (CRA Area)
	ZI-2433 Revised Hollywood Injunction
	ZI-2436 Preliminary Hollywood Fault Study Area
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-1117 MTA Project
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ENV-2003-1377-MND	Sign District	Hollywood (CRA Area)
ENV-2000-2805-MND	Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
PRIOR-06/01/1946	CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
	Central City Parking	No
	Downtown Parking	No
	Building Line	None
	500 Ft School Zone	No
	500 Ft Park Zone	No
	Assessor Information	
	Assessor Parcel No. (APN)	5546030036
	APN Area (Co. Public Works)*	0.027 (ac)
	Use Code	Not Available
	Assessed Land Val.	$2,132,050
	Assessed Improvement Val.	$3,304,679
	Last Owner Change	08/31/10
	Last Sale Amount	$5,100,051
	Tax Rate Area	200
	Deed Ref No. (City Clerk)	3-10
		1770016
	Building 1	
	Year Built	1929
	Building Class	BX
	Number of Units	1
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	7,700.0 (sq ft)
	Building 2	No data for building 2
	Building 3	No data for building 3
	Building 4	No data for building 4
	Building 5	No data for building 5
	Assessor Information	
	Assessor Parcel No. (APN)	5546030037
	APN Area (Co. Public Works)*	0.027 (ac)
	Use Code	Not Available
	Assessed Land Val.	$1,066,025
	Assessed Improvement Val.	$1,183,287
	Last Owner Change	08/31/10
	Last Sale Amount	$2,110,021
	Tax Rate Area	200
	Deed Ref No. (City Clerk)	3-10
		1770016
	Building 1	
	Year Built	1929
	Building Class	BX
	Number of Units	1
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	4,260.0 (sq ft)
	Building 2	No data for building 2
	Building 3	No data for building 3
	Building 4	No data for building 4
	Building 5	No data for building 5
	Assessor Information	
	Assessor Parcel No. (APN)	5546030038
	APN Area (Co. Public Works)*	0.027 (ac)

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.6815328
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	HOLLYWOOD ENTERTAINMENT DISTRICT
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	637
Fire Information	
Division	3
Batallion	5
District / Fire Station	82
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2007-5866-SN
Required Action(s):	SN-SIGN DISTRICT
Project Descriptions(s):	HOLLYWOOD SIGN SUD AMENDMENT
Case Number:	CPC-2005-6082-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-2002-4173-SUD
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	DIR-2012-300-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	A PROJECT PERMIT COMPLIANCE REVIEW, PURSUANT TO SECTION 11.5.7-C OF THE LAMC, FOR THE PROPOSED ADDITION OF A THIRD COPY TO THE EXISTING TWO-COPY-OPEN PANEL ROOF SIGN THAT WAS AUTHORIZED UNDER DIR-2007-955-SPP.
Case Number:	ZA-2009-3423-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	CONDITIONAL USE FOR ON-SITE FULL LINE OF ALCOHOL AT A PROPOSED RESTAURANT IN THE C4-2D-SN ZONE.
Case Number:	ZA-2009-1494-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	A CONDITIONAL USE FOR SALE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN A NEW RESTAURANT, CONSISTING OF 8,015 SF. AND HAVING 302 TOTAL SEATS. THE PROPOSED HOURS OF OPERATION ARE FROM 11 A.M. TO 2 A.M., DAILY.
Case Number:	ZA-2004-7000-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	PLAN APPROVAL TO AN EXISTING CUB IN THE C4-2D-SN ZONE DUE TO CHANGE OF OWNERSHIP AS REQUIRED BY THE CONDITION NO. 31 OF ZA-2004-7000-CUB.
Case Number:	ZA-2000-2806-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	TO PERMIT DANCING, LIVE ENTERTAINMENT AND ON-SITE SALES OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH THE OPERATION OF A NEW NIGHTCLUB.
Case Number:	ZA-1983-54
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1980-115-B

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	TT-60544
Required Action(s):	Data Not Available
Project Descriptions(s):	TENTATIVE TRACT - ADAPTIVE RE-USE FOR 60-UNIT RESIDENTIAL CONDOMINIUM & 8-UNIT COMMERCIAL CONDO.
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2012-301-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A PROJECT PERMIT COMPLIANCE REVIEW, PURSUANT TO SECTION 11.5.7-C OF THE LAMC, FOR THE PROPOSED ADDITION OF A THIRD COPY TO THE EXISTING TWO-COPY-OPEN PANEL ROOF SIGN THAT WAS AUTHORIZED UNDER DIR-2007-955-SPP.
Case Number:	ENV-2009-3424-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE FOR ON-SITE FULL LINE OF ALCOHOL AT A PROPOSED RESTAURANT IN THE C4-2D-SN ZONE.
Case Number:	ENV-2009-1495-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	A CONDITIONAL USE FOR SALE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN A NEW RESTAURANT, CONSISTING OF 8,015 SF. AND HAVING 302 TOTAL SEATS. THE PROPOSED HOURS OF OPERATION ARE FROM 11 A.M. TO 2 A.M., DAILY.
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	ENV-2004-7001-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN APPROVAL TO AN EXISTING CUB IN THE C4-2D-SN ZONE DUE TO CHANGE OF OWNERSHIP AS REQUIRED BY THE CONDITION NO. 31 OF ZA-2004-7000-CUB.
Case Number:	ENV-2003-8688-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TENTATIVE TRACT - ADAPTIVE RE-USE FOR 60-UNIT RESIDENTIAL CONDOMINIUM & 8-UNIT COMMERCIAL CONDO.
Case Number:	ENV-2003-1377-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the LAMC for the Hollywood Redevelopment Project Area
Case Number:	ENV-2000-2805-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-182960

ORD-182173-SA4:3

ORD-181340

ORD-176172

ORD-173562

ORD-165659-SA180

ORD-129944

PRIOR-06/01/1946

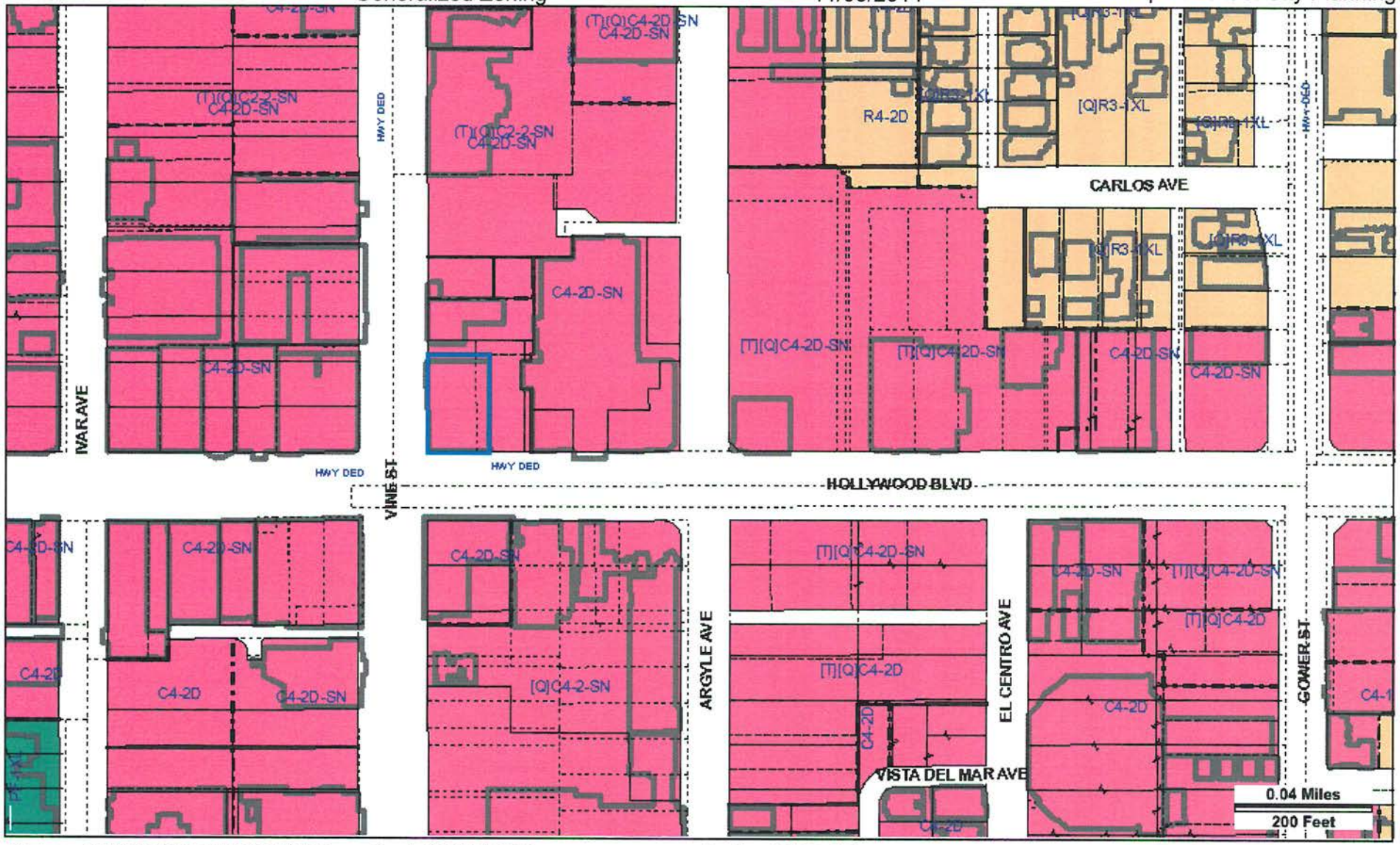
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS PUBLIC

Generalized Zoning

11/05/2014

City of Los Angeles
Department of City Planning



Address: 6263 W HOLLYWOOD BLVD
APN: 5546030BRK
PIN #: 148-5A189 343

Tract: TR 060544-C
Block: None
Lot: LT 1
Arb: None

Zoning: C4-2D-SN
General Plan: Regional Center Commercial

Streets Copyright (c) Thomas Brothers Maps, Inc.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
UTM _____ Q _____ NR ☐ SHL ____
Lat _____ Lon _____ Ens _____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/373700/2773980

IDENTIFICATION

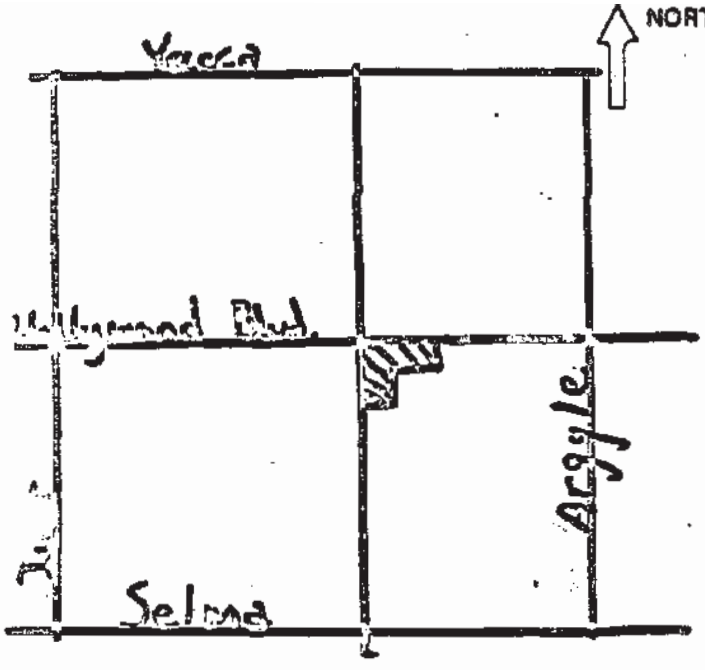
1. Common name: Taft Building
2. Historic name, if known: _____
3. Street or rural address 6280 Hollywood Boulevard
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Fred Chu Address: 1680 Vine St. Rm.614
   City: Hollywood ZIP: 90028 Ownership is: Public ☐ Private ☒
5. Present Use: office and stores Original Use: same
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Hollywood Taft Building is an L-shaped, 12 story Neo-Renaissance office building of reinforced concrete clad in brick, concrete and terra-cotta. Concrete with cast classical ornament clads the lower two and upper two floors. Floors three through ten are unadorned brick with windows set regularly in the facade. **The 11th and 12th floors have vertical sets of two windows separated** by terra-cotta frieze. These sets of windows are set between colossal engaged Corinthian columns. The entablature has a floral decorated frieze topped by a heavy, elaborately bracketed cornice. The ground floor has been extensively remodeled.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 120
   Depth 150
   or approx. acreage _____

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____

13. Date(s) of enclosed photograph(s): Aug. 1977

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick [X] c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] reinforced concrete

15. Is the structure: a. On its original site? [X] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1923 This date is: a. Factual [X] b. Estimated ☐

17. Architect (if known): Albert Walker and Perry Eisen

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [X]

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):
The Taft building occupies the site of the Taft Ranch which was built by the Taft Realty Company owned by the sons of Hollywood pioneer A.Z. Taft. It was the first height-limit structure to be built on Hollywood Blvd. and the first of the three highrises which fix the corner of Hollywood and Vine. It was designed by the firm of Walker and Eisen, the largest and most successful in Los Angeles during the 20's and 30's. Among the buildings for which it was responsible was the Hollywood Plaza Hotel, the Beverly Wilshire Hotel, the Signal Hill, and the Shell Oil and Ohio Oil Buildings. This structure, along with the Broadway Building, and the Equitable Building, are the central focus of the famous Hollywood and Vine intersection.

21. Main theme of the historic resource: (Check only one): a. Architecture [X] b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:
Building Permit, City of Los Angeles, Department of Building and Safety; Bruce Torrence, History of Hollywood (unpublished manuscript); The Los Angeles Times, July 28, 1923, Pt.V, p.1.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)


SMIRNOFF
DRUG KING

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 1D
Other Listings
Review Code _____ Reviewer _____ Date _____

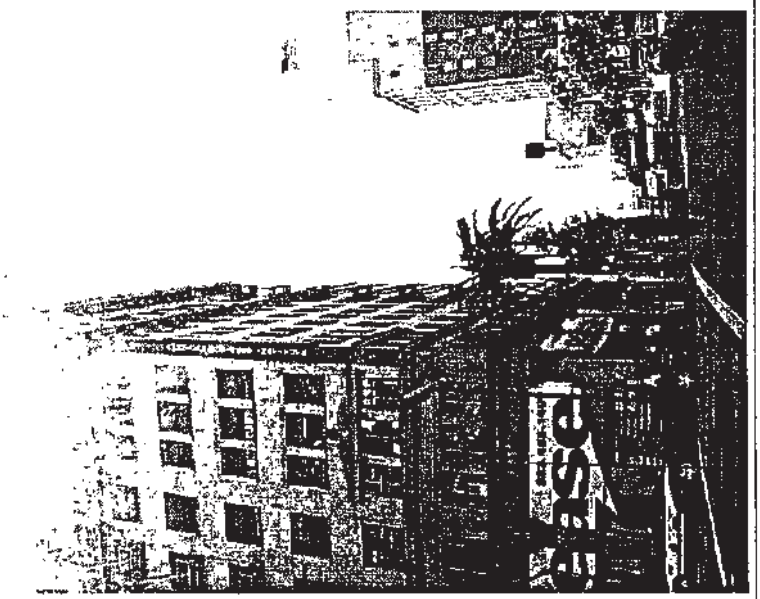
Page 1 of 1

* Resource Name or #:
P1. Other Identifier: 6300 HOLLYWOOD BOULEVARD
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 6300 HOLLYWOOD BOULEVARD City Los Angeles Zip
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, , , OHP CHRIS Database: HIST.SURV.;0053-4680-0054;04/04/85). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP3
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1927

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: 5/27/2002 4:20:49 PM

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

...ARTMENT OF PARKS ... RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
UTM _____ U _____ NR 3 SHL ____
Lat _____ Lon _____ Era ____ Sig ____
Adm ___ T2 ___ T3 ___ Cat ___ HABS ___ HAER ___ Fed ____
UTM 11/377680/3774020

IDENTIFICATION

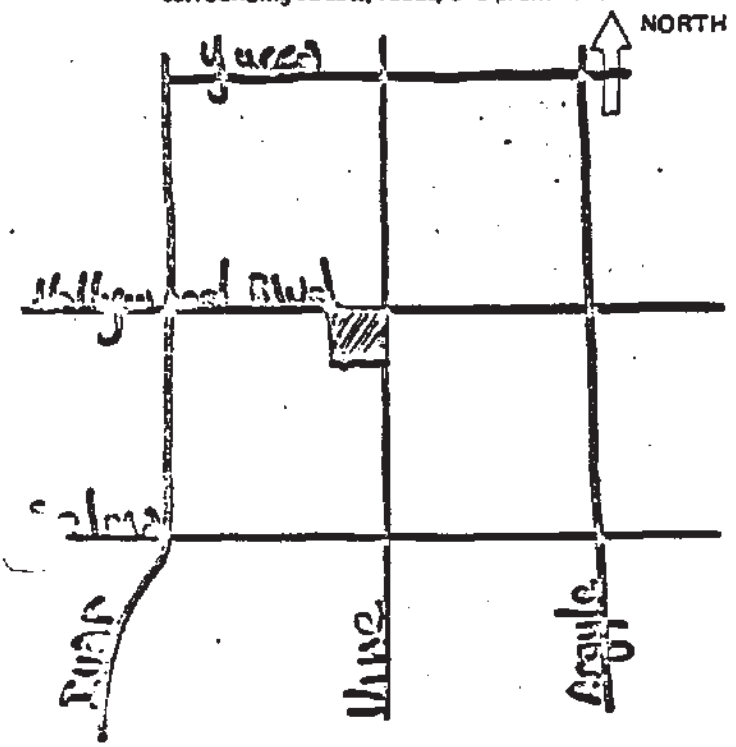
1. Common name: Broadway Department Store
2. Historic name, if known: B. H. Dyas Company
3. Street or rural address 6300 Hollywood Boulevard
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Broadway Department Store Address: 401 South Broadway
   City: Los Angeles ZIP: _____ Ownership is: Public ☐ Private ☒
5. Present Use: department store Original Use: same
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Broadway Department Store is a nine story Renaissance Revival building at Hollywood and Vine with a six story International Style addition to the west. It is constructed of reinforced concrete with brick facing on the middle stories and terra-cotta and concrete facing at top and bottom stories where most of the architectural detailing is found. At street level a classical entablature surmounts pilasters with elaborate Corinthian capitals, creating a colonnade effect. This "colonnade" continues under the International Style addition, tying both together. At the second story level the classical detailing is less elaborate; the third consists only of elaborate pediments over the three outermost windows at each end of both the Vine Street and Hollywood Boulevard elevations. The top two stories again are elaborately detailed. Colossal columns spanning the two stories form a loggia on the middle of each elevation. A heavy cornice caps the building. The International Style addition is composed of alternating horizontal bands of wall and windows.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 150 ';
   Depth 100 ';
   or approx. acreage _____.

9. Condition: (check one)
   a. Excellent ☒ b. Good ☐ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] reinforced concrete

15. Is the structure: a. On its original site? [X] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1927 This date is: a. Factual [X] b. Estimated ☐

17. Architect (if known): Fred R. Dorn; Postle & Postle, interiors

18. Builder (if known): Scofield Engineering Company

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [X]

SIGNIFICANCE

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

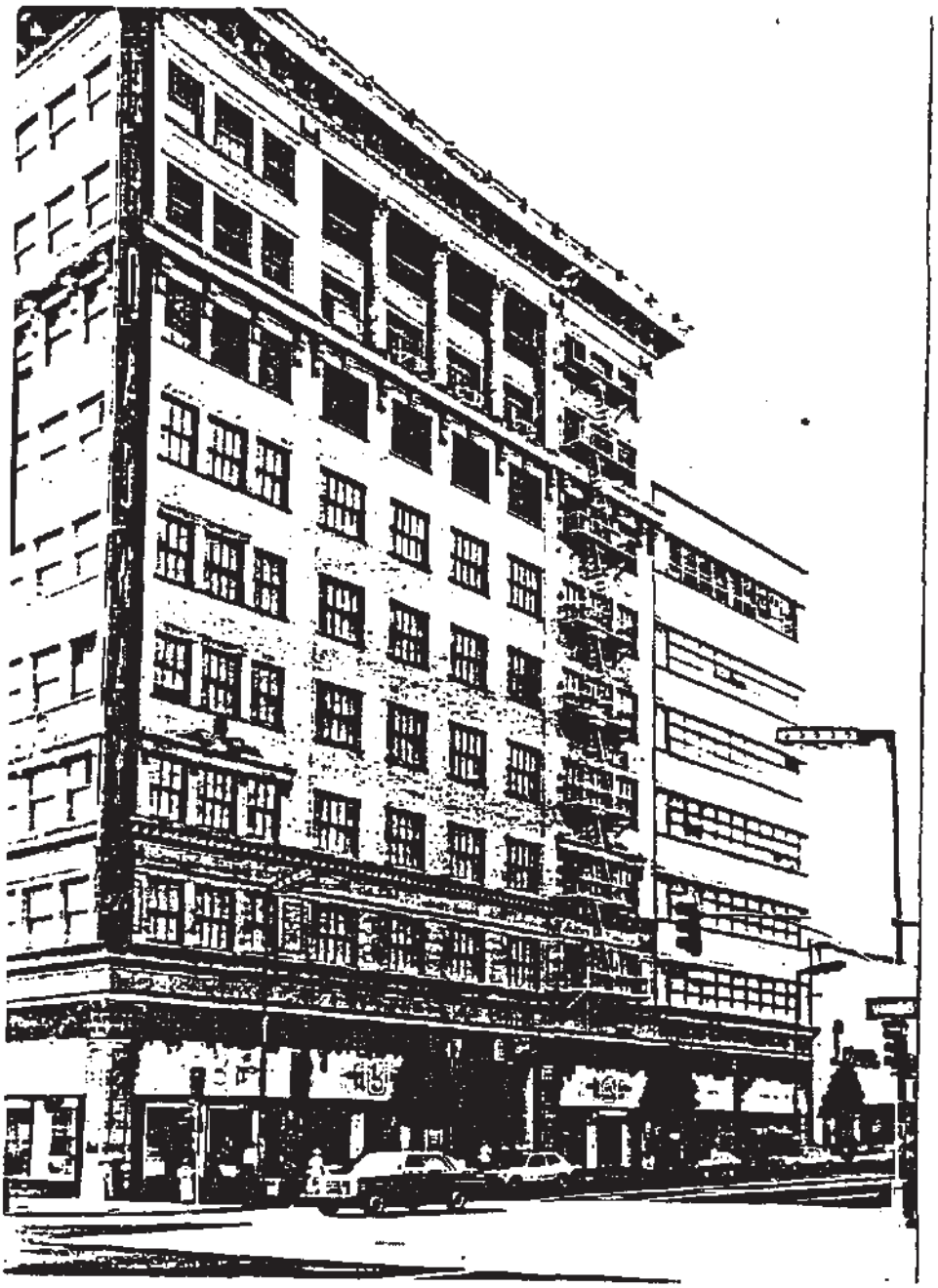
Occupying a central position in the Hollywood business district, the Broadway Department Store carries both cultural and architectural significance. Built on the Northam-Stern ranch property by B.H. Dyas in 1927, it was one of the city's first major department stores. Luxuriously appointed both inside and out (the firm of Postle & Postle designed a baronial loggia for the executive offices on the top story), the building was designed to promote the business district's image of a "Fifth Avenue of the west". Architect Fred R. Dorn, noted for a number of commercial structures designed in the Broadway-Spring Street section of L.A., was chosen to design the building in the classical commercial style of the day, a style which seemed to denote prosperity and taste. The building became the Broadway Store in 1931. (From its inception, the property has been associated with many Hollywood families of note; the Jacob Sterns, owners of the ranch, B.H. Dyas, a very successful 20's entrepreneur; Arthur Letts, owner of the Broadway Department Stores and Malcolm McNaghten, president of the Hollywood store when it opened in 1931, and like Letts, a substantial property owner in Hollywood.) The International Style addition in 1938 was designed by the noted firm of Parkinson & Parkinson, designers of Bullocks Wilshire. The large neon BROADWAY sign on top of the building is a visual landmark for miles. This sign dates from the thirties.

21. Main theme of the historic resource: (Check only one): a. Architecture [XX] b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:
Los Angeles Times, (8-20-27), Pt. V, p.3; Los Angeles Times, (9-13-25), Pt. V, p.4; Architectural Digest V, p. 96; Los Angeles Herald, (3-3-31); Los Angeles Times, (2-3-28), Pt. V, p.6; Arrowhead Magazine, (June 1934); Edwin O. Palmer, History of Hollywood, Los Angeles, 1937, pp. 224, 260, 263.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
UTM _____ Q _____ NR [P] SHL ____
Lat _____ Lon _____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
11/377620/3774020

IDENTIFICATION

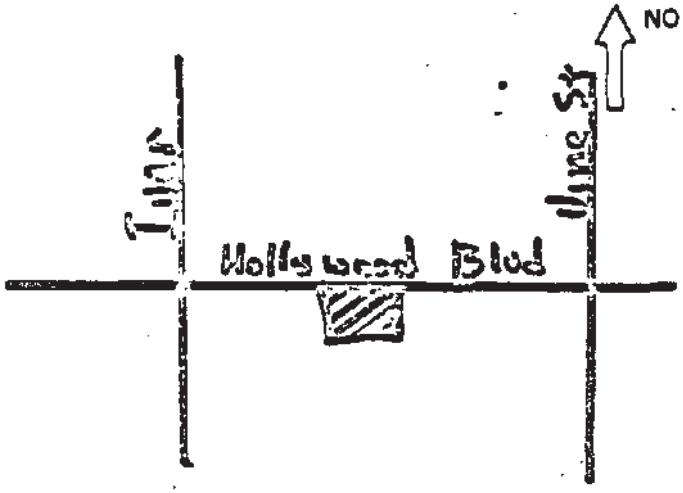
1. Common name: General Nutrition Building
2. Historic name, if known: _____
3. Street or rural address 6324 Hollywood Boulevard
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Harold Faulkner Address: 1668 Spruce Street
   City: Napa, California ZIP: 94558 Ownership is: Public ☐ Private ☒
5. Present Use: store and loft Original Use: same
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Situated in the middle of the block, between Vine Street and Ivar, this store and loft is a two story structure designed in a mannered synthesis of commercial French Chateauesque with Regency details. It is divided into three parts, the middle one with a steep hipped roof and the two lower side sections with gables, the ridges parallel to the street. The middle portion articulated by very crisp, almost paper thin layers of vertical planes in the form of pilasters and quoins. A central pedimented bay with two extraordinarily narrow slit windows at either side is ornamented at the roof line with a frieze of garlands. The roof is shingled. The ground floor has been remodeled.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 24
   Depth 100
   or approx. acreage _____

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ reinforced concrete

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1922 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): Morgan & Clements (remodeling, 1931)

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

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

Contributing to the unique eclectic architectural atmosphere on Hollywood Boulevard is the Regency building at 6324-32 Hollywood Boulevard. Remodeled in this unique style by Stiles Clements and William Morgan early in 1931, this small structure has some exquisite detailing beneath its steeply pitched roof. One of only four buildings in this style in the area, it makes a contribution to the theatrical aspect of Hollywood Boulevard architecture.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Building Permit, City of Los Angeles, Department of Building and Safety.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denyse Miller
Address: 6253 Hollywood Boulevard City: Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)


General Nutrition
Center

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 1S
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: _____

P1. Other Identifier: 6331 HOLLYWOOD BOULEVARD

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.

c. Address 6331 HOLLYWOOD BOULEVARD City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

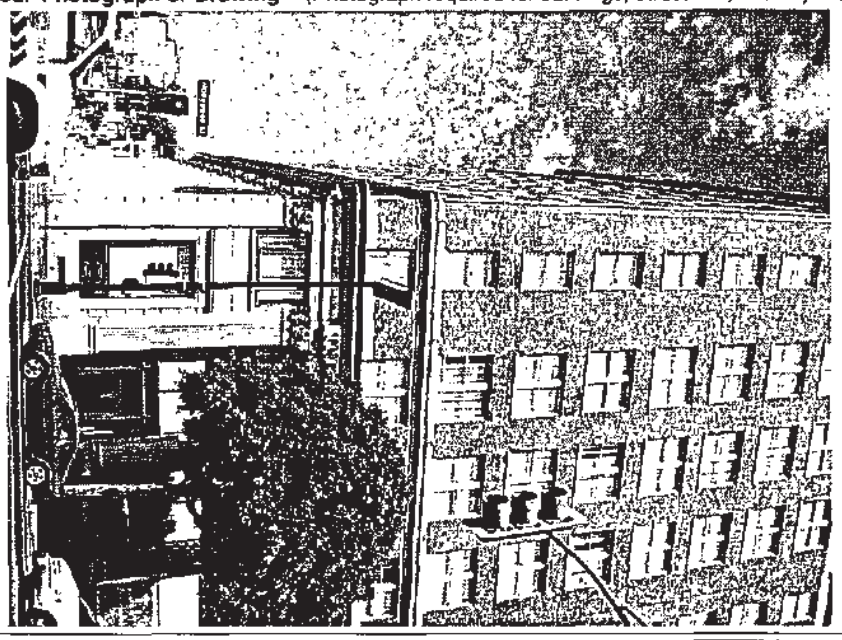
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: OHP CHRIS Database: HIST.SURV.;0053-4680-0004;04/04/85), and individually listed in the National Register, 09/04/1979.). See attached form.

* P3b. Resource Attributes: (List attributes and codes) _____

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only) UTM ____ U ____ NR 3 SHL ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/376580/3774020

IDENTIFICATION

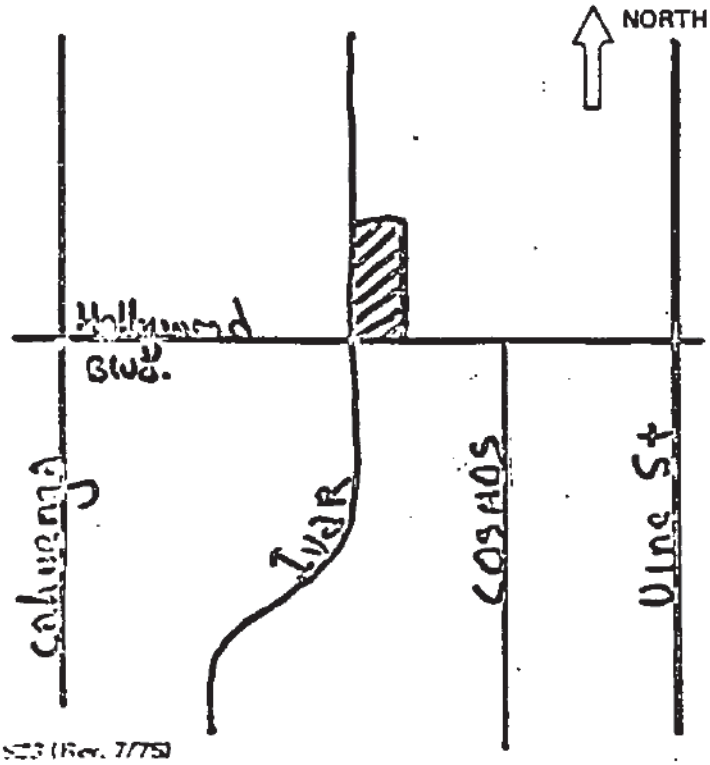
1. Common name: Allstate Title Building
2. Historic name, if known: Guaranty Building
3. Street or rural address: 6331 Hollywood Boulevard
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Guaranty Building Company Address: 6331 Hollywood Boulevard
   City: Hollywood ZIP: 90028 Ownership is: Public ☐ Private ☒
5. Present Use: bank and offices Original Use: same
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Bank of America/Guaranty Building is a twelve story reinforced concrete Beaux Arts bank and office structure located at the corner of Ivar and Hollywood Blvd. The massing and details form an eclectic mixture of Neo-Renaissance and classical revival characteristics. The building has a basic Neo-Renaissance tripartite division with bottom and top sections mirroring each other. These sections are sheathed in terra cotta and granite classical ornament, while the remainder of the building is sheathed in brick. The first two floors of the Hollywood Boulevard elevation are tied together by two colassal Corinthian columns at the slightly recessed central bank entrance bay, flanked on either side with colossal piers and pilasters. A version of this treatment characterizes the Ivar side. A suggestion of a cornice serves as a stringcourse at the top of the third story. Colossal pilasters tie the 11th and 12th stories together beneath a heavy cornice. The interior is remodel

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 75', Depth 150'; or approx. acreage ____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ ____
12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ ____
13. Date(s) of enclosed photograph(s): July, Aug. 19

DPR 523 (Rev. 7/75)

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] reinforced concrete.

15. Is the structure: a. On its original site? [X] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1923 This date is: a. Factual [X] b. Estimated ☐

17. Architect (if known): John C. Austin and Frederick M. Ashley

18. Builder (if known): William Simpson Construction Company

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [X]

SIGNIFICANCE

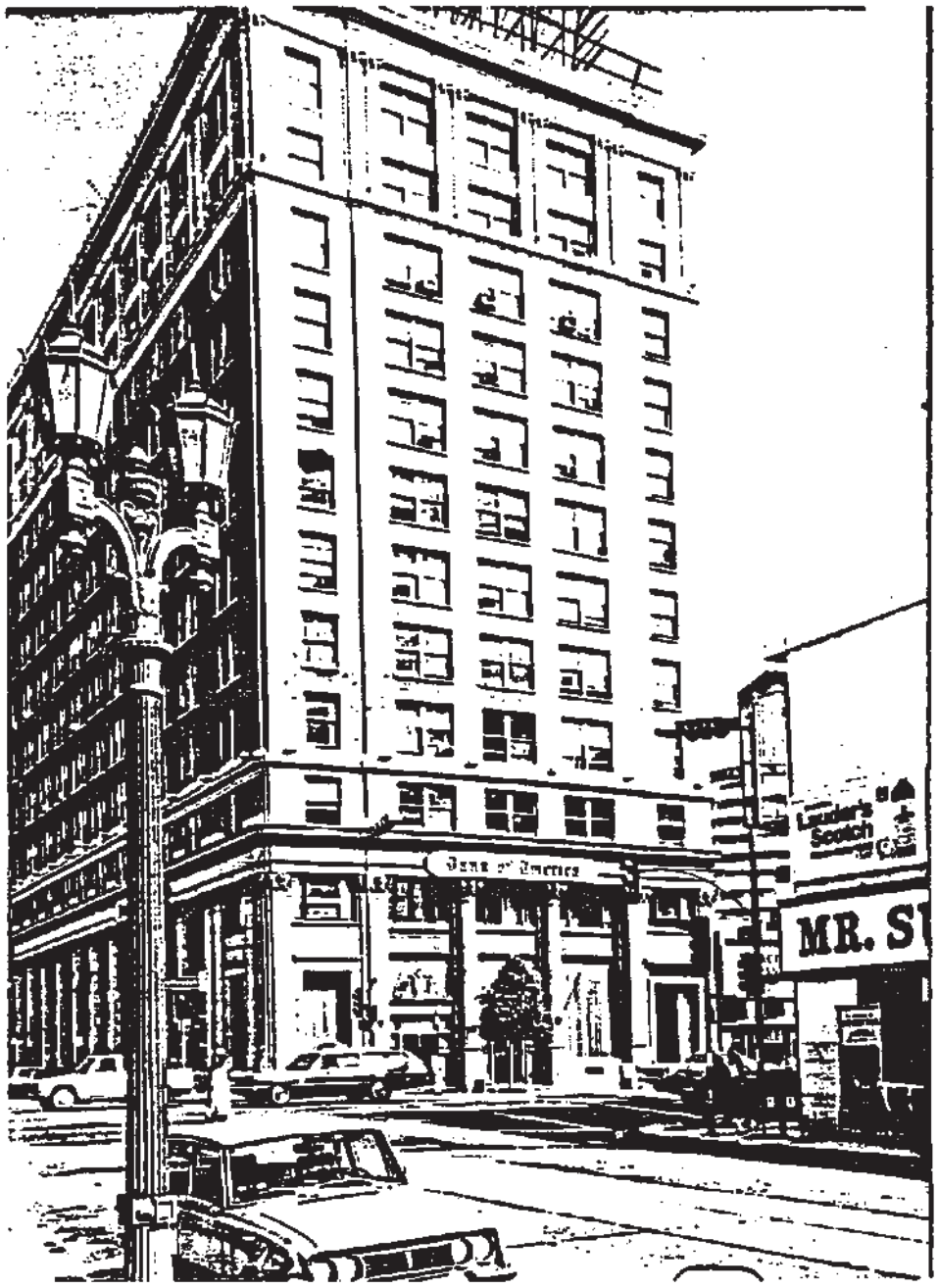
20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):
The Guaranty Building was commissioned and owned by Gilbert Beesemyer, descendant of one of the earliest settlers of Hollywood and secretary of the Guaranty Building and Loan Association. The second height limit building on the Boulevard, it was designed by the firm of Austin and Ashley. Frederick M. Ashley had joined John C. Austin in 1923 and was possibly responsible for this commission, having signed the building permit. Austin and Ashley was one of the major Southern California firms responsible alone or in conjunction with other leading architects for the Los Angeles Chamber of Commerce Building, Los Angeles High School, Griffith Park Observatory and the Shrine Auditorium. The Guaranty Building housed the offices of Hedda Hopper.

21. Main theme of the historic resource: (Check only one): a. Architecture [X] b. Arts & Leisure ☐
c. Economic/Industrial [X] d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:
Edwin O. Palmer, History of Hollywood, Vol.I, Los Angeles, 1937, pp.174, 222-3, 262; Bruce Torrence, History of Hollywood (unpublished manuscript), p.184; Building Permit, City of Los Angeles, Department of Building and Safety.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)


Bank of America
MR. S

orm No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JUL 24 1979
DATE ENTERED SEP 4 1979

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Guaranty Building

AND/OR COMMON: Allstate Title Building

LOCATION

STREET & NUMBER: 6331 Hollywood Blvd. __NOT FOR PUBLICATION

CITY, TOWN: Hollywood __ VICINITY OF

CONGRESSIONAL DISTRICT: 24th

STATE: California CODE: 06 COUNTY: Los Angeles CODE: 037

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

OWNER OF PROPERTY

NAME: Hollywood Ivar Building Company (Mr. A. M. Solender; Mr. Larry Sade; Mr. Thomas & Ms. Helene Spiegel; Mr. Paul & Ms. Herta Amir)

STREET & NUMBER: 1180 S. Beverly Dr. #708

CITY, TOWN: Los Angeles __ VICINITY OF STATE: California 90035

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Hall of Records, Los Angeles County Courthouse

STREET & NUMBER: 320 W. Temple Street

CITY, TOWN: Los Angeles STATE: California 90012

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Historic Resources Inventory

DATE: November 1978 __FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS: Hollywood Revitalization Committee, 6253 Hollywood Blvd.

CITY, TOWN: Hollywood STATE: California 90028

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A twelve story reinforced concrete Beaux Arts bank and office structure, the Guaranty Building is located on the corner of Ivar Street and Hollywood Boulevard. The building has basic Neo-Renaissance and Classical Revival characteristics with tripartite divisions, the top and bottom sections mirroring one another. These sections are sheathed in terra cotta and grey granite; the remaining body of the building is faced with light colored brick. The plan of the building is rectangular and the massive block created by the twelve story building towers above surrounding structures. A steel and neon Bank of America sign crowns the top cornice of the building.

The first two floors on the Hollywood Boulevard elevation are tied together by two massive Corinthian engaged columns at the recessed entrance bay, and are flanked on either side with two rectangular piers on block bases topped with modified Corinthian capitals. An egg and dart design adds decoration around the doors and on the second story molding. A classic cornice serves as a stringcourse at the top of the third story.

The fourth to tenth floor is treated as one unit, the central part of the architectural design. Within this central unit exist three horizontal divisions; a central bay projects forward set against slightly recessed side bays. These divisions are further defined by the window treatment. Single, double-hung sash windows break the wall surface of the side bays. Paired, double-hung sash windows articulate the central bay.

Stone columns begin on the eleventh floor and extend to the twelfth with capital ornamentation and a heavy cornice finishes the design at the roofline. Brass and bronze metal work adds to the beauty of the building. The lobby has marble floors and walls done in a running pattern. Elevator doors are brass with a textured quilted pattern.

The side elevation of the Guaranty Building is designed with the same tripartite divisions as the facade. However, engaged piers have replaced the use of columns and the central division of the building reads as one unit.

Limited alteration was done to the building in 1931. The addition of another street front entrance, and alteration of the banking quarters to accomodate the Bank of America.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	x ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES Built: 1923

BUILDER/ARCHITECT John C. Austin & Frederick Ashley
Willaim Simpson Const. Co/Builder

STATEMENT OF SIGNIFICANCE

The Guaranty Building located at 6331 Hollywood Boulevard in the City of Los Angeles has played a major role in the commercial development of this area. As a key financial institution, the Guaranty Building is a fine example of the use of a Neo-Classical architectural expression to project the desired "conservative" image.

The northeast corner of Ivar and Hollywood Blvd. has always occupied a special place in the social and economic history of Hollywood. Part of the original Hollywood ranch owned by Horace and Daeida Wilcox, the corner became the first permanent site of the First Methodist Church of Hollywood in 1910. The Guaranty Building and Loan Association paid the church $2000 per front foot for the site in 1923, and proceeded tp erect the twelve story Guaranty Building, one of the first height-limit (150') buildings on Hollywood Blvd.

The owner and builder of the Guaranty Building was one of Hollywood's most prominent and civic-minded citizens. Gilbert Bessemyer was born in Hollywood on his father' ranch in 1885. The family had a reputation for industry, integrity, and business ability. Gilbert, after attending public schools and the Normal School of Los Angeles, entered banking, and, in the words of local historian E.O. Palmer:

"...was successful while in subordinate positions not involving questions of judgment.... He was a tall, slender blond; his address was pleasing, his tone confidential, his demeanor kindly and inclined to be helpful. He made friends easliy and by these exemplary qualities became the confidential advisor of many uncertain old ladies and others who were confused about investments."

By 1912 he was a director of the Hollywood National Bank and Citizens Savings bank. These were acquired by Security Trust and Savings (Security Pacific today) in 1919, and Beesemyer and a partner organized the Central Commercial Savings Bank (later known as the Bank of Hollywood).

The period of the Twenties was a time of unprecedented growth in Hollywood. The film industry had changed a sleepy Los Angeles suburb into the glamour capital of the world. Businessmen and merchants, conscious of their new image, embarked upon an ambitious building program, designed to create an image of sophistication and respectability unparalleled on the West Coast.

The complicated financial transactions of the film industry and a burgeoning real estate market had created a need for a number of financial services. Guaranty Savings took its place with other giants: Bank of America, Security Trust, and First Federal of Hollywood, among others. These and their smaller affiliates handled the investments of film moguls and citizens alike. Such institutions needed prestigious, substantial buildings, and Beesemyer led the way by commissioning John C. Austin and Frederick Ashley to build the Guaranty Building.

Classical Beaux Arts Buildings were popular from 1900 on for those businesses who wished to project a conservative image, primarily financial institutions.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Edwin O. Palmer, HISTORY OF HOLLYWOOD, Vol I, Los Angeles, 1937, pp. 174, 222-3, 262;
Bruce Torrance, HISTORY OF HOLLYWOOD (unpublished manuscript) p. 184;
Building permit, City of Los Angeles, Department of Building and Safety.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .26 acres

Quadrangle Name Hollywood, California

Quadrangle Scale 1:24,000

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	11	377620	3772650
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

6331 Hollywood Blvd. Los Angeles
Hollywood W 75 ft. of S. 20 ft. of Lot 10 and W 75 ft. of Lots 11 and 12 Blk 21.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE: Solender & Company — DATE: 6/1/79

ORGANIZATION — DATE

STREET & NUMBER: 1180 S. Beverly Dr. 708 — TELEPHONE: 553-5712

CITY OR TOWN: Los Angeles — STATE: California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Kenneth Ellen

TITLE — DATE 7-17-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Carol Shull — DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION — DATE 9-4-79

ATTEST: — KEEPER OF THE NATIONAL REGISTER — DATE 8/30/79

GPO 892-453

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED JUL 24 1979
DATE ENTERED SEP - 4 1979

The Guaranty Building, designed in this tradition, was intended to be part of a national pattern, a style which exuded solidarity and respectability. The firm of Austin and Ashley constructed the building with a mixture of Neo-Renaissance and classical detailing. The ornate columns of the ground floor were mirrored in the pilasters of the top stories, giving a unity of design to the structure. The two-tone aura, brought about by the use of contrasting materials, heightened the visibility of the building, and made it the most prominent financial institution of the Boulevard. John C. Austin and his partners were noted for a number of important commissions in the Los Angeles area, among them: Los Angeles City Hall, 1926-28; Griffith Park Observatory and Planetarium, 1935; the entrance facade of St. Vibiana's Church, 1922; and the Shrine Civic Auditorium, 1920-26. Their execution of a flawless classical Masonic Temple in 1922 on Hollywood Boulevard probably gained them the attention of Gilbert Beesemyer.

By 1926, Beesemyer's activities were diverse and increasingly civic-oriented. He and a number of others widened and put sidewalks on existing streets, thereby increasing traffic and commerce on Cahuenga and on Vine, establishing Hollywood and Vine as the city's central district. He was a member of the Hollywood Chamber of Commerce, a founding member of the Lion's Club, a member of the Hollywood Athletic Club, president of the Central Commercial Savings Bank, vice president of West Coast Glass, Secretary of Guaranty Savings, and connected with the North American Bond and Mortgage Comapny. Friends described him as a liberal church-goer and family man. The building continued to attract entertainment clients to its office space, among them producers, agents, and columnist Hedda Hopper.

As it had played a leading role in the economic rise of Hollywood, the Guaranty Building and its management played a starring role in the demise of that prosperity. The depression did not hit Hollywood as hard as other parts of the country, but what effects it had were directly attributable to Guaranty Savings. Palmer's version is blunt, yet protective:

By 1930 the building trades had exceeded the demand and ceased activity. Business generally, missing their support, was receding...the secretary of the Guaranty Building and Loan Association admitted to his directors his personal overdraft of $7,630,000 with the comment, 'I thought I could quickly return it...

The blow staggered Hollywood, rendering many of her best (the frugal and Industrious) penniless at a time when reserves were most needed. Allied institutions and a few not so connected closed their doors. The depression progressed conspicuously from that time.

By 1931, a kind of recovery was taking place in Hollywood. The Guaranty Building became home to the Allstate Title Company, which aided in the recovery. Thus, through expansion and depression, the building and its owner have become an integral part of Hollywood's financial history and a physical expression of that industry's conservative image on the Boulevard.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 1D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) GUARANTY BLDG; ALLSTATE TITLE BLDG

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 6331 HOLLYWOOD BLVD City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546004011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP07

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
BUILDING MANAGEMENT SERVICES
6331 HOLLYWOOD BLVD (STE 1200)
LOS ANGELES, CA 90028

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

***Resource Name or #:** (Assigned by recorder) GUARANTY BLDG; ALLSTATE TITLE BLDG

***Recorded By:** Jenna Snow ***Date:** 01/28/2009 ___Continuation X Update

Update Status: Retains Integrity

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 1D
Other Listings
Review Code _____ Reviewer _____ Date _____

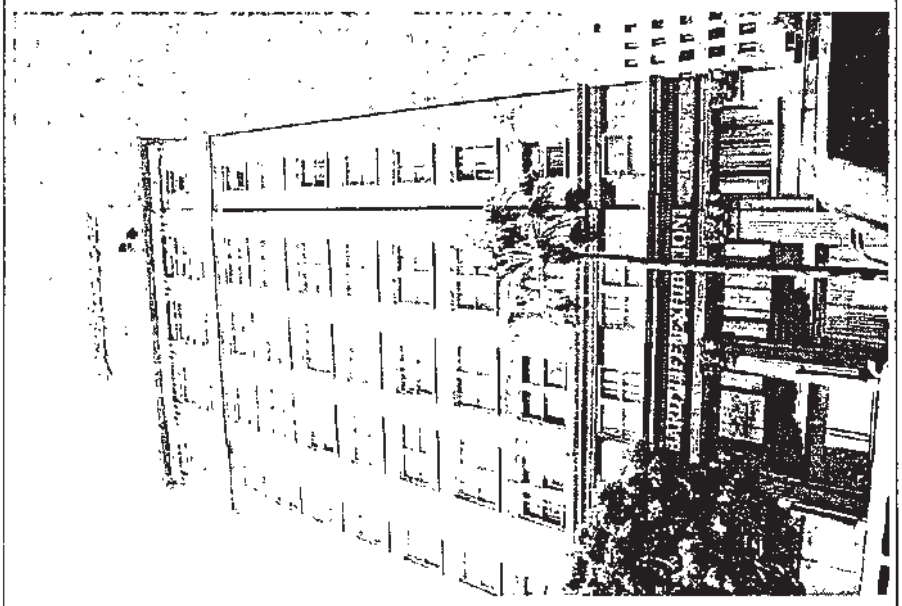
Page 1 of 1

* Resource Name or #:
P1. Other Identifier: 6349 HOLLYWOOD BOULEVARD
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 6349 HOLLYWOOD BOULEVARD City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, OHP CHRIS Database: HIST.SURV.;0053-4680-0006;04/04/85). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP3
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1939

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: 5/27/2002 4:27:43 PM

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only) Ser ____ Site ____ Mp. ____ Yr. ____
UTM ____ Q ____ NR ____ SHL ____
Lat ____ Lon ____ Cro ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377580/3773080

IDENTIFICATION

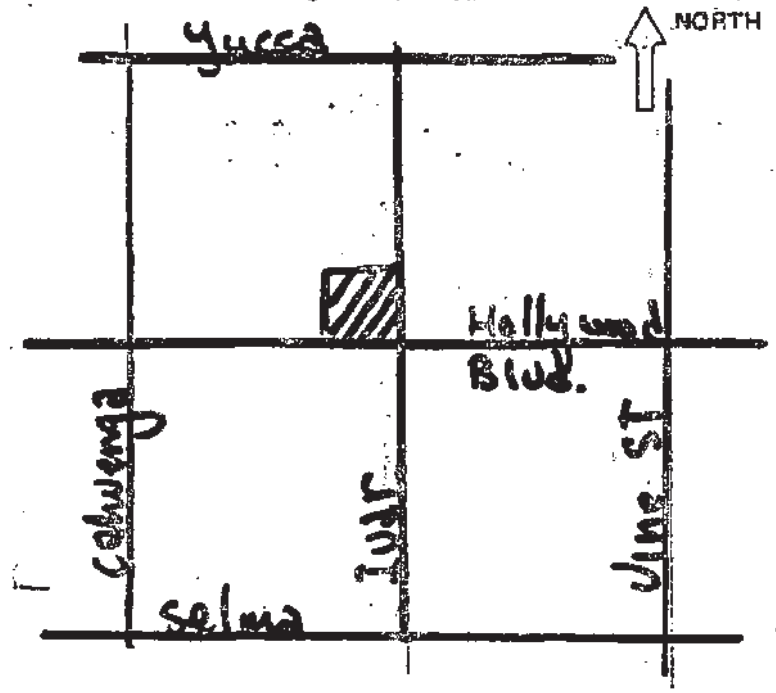
1. Common name: Regal Shoe Store 19-002.9-11
2. Historic name, if known: ____
3. Street or rural address: 6349-61 Hollywood Boulevard
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Wailing Law Chan/Pat Chueh Poon Law Address: 527 North Louise Street #1
   City: Glendale ZIP: 91206 Ownership is: Public ☐ Private ☒
5. Present Use: stores Original Use: stores
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This two story Moderne structure occupies the northwest corner of Hollywood and Ivar. At the second story it has a streamlined corner as well as horizontal window bands on both elevations. Each band is slightly cantilevered out from the main building plane and their corners are mullionless thus creating the effect of a flat glass bubble-like protrusion. Into the streamlined corner is set a slightly protruding bay window with the glass set in a faceted configuration. Three portholes puncture the far western section of the Hollywood Boulevard facade.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 135
   Depth 140
   or approx. acreage ____
9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ ____
12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ ____
13. Date(s) of enclosed photograph(s): Oct.-1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick [XX] c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] concrete on steel frame

15. Is the structure: a. On its original site? [X] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1939 This date is: a. Factual [X] b. Estimated ☐

17. Architect (if known): Walker & Eisen/E.N. Dloutty, engineer

18. Builder (if known): William Simpson Construction Co.

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [X]

SIGNIFICANCE

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

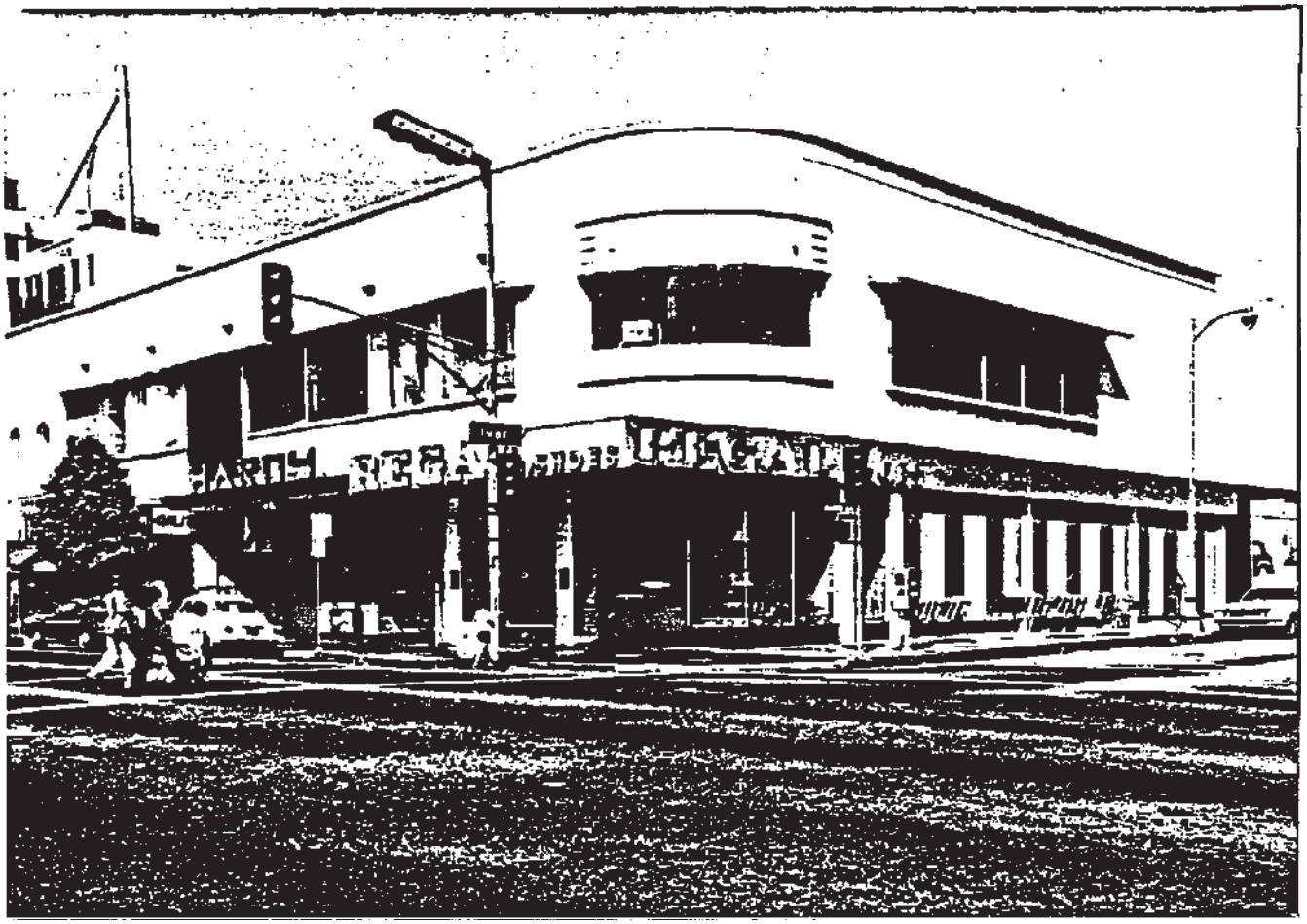
By 1940, the synthesis of Moderne and Art Deco characteristics so typical of the mid-thirties commercial architecture had been supplanted by a more purely Moderne style. In this building, popular Moderne devices such as streamlining and portholes are combined with very sophisticated window treatments indicating a sophisticated modernist architect behind its design. Walker and Eisen, responsible for a number of buildings on or near the Boulevard, was the largest and most successful architectural firm in Los Angeles during the 20's and 30's. Their firm switched to the popular Moderne in the 30's for small scale commercial commissions. This building is a fine example of the genre.

21. Main theme of the historic resource: (Check only one): a. Architecture [X] b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:
Building Permits, City of Los Angeles, Department of Building and Safety.
Schippers, Donald J.,"Walker and Eisen": Twenty Years of Los Angeles Architecture, 1920-1940', Historical Society of Southern California Quarterly, Vol. 46, p. 371-394.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)





State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Mo. ____ Yr. ____
UTM _____ Q _____ NR ____ SHL ____
Lat _____ Lon _____ Era _____ Sig _____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377660/3774020

IDENTIFICATION

1. Common name: Leeds Shoe Store
2. Historic name, if known: _____
3. Street or rural address 6350-52 Hollywood Boulevard
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Willie May Woodruff Address: P.O. Box 14020
   City: St. Louis, Mo. Tax Dept. ZIP: _____ Ownership is: Public ☐ Private ☒
5. Present Use: shoe store Original Use: store
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Leeds shoe store is a one story reinforced concrete building located on the corner of Hollywood Boulevard and Ivar and designed in a version of the International Style adapted for commercial purposes. The design is based on floating plans and transparency created by extensive use of glass. The front entrance canopy is cantilevered out beyond the display windows. An integral sign in the form of a tall rectangular plane is balanced at the north and east by tall parapets. The base and top of the showcase windows are recessed so that they seem to float in space. Small white tiles have replaced the original wall surface.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH ↑

8. Approximate property size:
   Lot size (in feet) Frontage 40 ';
   Depth 150 ';
   or approx. acreage _____.

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ reinforced concrete

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1935 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): S. Charles Lee

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

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

The Leeds Shoe Store is a superb example of International Style architecture. It was designed by the noted theatre designer, S. Charles Lee. In 1934 Lee had been invited to exhibit plans and photographs of his work at the International Exhibition of Contemporary Architecture in London. At that time he must have been exposed to the most advanced modernist architecture of Europe. In designing this store building in 1935, he put that knowledge to work. Aside from the 1939 International Style addition to the Broadway Department Store, the present Leeds is the only remaining example of that style on Hollywood Boulevard.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:
Southwest Builder and Contractor (7-6-34): 20, col. 1. Building Permit, City of Los Angeles, Department of Building and Safety.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

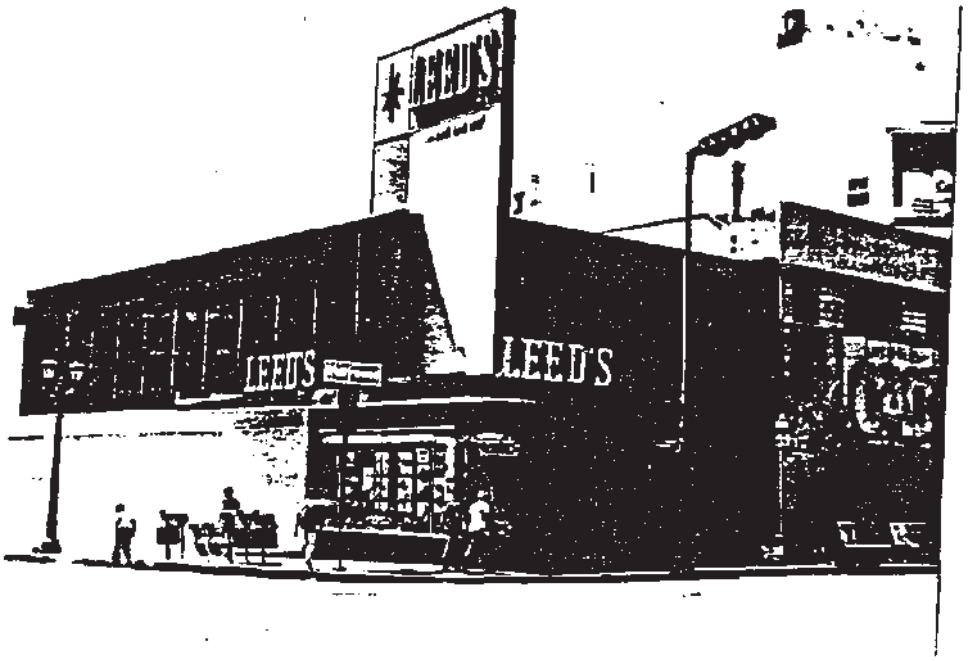
(State Use Only)

CONTINUATION SHEET:

Leeds

6350-52 Hollywood Blvd.

Photo: April 1984



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1

* Resource Name or #:

P1. Other Identifier: 6362 HOLLYWOOD BOULEVARD

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 6362 HOLLYWOOD BOULEVARD City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

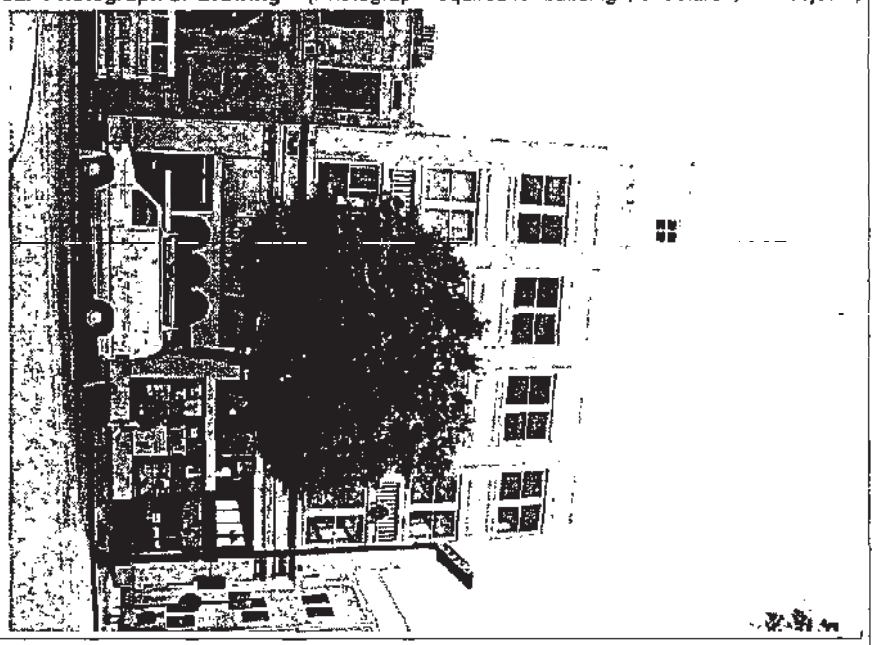
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature, OHP CHRIS Database: HIST.SURV.;0053-4680-0051;04/04/85). See attached form.

* P3b. Resource Attributes: (List attributes and codes)

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS___ HAER___ NR ___ SHL ___ Loc___
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

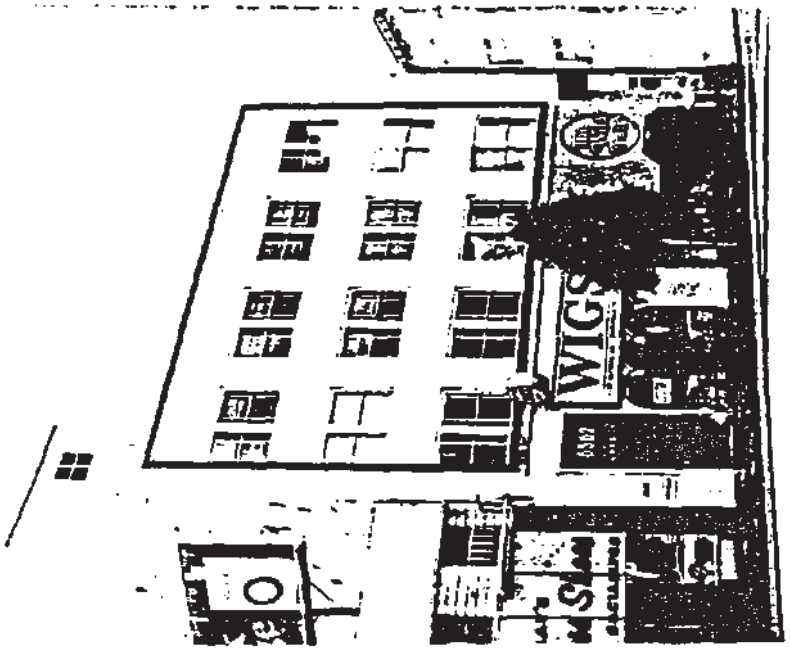
1. Common name: _____
2. Historic name: The Palmer Building
3. Street or rural address: 6362 - 6366 Hollywood Boulevard
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: 5546-08-19, Tract #3431, Lot 1.
5. Present Owner: Rosalie Clark Address: 1612 N. Vine St.
   City Los Angeles Zip 90028 Ownership is: Public _____ Private x
6. Present Use: Offices / stores Original use: same

DESCRIPTION

7a. Architectural style: Stripped commercial / Renaissance Revival (west facade)

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Heavily altered on the Hollywood Boulevard elevation, this four story reinforced concrete commercial structure has been stripped of its classical detailing. The ground floor houses a slightly recessed lobby entrance on the east and two remodelled:storefronts. The upper three floors have no ornamentation, but are visually contained by a colored molding. Windows are arranged symmetrically, banded in pairs. A small penthouse rises above the flat roof. A major remodelling by A.A. Post in 1958 added stucco and trim to the north facade. The building retains its itegrity on the Cosmo Street (west) facade. Bays defined by pilasters with molded capitals appear on the ground floor. The upper floors exhibit Renaissance Revival detailing (full entablature with architrave and friezes, dentils, spandrels, and shields) against a brick background. The bays on the second through fourth stories are slightly recessed toform vertically continuing channels. The cornice has been removed.



8. Construction date: Estimated _____ Factual 1921
9. Architect Edward T. Flaherty
10. Builder _____
11. Approx. property size (in feet) Frontage 50 Depth 150 or approx. acreage _____
12. Date(s) of enclosed photograph(s) April 1984

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 6368 Hollywood Boulevard
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: 5546-08-03.
5. Present Owner: Wideman, Feiman & Levy Address: 4929 Wilshire Blvd.
   City Los Angeles Zip 90010 Ownership is: Public _____ Private x
6. Present Use: Offices/ stores Original use: same

DESCRIPTION

7a. Architectural style: Stripped commercial vernacular

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

6368 is a four story brick and stucco commercial structure. The ground floor is devoted to retail shops; the upper three floors are offices. The north (Hollywood Boulevard facade has been extensively altered; the storefront is now flush with the street. Plate glass windows of varying dimensions provide showcases. Second story windows have been covered. Third and fourth story sash windows are banded horizontally and separated by flat pilasters. This treatment is continued to the first two bays of the west facade. Fenestration on the north and east facades is symmetrical. A fifth floor penthouse rises from the flat roof. The penthouse exhibits remnants of classical revival detailing under the eaves. The facade is scored to resemble stone blocks.



8. Construction date:
   Estimated 1921 Factual _____
9. Architect _____
10. Builder (owners) H. Palmer! Col. Markham
11. Approx. property size (in feet)
    Frontage 35 Depth 150
    or approx. acreage _____
12. Date(s) of enclosed photograph(s)
    April 1984

13. Condition: Excellent ___ Good ___ Fair __x__ Deteriorated ___ No longer in existence ___

14. Alterations: Numerous: 1929; 1943; 1949; 1953, etc.

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up __x__
Residential ___ Industrial ___ Commercial __x__ Other: ___

16. Threats to site: None known ___ Private development __x__ Zoning __x__ Vandalism __x__
Public Works project ___ Other: ___

17. Is the structure: On its original site? __x__ Moved? ___ Unknown? ___

18. Related features: 6262-66 Hollywood Boulevard

SIGNIFICANCE

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

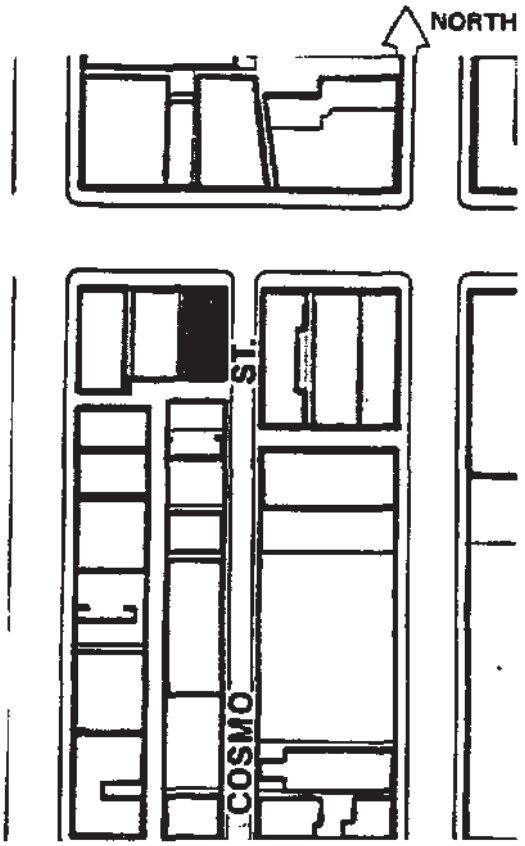
This building and its counterpart at 6362 were developed by Harlan Palmer and a Colonel Markham on land belonging to the Palmer family. The Palmers, as editors of the Hollywood Citizen-News and a judge and surgeon respectively, were members of a family instrumental in the development of Hollywood. The Palmer holdings extended from Vine Street to Wilcox Avenue along the south side of Hollywood Boulevard. These two structures were originally Renaissance Revival office complexes which predated their larger neighbors at Vine Street (Taft Building) and Ivar (Guaranty Building). They are the precursors of the height limit office towers seen on the Boulevard by 1922.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).
E. O. Palmer, History of Hollywood, 1937.
City of Los Angeles Building Permits
City of Los Angeles LUPAMS files

22. Date form prepared April 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/CSA
Address: P.O. Box 2586
City Los Angeles Zip 90028
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 1D
Other Listings
Review Code Reviewer Date

Page 1 of 1
Resource Name or #:
P1. Other Identifier: 6380 HOLLYWOOD BOULEVARD
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 6380 HOLLYWOOD BOULEVARD City Los Angeles Zip
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database, , OHP CHRIS Database: HIST.SURV.;0053-4680-0050;04/04/85). See attached form.

* P3b. Resource Attributes: (List attributes and codes)
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1934

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser ____ Site ____ Mo. ____ Yr. ____
UTM ____ Q ____ NR 35 SHL ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377460/3774010

IDENTIFICATION

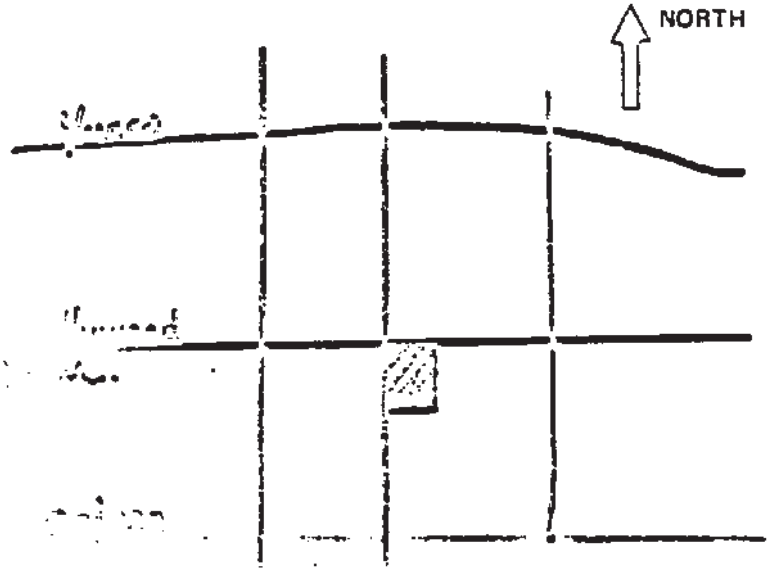
1. Common name: Julian Medical
2. Historic name, if known: Owl Drug Company (Brunson Building)
3. Street or rural address 6380-84 Hollywood Boulevard
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Arlak, Inc. Address: 5514 Wilshire Boulevard
   City: Los Angeles ZIP: ____ Ownership is: Public ☐ Private ☒
5. Present Use: stores, offices Original Use: same
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This corner site is occupied by a two story building designed in an amalgam of both Art Deco and Moderne styles. The building has not been dramatically altered. Its distinctive features include a rounded Moderne [illegible] on the corner, atop which is an Art Deco tower with pylons separating the windows of the sides, and curving bands of windows. The shop front at 6382 remains intact, with blue mirrored glass and original lettering. The interior is also well preserved. The curved, horizontal lines of the Moderne corner treatment do not intrude on the more vertical Art Deco treatment of the sides.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 55 ';
   Depth 114 ';
   or approx. acreage ____.

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ ____

Following (fields ... only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ reinforced concrete

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1934 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): Morgan, Walls, & Clements

18. Builder (if known): William Simpson Construction Company

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

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

The corner of Cahuenga and Hollywood Boulevard has always been a pivotal one in the life of the Hollywood community. Part of the original 160 acres known as "Hollywood", the parcel was owned by the Wilcox and Beveridge families, the city's most prominent citizens. In 1934 a descendent of the Beveridge family, C.A. Brunson, commissioned the major architectural firm of Morgan, Walls & Clements to design an up-to-date business and professional building on the southwest corner of the major thoroughfare. Other buildings designed by this firm in this style were the Hollywood Turf Club and Coulters Department Store. This reinforced concrete building is an early example of the firm's work in this genre, a unique blend of Modern and Art Deco influences. The building also houses one of the largest newsstands in Los Angeles, which has been in continuous operation since 1935.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:
Building Permit, City of Los Angeles, Department of Building and Safety.

23. Date form prepared: 11/79 By (name) Barbara Giella, Christy Johnson, Denyse Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

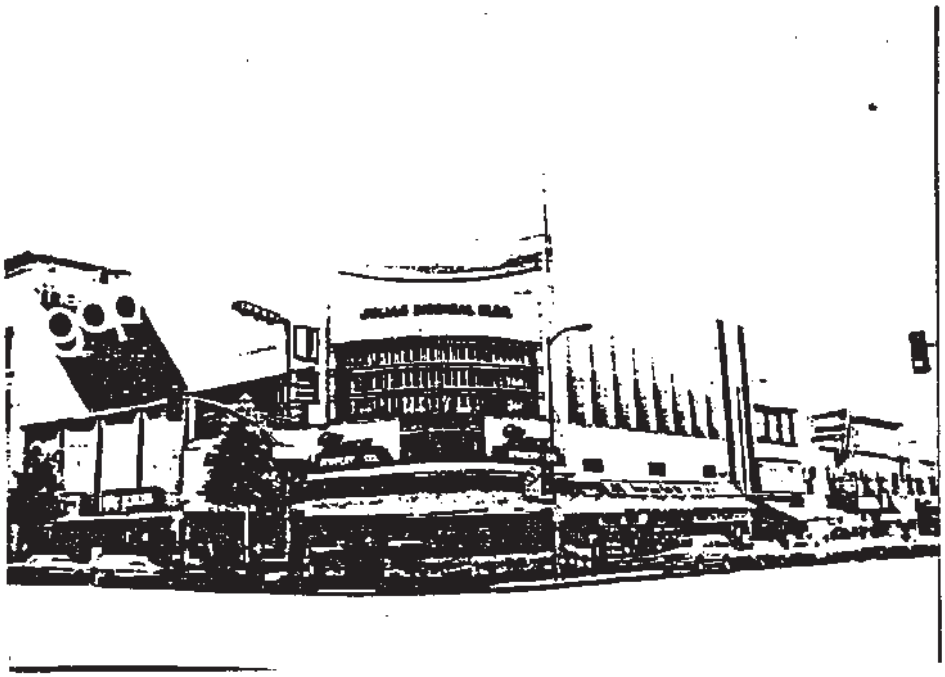
(State Use Only)

CONTINUATION SHEET:

Julian Medical

6380-84 Hollywood Blvd.

Photo: April 1984



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only) Ser ____ Site ____ Mo. ____ Yr. ____
UTM ____ Q ____ NR 3n SHL ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377460/377412

IDENTIFICATION

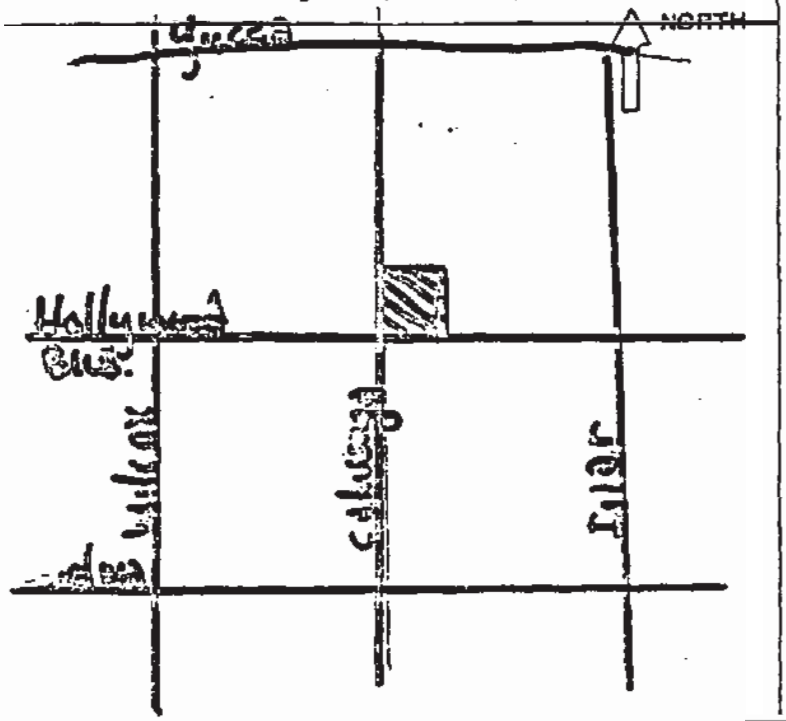
1. Common name: Security Pacific Building 10-000313
2. Historic name, if known: Security Trust & Savings Bank
3. Street or rural address: 6381-85 Hollywood Boulevard
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Richard L. Wrick, et.al. Address: 255 North Fulton
   City: Fresno ZIP: 93701 Ownership is: Public ☐ Private XX
5. Present Use: bank facility Original Use: same
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Security Pacific Bank is a seven story Italian Renassiance Revival structure of reinforced concrete, terra-cotta ornaments and a granite base. The street level elevation is a series of large rectangular windows between large flat pilasters. The Cahuenga Boulevar entrance has a cornice supported by brackets and pilasters while the Hollywood Boulevard entr has been stripped of its cornice to accomodate a sign. The second through sixth floors are articulated with a series of paired windows separated by pilasters. Each window pair is sup- ted by a triple set of twisted columns running the full length of the upper stories. The dow pairs terminate on the sixth floor in a pair of arches. These pairs are tied together by a large arch set with a round medallion. The edifice is finalized with a heavy cornice. The interior of the building has been remodeled.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 94
   Depth 104
   or approx. acreage ____
9. Condition: (check one)
   a. Excellent ☐ b. Good XX c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? XX b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up XX d. Residential ☐
   e. Commercial XX f. Industrial ☐
   g. Other ☐
12. Threats to site:
   a. None known XX b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ reinforced concrete

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1920 This date is: a. Factual ☑ b. Estimated ☐

17. Architect (if known): John & Donald Parkinson

18. Builder (if known): E.C. English

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

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

The Security Pacific Bank was the first downtown Los Angeles bank to open offices in Hollywood. In 1921, Security Pacific bought the local Hollywood National Bank founded in 1905 by prominent early citizens, C.G. Greenwood and E.O. Palmer. Security Pacific brought needed capital to the growing Hollywood commercial area. This bank was one of the earliest publishers of local historical pamphlets. Designed by the prominent architectural firm of John and Donald Parkinson, designers of such structures as Bullocks Wilshire, Santa Monica City Hall and the Pacific Coast Stock Exchange, this is clearly one of the outstanding Beaux Arts structures in Hollywood. This structure holds the distinction of being the first high rise on what would later be referred to as "Skyscraper Mile".

21. Main theme of the historic resource: (Check only one): a. Architecture [1] b. Arts & Leisure ☐
c. Economic/Industrial [2] d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Inside Interest - Security Pacific Bank
Building Permit, City of Los Angeles, Department of Building and Safety

23. Date form prepared: 11/78 By (name): Barbara Gielia, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)

CONTINUATION SHEET:

Security Trust

6381 - 85 Hollywood Blvd.

Photo: April 1984



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 1D
Other Listings
Review Code Reviewer Date

Page 1 of 1
Resource Name or #:
P1. Other Identifier: 1714 NORTH IVAR AVENUE
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1714 NORTH IVAR AVENUE City Los Angeles Zip
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP3
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1929

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: 5/17/2002 11:43:25 A

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 710
HABS ___ HAER ___ NR 5D SHL ___ Loc ___
UTM: A 11/377600 B 3774100
C ___ D ___

IDENTIFICATION

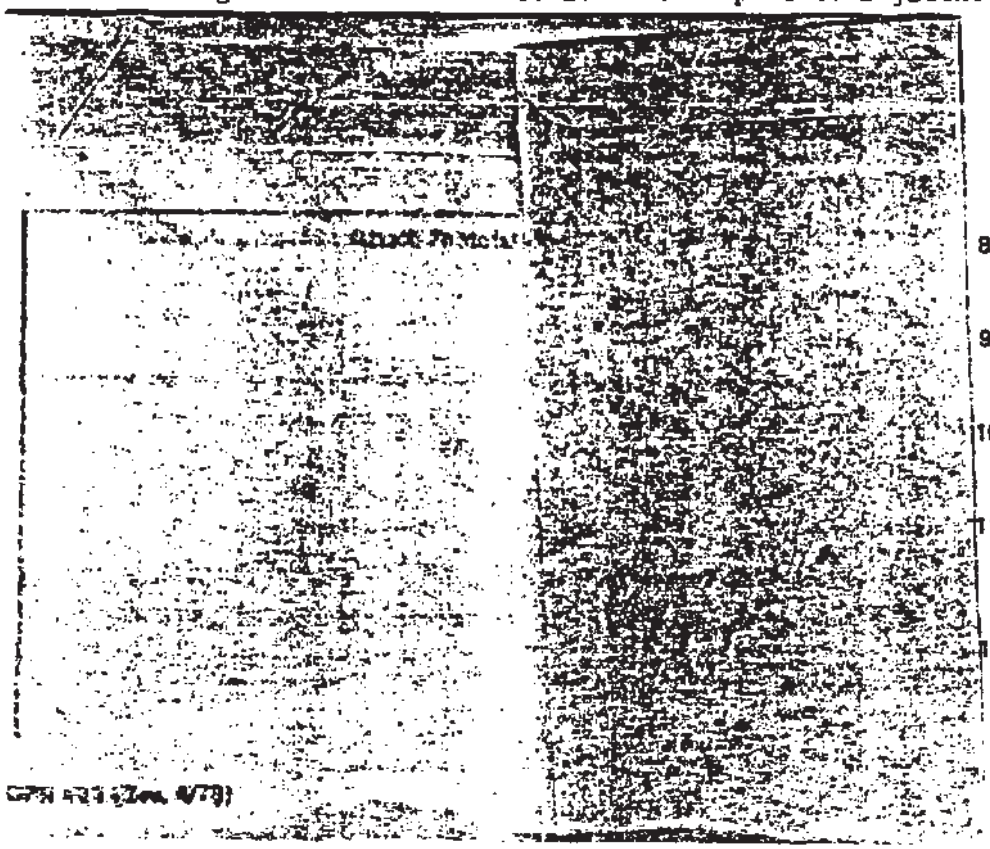
1. Common name: Hollywood Knickerbocker Hotel
2. Historic name: Hollywood Knickerbocker Hotel
3. Street or rural address: 1714 Ivar Avenue
   City Hollywood Zip 90028 County Los Angeles
4. Parcel number: ___
5. Present Owner: Hollywood Knickerbocker Apartments Address: 5150 Overland Ave.
   City Culver City Zip 90230 Ownership is: Public ___ Private XXXXXXXXX
6. Present Use: Senior Citizen Apartments Original use: Apartments and A Hotel

DESCRIPTION

7a. Architectural style: Beaux Arts

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The knickerbocker Hotel is an eleven story building now used as a retirement home. It is designed in a subdued Beaux Arts style. The building is massive and symmetrical with the facade broken into three sections - the center recessed portion, and the two sides. On the 5th floor level of both wings there are balconies (in wood) painted in brown to contrast with the lite color of building's brick facing. In the middle of of the building are a few windows which have ornate floral entablatures above them. A freize runs along the top of the building, this also being of an ornate floral pattern. The ground floor of the building has been substantially altered. A canopy with neon stretches out to the sidewalk. Additions have been made to the front of the building to accomodate a restaurant. A pool is adjacent to the lot.



8. Construction date: 1923
   Estimated ___ Factual XXXX
9. Architect E. M. Frasier
10. Builder Richardson Building And Eng. CO.
11. Approx. property size (in feet)
    Frontage 181 Depth 169
    or approx. acreage ___
12. Date(s) of enclosed photograph(s)
    4/80

CPS 523 (Rev. 8/79)

13. Condition: Excellent ___ Good XXXX Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Ground Foor has had substantial changes

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial XXX Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? XXXX Moved? ___ Unknown? ___

18. Related features: Pool

SIGNIFICANCE

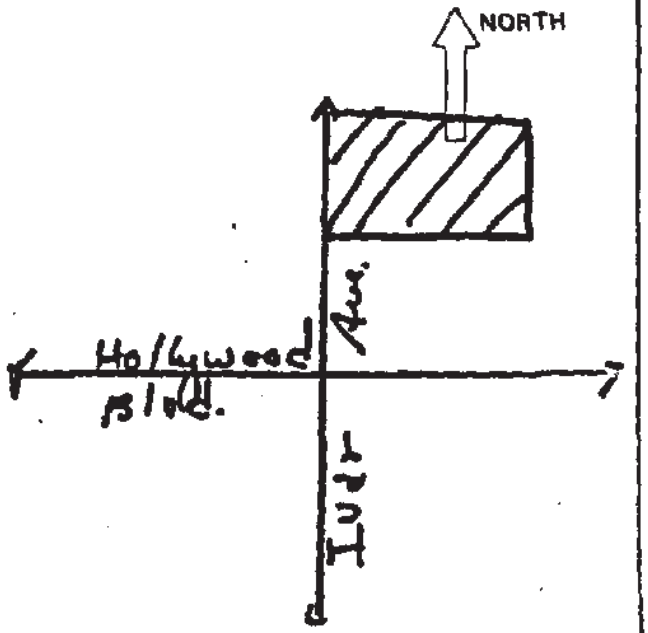
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The knickerbocker Hotel was originally designed as an apartment building. It was designed as two seperate wings. In 1929, Architect John M. Cooper added to the structure the midportion that connects the two wings. Mr. Cooper also remodeled the lobby as the apartment building. It was not until later that the building became a hotel. Along with the Hollywood Roosevelt, the Christie Hotel and the Plaxa, the Knickerbocker served the growing movie industry. In the early seventies the building was changed to a senior citizen apartment complex. The building is very large, a landmark for this area. It was once part of the substantial hotel business that flourished in Hollywood

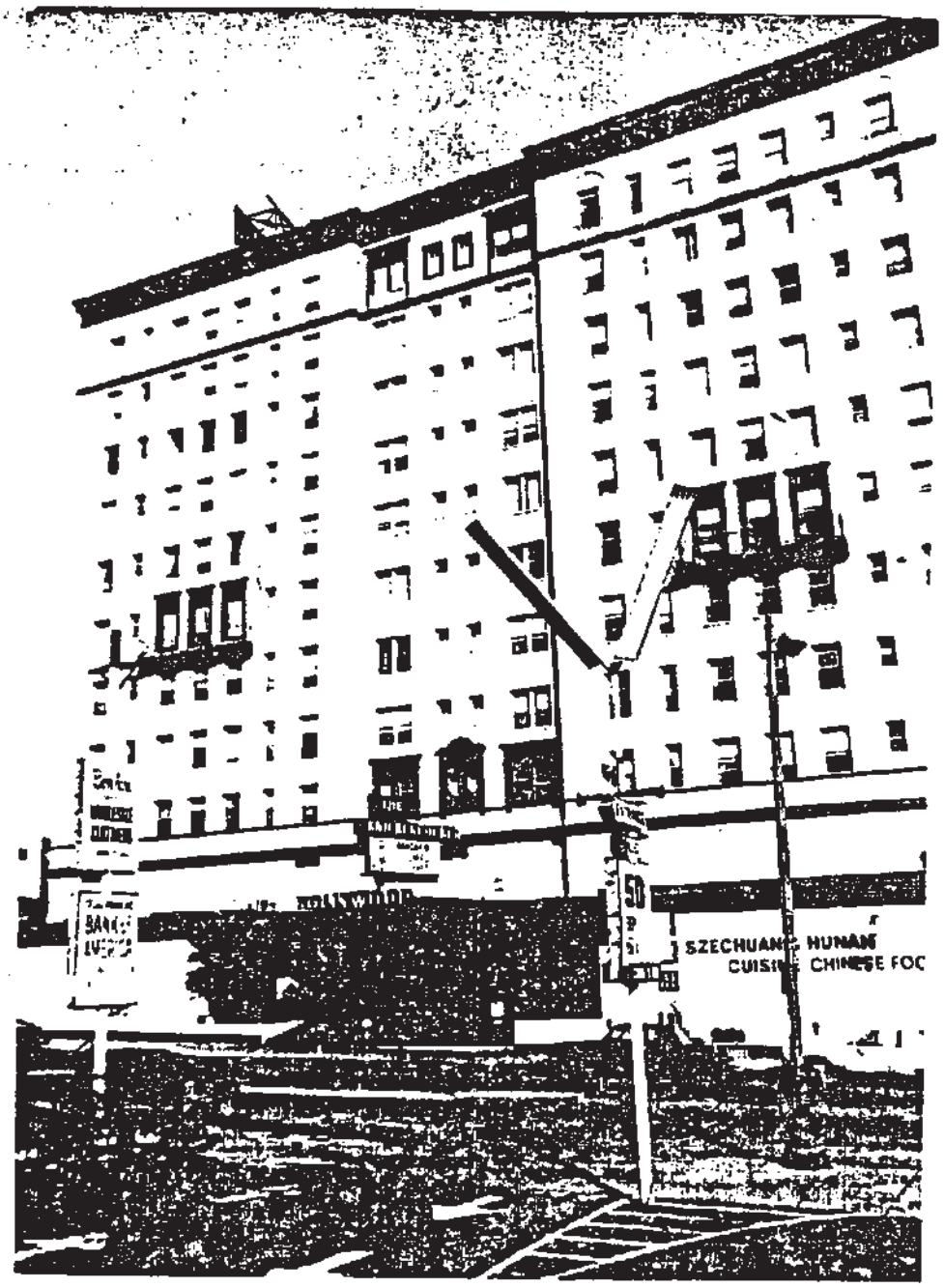
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
Building Permits, City of L.A. Dept. of Building and Safety.
The Architectural Digest 1930, p. 113

22. Date form prepared 5/80
By (name) Denver Miller Christy Johnson
Organization Hollywood Revitalization
Address: 1313 Vine St.
City Hollywood Zip 90028
Phone: 462-0901

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):




SZECHUAN HUNAN
CUISINE CHINESE FOC

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 1D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) HOLLYWOOD KNICKERBOCKER HOTEL

P1. Other Identifier: Hollywood Knickerbocker Hotel

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1714 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546004031

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
HOLLYWOOD KNICKERBOCKER APTS
5150 OVERLAND AVE
CULVER CITY, CA 90230

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

Update Status: Retains Integrity

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1715 IVAR AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1715 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546005015

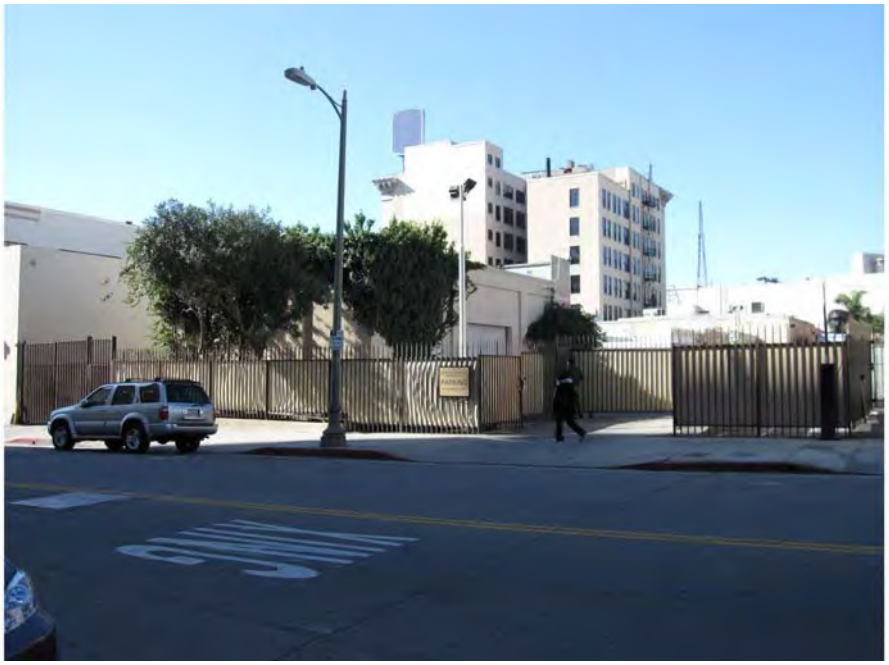
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1955
Assessor

*P7. Owner and Address:
BUILDING MANAGEMENT SERVICES
6331 HOLLYWOOD BLVD
LOS ANGELES, CA 90028

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3CS

*Resource Name or #: (Assigned by recorder) 1723 IVAR AVE

B1. Historic Name:

B2. Common Name: 1723 IVAR AVE

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: b. Builder:

*B10. Significance: Area: Los Angeles Theme:

Context: LA Modernism, 1919-1945 **Theme:** Origins of LA Modernism, 1919-1929

Period of Significance: 1926 **Property Type:** Commercial **Applicable Criteria:** C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears to be a very significant an early example of Modern architecture. Modernism became the pre-eminent design solution from about 1932 to about 1984 for commercial buildings. While they were largely unsuccessful in convincing developers to adopt the modern style for residential buildings, Modern architects found commercial clients who were willing to adopt a modern style to distinguish their buildings. Modern architectyre is characterized by a simplification of form and elimination of ornament. Most examples have flat roofs, deep roof overhangs, and a mi of masonry and glass exterior cladding.

B11. Additional Resource Attributes: (List attributes and codes) HP07

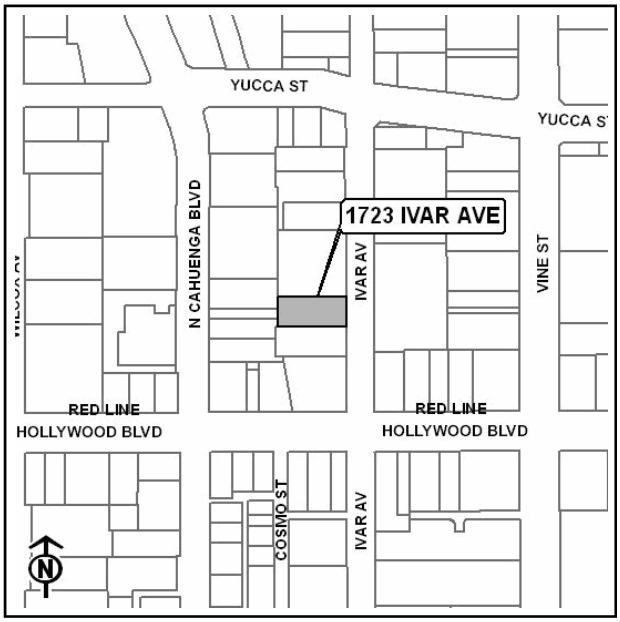
*B12. References:

B13. Remarks:

*B14. Evaluator: Jenna Snow

*Date of Evaluation: 01/28/2009

(This space reserved for official comments.)



*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1723 IVAR AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1723 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546005016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Modern **Plan:** rectangular **No. of vertical divisions:** 4 **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat **Construction:** wood frame **D) Specific features**. **Fenestration:** metal, casement, front, side, arranged in ribbons **Fenestration:** metal, fixed, front, storefront **Primary Entrance:** front, double doors, transom lights, side lights, recessed **Other notable features:** corner pier, grouped second floor windows **G) Alterations or changes to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP07

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
OASIS OF HOLLYWOOD
PO BOX 1590
HOLLYWOOD, CA 90078

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map ___ Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Hollywod-Ivar Building

P1. Other Identifier: Hollywood-Ivar Building

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1741 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546005019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** International **Plan:** rectangular **No. of vertical divisions:** 3 **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, E **Siding/Sheathing:** brick, All Visible **Roof:** flat **D) Specific features**. **Fenestration:** metal, hopper, front, side, arranged in ribbons **Fenestration:** metal, fixed, front, storefront **Primary Entrance:** front, behind courtyard **Secondary Entrance:** front, transom lights, side lights **G) Alterations or changes to the property. Additions:** Compatible, front **Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling **H) Setting (immediate):** driveway

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1954
Assessor

*P7. Owner and Address:
DOUBLEWIDE LLC
1741 IVAR AVE
LOS ANGELES, CA 90028

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

*Resource Name or #: (Assigned by recorder) Hollywod-Ivar Building

B1. Historic Name: Hollywood-Ivar Building

B2. Common Name: 1741 IVAR AVE

B3. Original Use: Offices B4. Present Use: Offices

*B5. Architectural Style: International

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1954

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Earl Heitschmidt b. Builder: Hermco Construction Co of Beverly Hills (contractor)

*B10. Significance: Area: Los Angeles Theme:

Context: LA Modernism, 1946-1964 **Theme:** Mid-Century Modern, 1946-1964

Period of Significance: 1954 **Property Type:** Office Building **Applicable Criteria:** A/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Construction began on the building located at 1737-41 Ivar Avenue, opposite the Hollwood Knickerbocker Hotel, was built as a three-story, $600,00 "modern office structure" in 1953 by Hollywood Ivar Building, Inc. The building originally contained 300 square feet with a frontage on Ivar St of 165 feet and on-site parking The design included two elevators and a third-story penthouse. Hollywood Ivar Building, Inc. principles were the Gore Brothers, Inc., Mrs. Ruth Gore, and Jules J. Covey. Gore Brothers was founded by the late Michael and A.L. Gore, pioneers in the motion picture industry in Hollywood and principal owners of the West Coast Theaters.

This property appears significant as...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

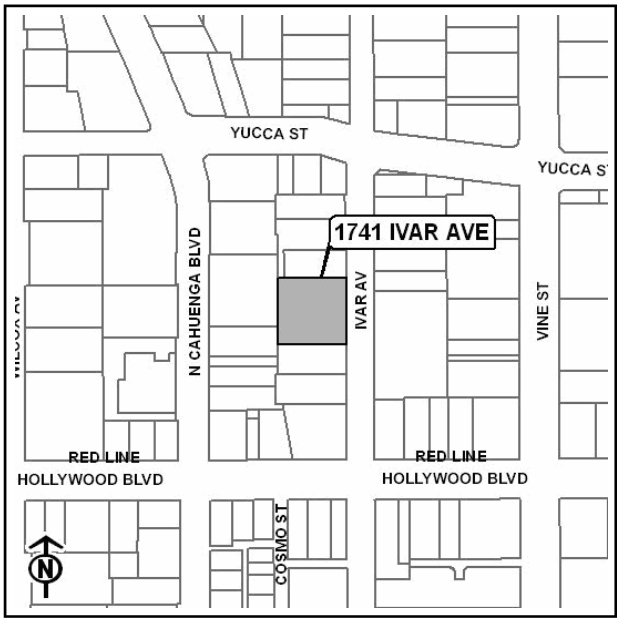
"$600,000 Structure Slated for Hollywood, LA Times, 27 Sep 1953, E2.
"Going Forward with Southern California," LA Times, 27 June 1937, H8.
"Architect Heitschmidt Honored by Chapter," LA Times, 16 Mar 1951, 4.

B13. Remarks:

*B14. Evaluator: Jenna Snow

*Date of Evaluation: 01/28/2009

(This space reserved for official comments.)



B10. Statement of Significance (continued): a fine example of Mid-Century Modern architecture, as well as for its association with important local architect Earl Heitschmidt. What is now known as Mid-Century Modern architecture was a continuation of Modern movements that came earlier and much is an amalgamation of architectural expressions from an earlier period, including the International and Bauhaus styles. The most notable architects combined new architectural solutions to integrate traditional precedents into a style that moved the entire field of architecture, and sometimes public consciousness, in a new direction. Modernism became the pre-eminent design solution from about 1932 to about 1984 for commercial buildings. While they were largely unsuccessful in convincing developers to adopt the modern style for residential buildings, Modern architects found commercial clients who were willing to adopt a modern style to distinguish their buildings. Characteristic of the style, this property has a simplified form with minimal ornamentation. It's flat roof emphasizes the horizontality of the composition. Typical of Mid-Century Modern buildings, this example is composed of a mix of masonry and glass exterior cladding.

Architect Earl Heitschmidt worked in partnership with Charles O. Matcham, architect in the 1940s and later worked as part of Heitschmidt & Thompson Architects (with Whiting S. Thompson) of 2010 Wilshire Boulevard. He was featured as an "Architect of note who planned Columbia Broadcasting Building on Sunset Blvd, along with many other outstanding structures," in a 1937 LA Times article featuring approximately 40 business and civic leaders of Los Angeles and Southern California. He was president of the Chamber of Commerce construction industries committee in the mid-1940s and was elected into fellowship of the American Institute of Architects in 1949, becoming president of the State Board of Architectural Examiners in April of 1952. He was honored by the Los Angeles Chamber of Commerce with an achievement award for outstanding public service at the 16th annual gridiron banquet in March of 1951.

Heitschmidt was the associate architect for design of Park LaBrea, the multi-million dollar, multiple-housing Colonial Revival development on Fairfax Avenue, between Third and Sixth Streets in 1941 ("Fairfax Ave. Town Rising,' LA Times, 14 Sep 1941, E1). He is also resonsible for the following designs: The Columbia Broadcasting building on Sunset Blvd and Gower St (1937); An $85,000 store building at 6101 Sunset Blvd (1937); Pacific Mutual Downtown Heliport constructed on the 12-story Pacific Mutual Life Building at 6th Street and Grand Avenue (1950); Park LaBrea; the Lou Costell Jr. Youth Foundation play center and medical clinic project, located at the northwest corner of E. Olympic Blvd and Grande Vista Ave (1945); A 2-story office building located at 140 S Beverly Drive in Beverly Hills (designed with Charles O. Matcham,1950); A $3,600,000 addition to the Biltmore Hotel (as part of the firm Schultze & Weaver in 1927); A fire and police station in Palm Springs (1935); A 3-story, reinforced concrete building constructed on the east side of the thoroughfare between 11th and 12th streets (in association with Abbot. Merkt & Co, 1936); Columbia Steel Company's $150,000 office building adjoining the company's warehouse at 2nd St and Slauson Ave (1937).
Heitschmidt is also the designer of the $325,000 Library-Administration structure at the College of Medical Evangelists (CME), owned by the Seventh Day Adventist Church, Loma Linda campus. Heitschmidt also designed a $1,000,000 dental clinic and training center for the CME, slated in 1953 to be constructed at either the CME Loma Linda campus or another location. The original design of the dental clinic and training center was created to harmonize with the Library-Administration building ("$1,000,000 Dental Clinic Being Planned," LA Times, 6 Sep 1953, 25).

According to a 1949 LA Times article, Heitschmidt "designed many housing projects for Federal housing authorities and for the U.S. Navy throughout Southern California," ("Local Architect Wins Honor," LA Times, 27 March 1949, E2). Heitschmidt was chosen by the City Housing Authority to prepare plans for a low-rent housing project in the Sawtelle district in 1939. Chosen in the same selection process were architects Richard Neutra, Welton Beckett, Gordon B. Kaufmann, Paul R. Williams, Adrian Wilson, Walter Wurdeman, and more ("Housing Project Architects Picked," LA Times, 26 Jul 1939, A3).

According to the Los Angeles City Directory, tenants of the building in 1956 included: attorneys, accountants and CPAs, and offices for various companies, including: Thatcher Glass Manufacturing Company, Powers-Stanley Agency, Flamingo Films, Harris Group, Wolper Dave Flamingo Films, insurance consultants, advertising agencies, Texas Instruments Inc., Sims Herman Co real estate, Proctor & Gamble Productions, General Electric Credit Corporation, and Goodin & Company. Tenants in 1965 were also professional in nature, including attorneys, accountants and talent agencies. By 1973, tenants were more heavily oriented toward the entertainment industry than in 1956 and 1965, with about half of tenants being talent agencies, production companies, film companies, casting companies, etc.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1746 IVAR AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1746 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546004030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1962
Assessor

*P7. Owner and Address:
HOLLYWOOD KNICKERBOCKER APTS
P O BOX 3623
CULVER CITY, CA 90230

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1810 IVAR AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 1810 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546003004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** residential area **C) General characteristics. Architectural Style:** Mediterranean Revival, elements of **Plan:** rectangular **No. of vertical divisions:** 3 **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** hipped, medium, narrow eaves **Construction:** wood frame **D) Specific features. Porches:** Partial, front, altered: yes **Fenestration:** wood, double-hung, front, side **Primary Entrance:** single door, side lights **G) Alterations or changes to the property. Retains integrity:** medium, setting, location, workmanship, association, design, feeling **H) Setting (immediate):** mature landscaping, driveway, fences

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1921
Assessor

*P7. Owner and Address:
AMDA INC
211 W 61ST ST
NEW YORK, NY 10023

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1811 IVAR AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 1811 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, alter decorative element

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1956
Assessor

*P7. Owner and Address:
MCHUGH,FRANK TR
1285 W JEFFERSON BLVD
LOS ANGELES, CA 90007

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7R
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1812 IVAR AVE

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 1812 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546003003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1922
Assessor

*P7. Owner and Address:
AMDA INC
211 W 61ST ST
NEW YORK, NY 10023

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi
Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) 1817 IVAR AVE

P1. Other Identifier: _____

***P2. Location:** ___ **Not for Publication** X **Unrestricted** ***a. County** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Hollywood **Date:** 1996 _____

c. Address: 1817 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** residential area **C) General characteristics. Architectural Style:** Tudor Revival **Plan:** rectangular **No. of vertical divisions:** 3 **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** side gable, medium, multiple rooflines, narrow eaves **Construction:** wood frame **D) Specific features. Porches:** Partial, front **Fenestration:** wood, casement, front, side **Primar Entrance:** front, single door, transom lights, side lights, recessed, distinctive entry **Other notable features:** tile fountain **E) Important decorative elements. Decorative Elements:** half timbering **G) Alterations or changes to the property. Retains integrity:** high, setting, location,...(continue on next page)

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

***P6. Date Constructed/Age and Sources:** X Historic
___ Prehistoric ___ Both
1923
Assessor

***P7. Owner and Address:**
IVAR NORTON LLC
923 N CRESCENT HEIGHTS BLVD
LOS ANGELES, CA 90046

***P8. Recorded by:**
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

***P9. Date Recorded:** 01/28/2009

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 **of** 2 ***Resource Name or #:** (Assigned by recorder) 1817 IVAR AVE

***Recorded By:** Jenna Snow ***Date:** 01/28/2009 X Continuation ___ Update

P3a. Description (continued): materials, workmanship, association, design, feeling **H) Setting (immediate):** mature landscaping

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 ***Resource Name or #:** (Assigned by recorder) 1819 IVAR AVE

P1. Other Identifier: _____

***P2. Location:** ___ **Not for Publication** X **Unrestricted** ***a. County** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Hollywood **Date:** 1996 _____

c. Address: 1819 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002006

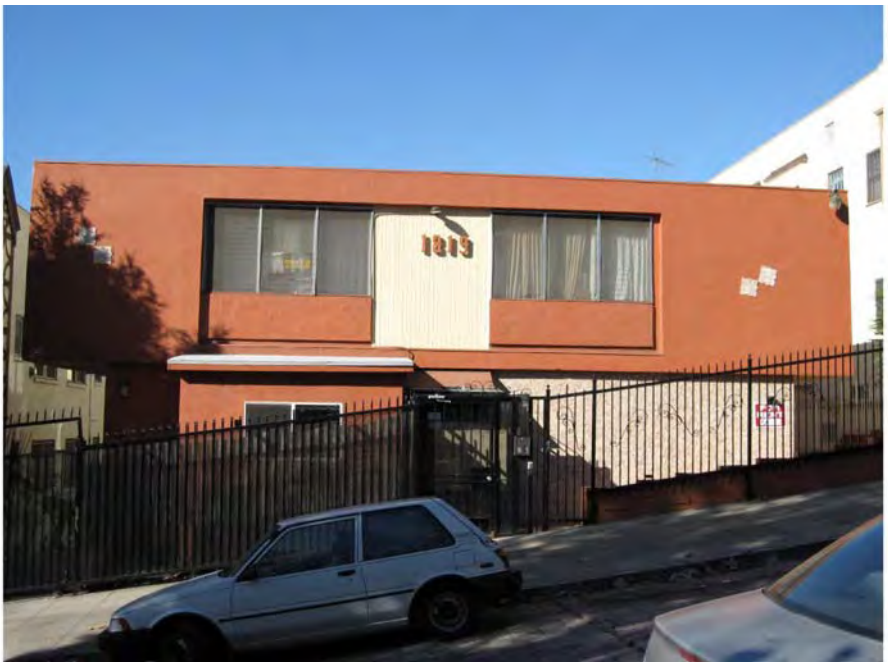
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** residential area **C) General characteristics. Architectural Style:** Modern Ranch elements of **Plan:** rectangular **No. of vertical divisions:** 3 **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat **Construction:** wood frame **D) Specific features. Fenestration:** metal, fixed, front, side, slats **Primary Entrance:** front, single door, alteration: yes **G) Alteration or changes to the property. Retains integrity:** medium, setting, location, materials, workmanship, association, design, feeling **H) Setting (immediate):** fences

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

***P6. Date Constructed/Age and Sources:** X Historic
___ Prehistoric ___ Both
1955
Assessor

***P7. Owner and Address:**
NUWAY INVESTMENTS LLC
12021 WILSHIRE BLVD (NO 743)
LOS ANGELES, CA 90025

***P8. Recorded by:**
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

***P9. Date Recorded:** 01/28/2009

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

***Attachments:** X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1825 IVAR AVE

P1. Other Identifier: Ivar Hills Apartments

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1825 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** residential area **C) General characteristics. Architectural Style:** Tudor Revival modest **Plan:** rectangular **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** side gable, steep, multiple rooflines, narrow eaves **Construction:** wood frame **D) Specific features. Fenestration:** wood, casement, front, side, arranged in trios, some bay windows **Primary Entrance:** front, single door, side lights, recessed, distinctive entry **E) Important decorative elements. Decorative Elements:** half timbering **G) Alterations or changes to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling H) Setting

(continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
MHE INVESTMENTS LLC
PO BOX 7696
BEVERLY HILLS, CA 90212

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 **of** 2 ***Resource Name or #:** (Assigned by recorder) 1825 IVAR AVE

***Recorded By:** Jenna Snow ***Date:** 01/28/2009 X Continuation ___ Update

P3a. Description (continued): (immediate): mature landscaping, fences

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7R
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 ***Resource Name or #:** (Assigned by recorder) 1828 IVAR AVE

P1. Other Identifier: _____

***P2. Location:** ___ **Not for Publication** X **Unrestricted** ***a. County** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Hollywood **Date:** 1996 _____

c. Address: 1828 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546003002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** residential area **C) General characteristics. Architectural Style:** Modern, elements of **Plan:** U-shaped **No. Stories:** 2, 4 buildings **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat, parapet, red tile **Construction:** wood frame **D) Specific features. Porches:** Partial, front, side **Fenestration:** wood, casement, front, side **Fenestration:** metal, fixed, front, side, slats **Primary Entrance:** side, behind courtyard **Chimney:** side **G) Alterations or changes to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling **H) Setting (immediate):** mature landscaping, fences

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

***P6. Date Constructed/Age and Sources:** X Historic
___ Prehistoric ___ Both
1958
Assessor

***P7. Owner and Address:**
KAWASAKI CO INC
8661 WONDERLAND AVE
LOS ANGELES, CA 90046

***P8. Recorded by:**
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

***P9. Date Recorded:** 01/28/2009

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

***Attachments:** X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CB
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) Chateau Alto Nido

P1. Other Identifier: Chateau Alto Nido

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1851 IVAR AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** residential area **C) General characteristics. Architectural Style:** Mediterranean Revival **Plan:** L-shaped **No. of vertical divisions:** 3 **No. Stories:** 4 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat, parapet, red tile **D) Specific features. Fenestration:** wood, double-hung, front, side **Primary Entrance:** front, double doors, recessed, distinctive entry, squat column **Other notable features:** wrought iron brackets at balconies **G) Alterations or changes to the property. Retains integrity:** high, setting, location materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1930
Assessor

*P7. Owner and Address:
CHATEAU ALTO NIDO LP
9478 W OLYMPIC BLVD (STE 300)
BEVERLY HILLS, CA 90212

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CB

*Resource Name or #: (Assigned by recorder) Chateau Alto Nido

B1. Historic Name: Alto Nido Apartments

B2. Common Name: Chateau Alto Nido

B3. Original Use: multi family residential B4. Present Use: multi-family residential

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1930

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Area: Los Angeles Theme:

Context: Residential Development and Suburbanization, 1913-1945 **Theme:** Multifamily Development in Hollywood, 1911-1945

Period of Significance: 1930 **Property Type:** Multi-family Resident **Applicable Criteria:** A/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1919, Henry J. Hedin was granted a permit for construction of a $208,000, five-story, 117-room apartment located at 6350 Franklin Avenue ("Hollywood Building in Large Gain," Los Angeles Times, 5 May 1919, E3). Also known as the "Alto Nido Apartments," it was sold by J.W. Harpe for about $165,000 in 1943 ("Sale Pace Shown Brisk," L os Angeles Times, 3 Oct 1943, A6). Early residents of Chateau Alto Nido include Sheila Manners, an actress ("Gain scored by Building," Los Angeles Times 1 March 1936), and property manager Elleta G Zinn (widow of HE Zinn). Building permit information is not available for this property.

This apartment building appears significant as both an excellent...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

"Hollywood Building in Large Gain," Los Angeles Times, 5 May 1919, E3.
"Sale Pace Shown Brisk," L os Angeles Times, 3 Oct 1943, A6.
"Gain scored by Building," Los Angeles Times 1 March 1936.

B13. Remarks:

*B14. Evaluator: Jenna Snow

*Date of Evaluation: 01/28/2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

B10. Statement of Significance (continued): example of a property type that represents an important pattern of dense, urban development to accommodate a rapid increase in population as well as a fine example of Mediterranean Revival style. Despite the pervasive American ideal of single family ownership evidenced at the turn of the twentieth century, there was, nonetheless, a growing trend in large cities across the nation towards people living together in collective dwelling arrangements. Initial, the communal living arrangements of apartment living aroused much suspicion among the middle class as being morally suspect, a concern from which Hollywood was not immune. During the 1920s, Hollywood was undergoing rapid urbanization parallel with a significant rise in population density and apartment housing became an increasingly attractive option to both prospective tenants as well as to speculative land developers. Typically four or five stories tall, they were usually constructed of brick or of reinforced concrete and were generally designed to fill as much of the lot as feasibly possible with configurations in the shape of an U, L, T or barbell.

This property also appears significant as an important example of Mediteranean Revival style, an eclectic hodgepodge of influences perfectly attuned to Angeleno fantasies of the Italian Riviera. The property exhibits character-defining features of the style, including a low, arched entry, red tile parapet at the roof , wrought iron brackets at balconies.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) DWP Distributing Station

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: _____ City: _____ Zip: _____

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546033900

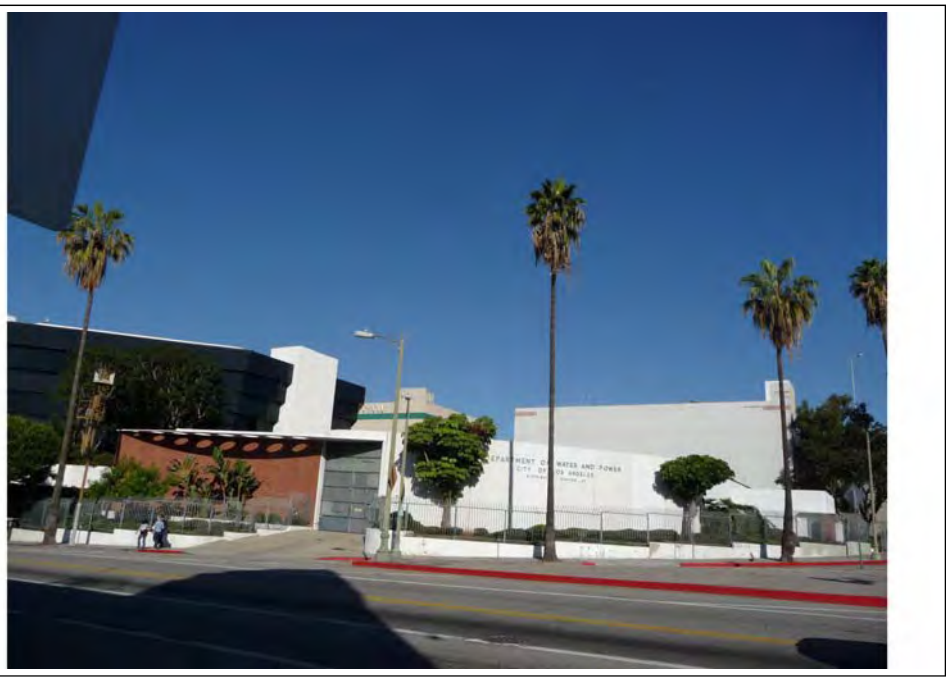
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: institutional **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Modern, elements of **Plan:** rectangular **No. Stories:** 1 **Siding/Sheathing:** poured concrete: unpainted, All Visible **Siding/Sheathing:** brick: patterned veneer, S **D) Specific features**. **Primary Entrance:** front, vehicle bay closed by a horizontal-sliding gate **Other notable features:** Entrance is curved with a crescent-shaped canopy with circular cutouts **G) Alterations or changes to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling **H) Setting (immediate):** mature landscaping, driveway

*P3b. Resource Attributes: (List attributes and codes) HP09

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both

*P7. Owner and Address:
L A CITY
P O BOX 51111
LOS ANGELES, CA 90051

*P8. Recorded by:

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser ____ Site ____ Mo. ____ Yr. ____
UTM ____ O ____ NR ____ SHL ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377690/3774120

IDENTIFICATION

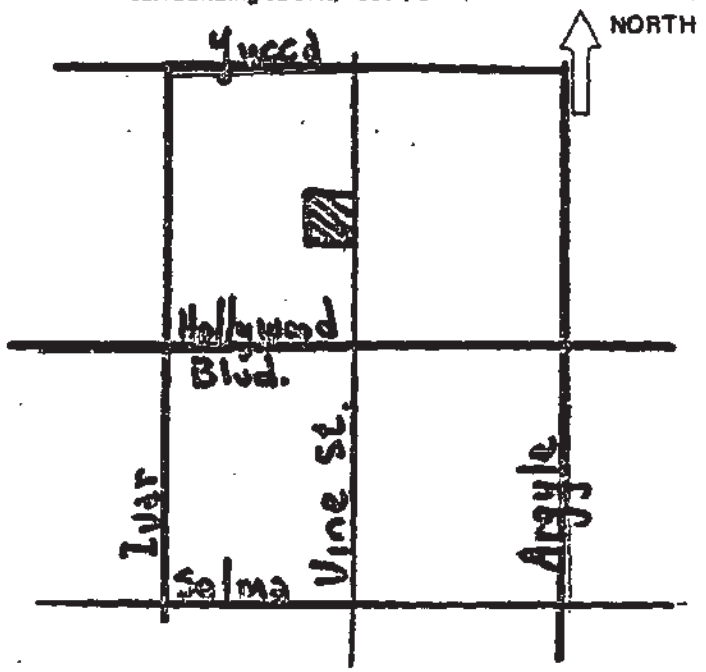
1. Common name: Dental Center Building 19-0028-56
2. Historic name, if known: Ontra Cafeteria; U. S. Post Office
3. Street or rural address 1717-1723 Vine St.
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Herman Properties, Inc. Address: 18320 Tarzana Dr.
   City: Tarzana, California ZIP: 91356 Ownership is: Public ☐ Private ☒
5. Present Use: Offices Original Use: Offices and U. S. Post Office
   Other past uses: Cafeteria

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a two story brick and concrete structure with a flat roof. Originally designed in the Spanish Colonial Revival style, the facade has been remodeled. Three large paned windows form the center of the bottom story. On the South is an entrance to the second story; this entrance is parallel to the street. On the north is an entrance to the bottom story which is angled to the building and is recessed. A projecting horizontal pier separates the lower story from the upper. In the upper story are ten vertical paned windows. These windows are recessed and set off by vertical piers. The facade is composed of metal sheeting which covers the original facade. On the south corner can be seen some of the original facade--simulated stone topped by a small cornice.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 91 ;
   Depth 131 ;
   or approx. acreage ____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ ____
12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ ____
13. Date(s) of enclosed photograph(s): Nov. 1978 44

NOTE: The following (items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ concrete

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1925 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): Morgan, Walls and Clements; Plummer, Wurdeman and Becket (1936 remodeling)

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

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

This structure served as the location of Hollywood's Post Office from 1925 until 1935 when the new facility opened on Wilcox. Designed by Morgan, Walls and Clements, the original facade featured a version of the Spanish Colonial Revival with Churrigueresque details. The Hollywood Palace just to the north of this structure, designed also in the Spanish Colonial Revival, together with this building must have created a strong view of the Spanish style with their ornamentation and large pepper trees. This building became the Ontra Cafeteria in 1935; popular with the vaudeville crowd. The possibility that much of the original facade is still intact makes this structure a prime candidate for rehabilitation.

21. Main theme of the historic resource: (Check only one): a. Architecture ☐ b. Arts & Leisure ☐
c. Economic/Industrial ☒ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Building Permit, City of Los Angeles, Department of Building and Safety.

23. Date form prepared: 11/78 By (name): Barbara Ciella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1718 VINE ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1718 VINE ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546030027

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1941

Assessor

*P7. Owner and Address:

1718 VINE ST LLC
30745 CANWOOD ST
AGOURA HILLS, CA 91301

*P8. Recorded by:

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/30/2008

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 1D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: _____

P1. Other Identifier: 1735 VINE STREET

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.

c. Address 1735 VINE STREET City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Resource was listed on the National Register as a contributor to the Hollywood Commercial and Entertainment District (see: Listed In The National Register 04/04/1985 - Hollywood Blvd Commercial And Entertainment District - Contributing Feature; State Office of Historic Preservation Statewide Database). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP6

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1926

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: 5/29/2002 1:23:25 PM

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only) UTM ____ C ____ NR 3 SNL ____
Lot ____ Lon ____ Ere ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377720/3774260 1111D

IDENTIFICATION

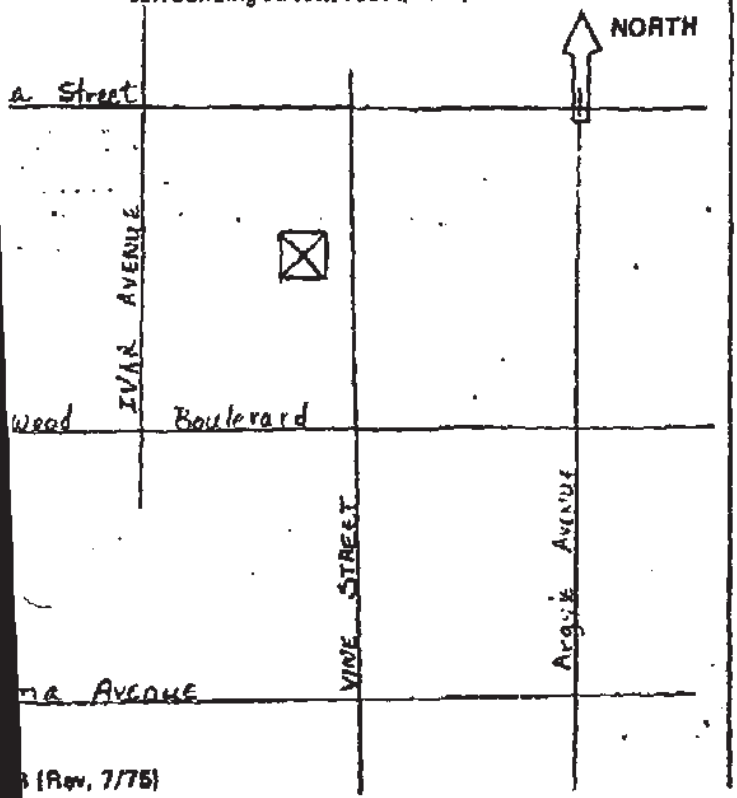
1. Common name: HOLLYWOOD VARIETY PALACE 19-005½-01
2. Historic name, if known: Hollywood Playhouse
3. Street or rural address 1735 North Vine Street
   City: Los Angeles ZIP: 90028 County: Los Angeles
4. Present owner, if known: Cine Associates Address: 215 W. 34th St.
   City: New York ZIP: 10001 Ownership is: Public ☐ Private ☒
5. Present Use: Theater Original Use: Theater
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a two-story, reinforced concrete theater structure designed in a heavily ornamented, flamboyant Spanish design. Renovations have stripped some of the terra cotta ornamentation from around the entry area (replacing an old canopy with a neon marquee), and from around the display windows on the ground floor. Second story windows have been altered and screened in. Dominating the upper story facade is a heavily decorated bay window above which is ornamental tile work. Wrought iron grillwork separates the two floors on the facade, and the roof is clay tile.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 100
   Depth 181
   or approx. acreage ____

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☐ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ ____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ ____

13. Date(s) of enclosed photograph(s): October 1976

(Rev. 7/75)

NOTE: The following (items 14-19) are for structures only.

14. Primary exterior building materials: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☐ reinforced concrete

Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1926 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): George & Weyle

18. Builder (if known): William Simpson Company

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

SIGNIFICANCE

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

The Hollywood Palace was part of a "boom" in the construction of legitimate theaters in Hollywood in the late 1920's. The Play House (as it was called then) was planned to be the first such house in the film-dominated section of town. Its architectural style reflected the then-current vogue for Churrigueresque style ornamentation, but appropriately fitted to theatrical purposes. It was said to have been the first theater in America finished in velvet-finish paints.

The theater is still functioning in Hollywood, presently as the home of the Lawrence Welk television show.

21. Main theme of the historic resource: (Check only one): a. Architecture ☐ b. Arts & Leisure ☒
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Los Angeles Times September 13, 1925, V, 9; September 27, 1925, V, 4; October 18, 1925, V, June 27, 1926, V, 1; December 5, 1926, III, 27; January 16, 1927, III, 21 & 23. Pictorial California, Vol. 2, no. 5, April 1927, p. 23. Southwest Builder & Contractor, May 21, 19; page 57.

23. Date form prepared: Nov. 1976 By (name): Dennis Smith - Tom Sitton
Address: 900 Exposition Boulevard City Los Angeles ZIP: 90007
Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 1D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) Palace Theater; Hollywood Playhouse

P1. Other Identifier: Hollywood Playhouse, Hollywood Variety Palace

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1735 VINE ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

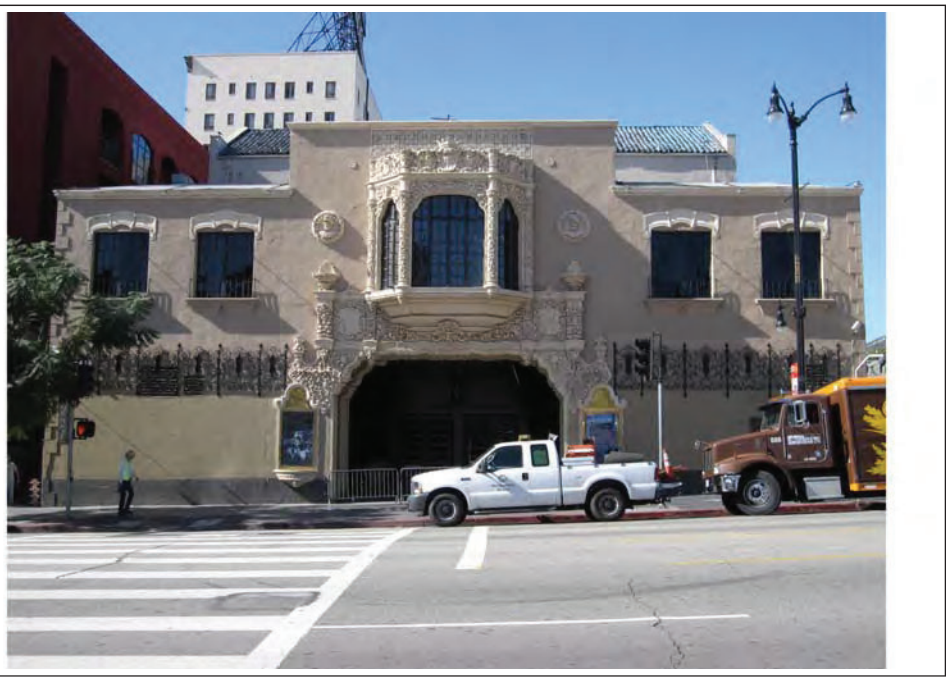
APN:5546004403

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP10

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1927
Assessor

*P7. Owner and Address:
NEILL,KAY L TR
1502 S 013 ST
CHICKASHA, OK 73018

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

***Resource Name or #:** (Assigned by recorder) Palace Theater; Hollywood Playhouse

***Recorded By:** Jenna Snow ***Date:** 01/28/2009 ___Continuation X Update

Update Status: Retains Integrity

DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only) UTM ____ U ____ NR 3D SHL ____
Lat ____ Lon ____ Ers ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377740/3774210

IDENTIFICATION

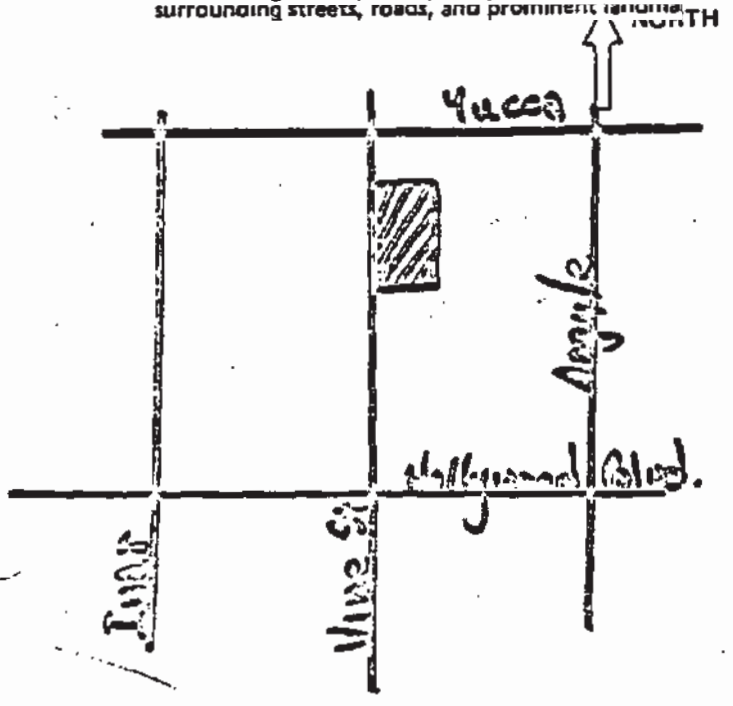
1. Common name: Capitol Records Building
2. Historic name, if known: ____
3. Street or rural address: 1750 Vine Street
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Capitol Records Address: 1750 Vine Street
   City: Hollywood ZIP: 90028 Ownership is: Public ☐ Private ☒
5. Present Use: recording studio & offices Original Use: same
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Capitol Records Building is a thirteen story reinforced concrete office building in the International Penthouse Mode. The first floor consists of a long rectangular box of poured concrete. Above the box, a twelve story vertical round tower rises. The circular floors are approximately 92 feet in diameter. Vertical piers run the full length of the twelve stories. These piers are evenly spaced around the building and are separated by banded windows in groups of six. Each floor has its own screen running the full perimeter of the floor. The building is topped by a Capitol Records sign and an elongated rectangular needle.

7. Location sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 180 ';
   Depth 210 ';
   or approx. acreage ____

9. Condition: (check one)
   a. Excellent ☒ b. Good ☐ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☐ b. Unaltered? ☒

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐

12. Threats to site: ☒
   a. None known ☐ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): Nov. 1978 Nov. 19

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] reinforced concrete

15. Is the structure: a. On its original site? [X] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1954 This date is: a. Factual [XX] b. Estimated ☐

17. Architect (if known): Welton Becket & Associates

18. Builder (if known): C. L. Peck

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [XX]

SIGNIFICANCE

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

The Capitol Records Tower is the world's first round circular office structure. This structure was built for a company which has played a major part in the development of the recording industry in Los Angeles. The edifice was designed by the prominent firm of Welton Becket and Associates and featured numerous innovations including: three recording studios which rested on an insulation layer of asphalt impregnated cork, zig-zag accordian-like pleated movable walls in the recording studios, and shock mounted reverberation chambers buried 25 feet underground. This structure represents the presences of the recording industry in Hollywood. It is a visual landmark for numerous tourists because of its similarity to a record stack topped by a needle.

21. Main theme of the historic resource: (Check only one): a. Architecture [1] b. Arts & Leisure ☐
c. Economic/Industrial [2] d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Time Magazine, (4-16-56), p. 67; California Herald, April 1965, p. 3; Business World, (9-4-54) p.33.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) CAPITOL RECORDS BLDG

P1. Other Identifier: Capitol Records Tower

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1750 VINE ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546030028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP07

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
12/30/08

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1955
Assessor

*P7. Owner and Address:
1750 NORTH VINE LLC
551 5TH AVE (34TH FL)
NEW YORK, NY 10176

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/30/2008

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi
Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or #: (Assigned by recorder) CAPITOL RECORDS BLDG

*Recorded By: Tanya Sorrell *Date: 12/30/2008 ___Continuation X Update

Update Status: Retains Integrity

Designation Type: LA, Number: 857, Name: Capitol Tower and Rooftop Sign, Location: 1740-1750 North Vine Street; 6236 West Yucca Street, Date Designated: 11/15/2006; Designation Type: US, Number: 85000704, Name: Hollywood Boulevard Commercial and Entertainment District, Location: 6200-7000 Hollywood Boulevard (incl. N. Vine Street, N. Highland Avenue, and N. Ivar Street), Date Designated: 4/4/1985;

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) Stores for L. B. Mask

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1771 VINE ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546004027

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Corporate Modern **Plan:** rectangular **No. Stories:** 5 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat **Construction:** steel frame **D) Specific features**. **Fenestration:** metal, horizontal sliding, front, side, arranged in ribbons **Primary Entrance:** front, double doors, transom lights, side lights **G) Alterations or changes to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP07

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both

*P7. Owner and Address:
1777 VINE LP
2700 PENNSYLVANIA AVE (# 1100)
SANTA MONICA, CA 90404

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1818 VINE ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 1818 VINE ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546033005

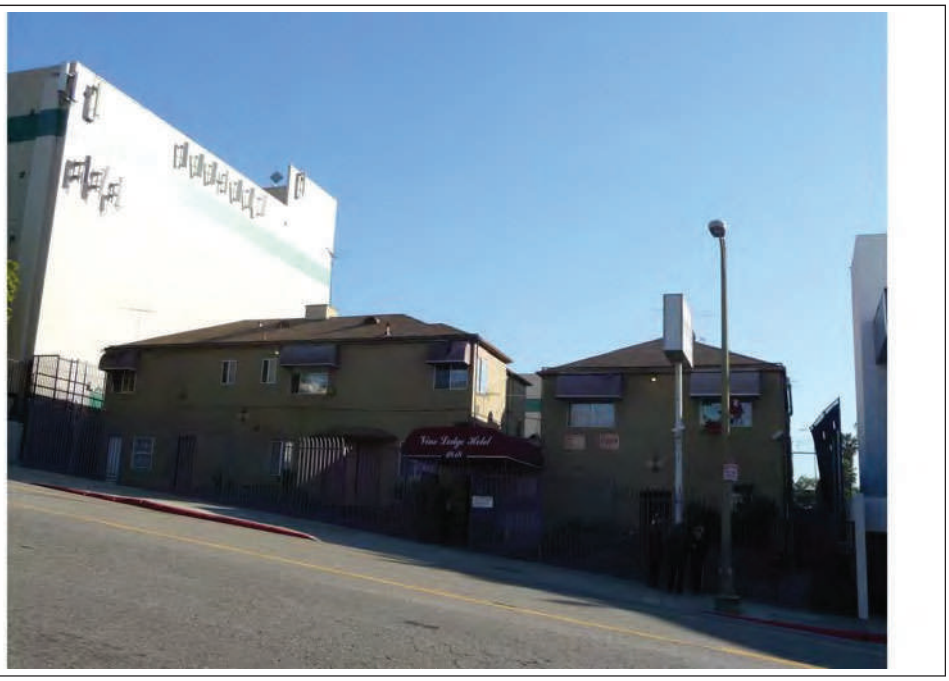
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP05

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1942
Assessor

*P7. Owner and Address:
PATEL,BULABHAI G
255 S RENO ST
LOS ANGELES, CA 90067

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1823 VINE ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1823 VINE ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546003010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered fenestration, altered entrances, altered decorative element, altered siding

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
AMDA INC
211 W 061 ST
NEW YORK, NY 10023

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1831 VINE ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1831 VINE ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546003011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered fenestration, altered entrances, altered decorative element, altered siding

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)

01/27/09

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1920

Assessor

*P7. Owner and Address:

BEHAVIORAL SYSTMES SOUTHWEST INC
118 AVENIDA VICTORIA
SAN CLEMENTE, CA 92672

*P8. Recorded by:

Jenna Snow
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Mo. ____ Yr. ____
UTM _____ Q _____ NR 4 SHL ____
Lat _____ Lon _____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377690/3774120

IDENTIFICATION

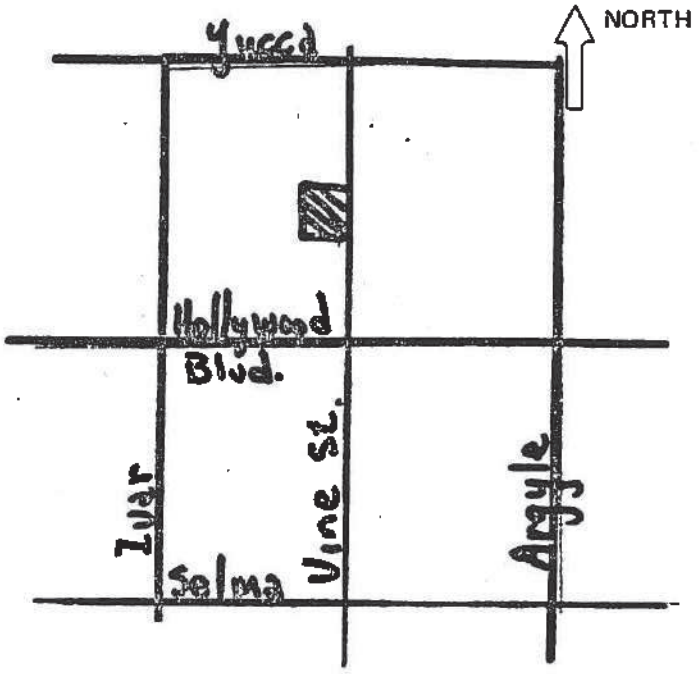
1. Common name: Dental Center Building 19-0028-56
2. Historic name, if known: Ontra Cafeteria; U. S. Post Office
3. Street or rural address 1717-1723 Vine St.
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Herman Properties, Inc. Address: 18320 Tarzana Dr.
   City: Tarzana, California ZIP: 91356 Ownership is: Public ☐ Private ☒
5. Present Use: Offices Original Use: Offices and U. S. Post Office
   Other past uses: Cafeteria

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a two story brick and concrete structure with a flat roof. Originally designed in the Spanish Colonial Revival style, the facade has been remodeled. Three large paned windows form the center of the bottom story. On the South is an entrance to the second story; this entrance is parallel to the street. On the north is an entrance to the bottom story which is angled to the building and is recessed. A projecting horizontal pier separates the lower story from the upper. In the upper story are ten vertical paned windows. These windows are recessed and set off by vertical piers. The facade is composed of metal sheeting which covers the original facade. On the south corner can be seen some of the original facade--simulated stone topped by a small cornice.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 91 ';
   Depth 131 ';
   or approx. acreage _____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____
12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____
13. Date(s) of enclosed photograph(s): Nov. 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] concrete

15. Is the structure: a. On its original site? [X] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1925 This date is: a. Factual [X] b. Estimated ☐

17. Architect (if known): Morgan, Walls and Clements; Plummer, Wurdeman and Becket (1936 remodeling)

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [X]

SIGNIFICANCE

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

This structure served as the location of Hollywood's Post Office from 1925 until 1935 when the new facility opened on Wilcox. Designed by Morgan, Walls and Clements, the original facade featured a version of the Spanish Colonial Revival with Churrigueresque details. The Hollywood Palace just to the north of this structure, designed also in the Spanish Colonial Revival, together with this building must have created a strong view of the Spanish style with their ornamentation and large pepper trees. This building became the Ontra Cafeteria in 1935; popular with the vaudeville crowd. The possibility that much of the original facade is still intact makes this structure a prime candidate for rehabilitation.

21. Main theme of the historic resource: (Check only one): a. Architecture ☐ b. Arts & Leisure ☐
c. Economic/Industrial [X] d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Building Permit, City of Los Angeles, Department of Building and Safety.

23. Date form prepared: 11/78 By (name): Barbara Ciella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)

DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
UTM ____ Q ____ NR 3D SHT ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377740/3774210

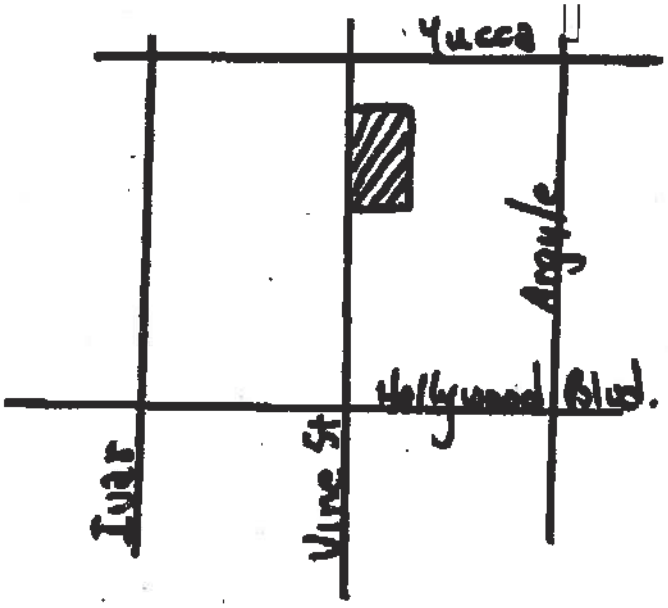
IDENTIFICATION

1. Common name: Capitol Records Building 19-005278-7
2. Historic name, if known: 4.
3. Street or rural address 1750 Vine Street
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Capitol Records Address: 1750 Vine Street
   City: Hollywood ZIP: 90028 Ownership is: Public ☐ Private ☒
5. Present Use: recording studio & offices Original Use: same
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Capitol Records Building is a thirteen story reinforced concrete office building in the International Corporate mode. The first floor consists of a long rectangular box of poured concrete with an opening on Vine Street. Above the box, a twelve story vertical round tower rises. The circular floors are approximately 92 feet in diameter. Vertical piers run the full length of the twelve stories. These piers are evenly spaced around the building and are separated by banded windows in groups of six. Each floor has its own sun screen running the full perimeter of the floor. The building is topped by a Capitol Records sign and an elongated angular needle.



8. Approximate property size:
   Lot size (in feet) Frontage 180
   Depth 210
   or approx. acreage ____

9. Condition: (check one)
   a. Excellent ☒ b. Good ☐ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☐ b. Unaltered? ☒

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ ____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ ____

13. Date(s) of enclosed photograph(s): Nov. 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] reinforced concrete

15. Is the structure: a. On its original site? [X] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1954 This date is: a. Factual [XX] b. Estimated ☐

17. Architect (if known): Welton Becket & Associates

18. Builder (if known): C. L. Peck

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [XX]

SIGNIFICANCE

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

The Capitol Records Tower is the world's first round circular office structure. This structure was built for a company which has played a major part in the development of the recording industry in Los Angeles. The edifice was designed by the prominent firm of Welton Becket and Associates and featured numerous innovations including: three recording studios which rested on an insulation layer of asphalt impregnated cork, zig-zag accordian-like pleated movable walls in the recording studios, and shock mounted reverberation chambers buried 25 feet underground. This structure represents the presence of the recording industry in Hollywood. It is a visual landmark for numerous tourists because of its similarity to a record stack topped by a needle.

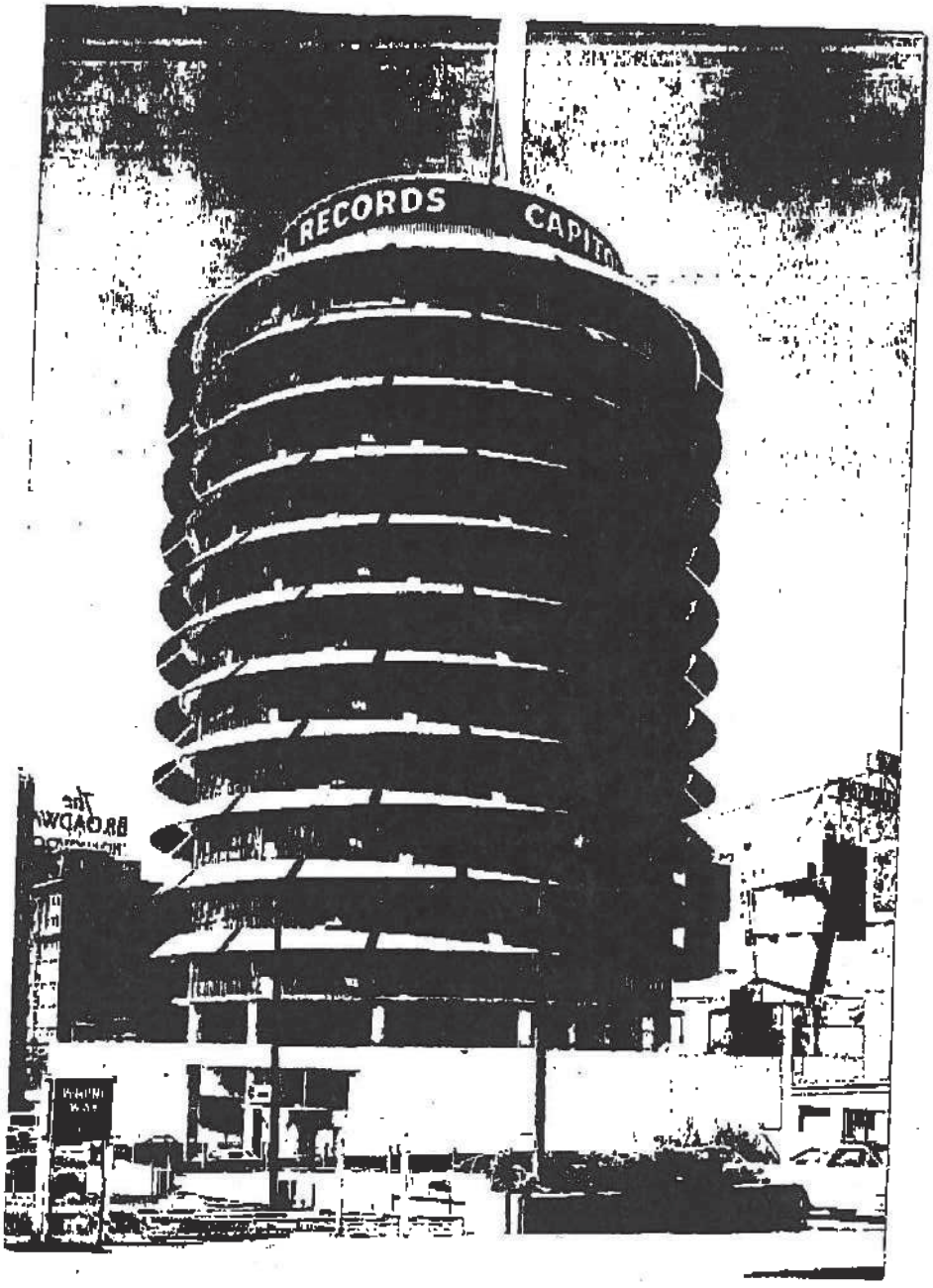
21. Main theme of the historic resource: (Check only one): a. Architecture [1] b. Arts & Leisure ☐
c. Economic/Industrial [2] d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Time Magazine, (4-16-56), p. 67; California Herald, April 1965, p. 3; Business World, (9-4-54) p.33.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)


RECORDS
CAPIT

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 2D2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1
Resource Name or #:
P1. Other Identifier: 1750 VISTA DEL MAR AVENUE
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___ ; R ___ ; ___ 1/4 of ___ 1/4 of Sec ___ ; _____ B.M.
c. Address 1750 VISTA DEL MAR AVENUE City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0007;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP2
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1914

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1771 VISTA DEL MAR ST

P1. Other Identifier: Vista Del Mar/Carlos District

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1771 VISTA DEL MAR ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

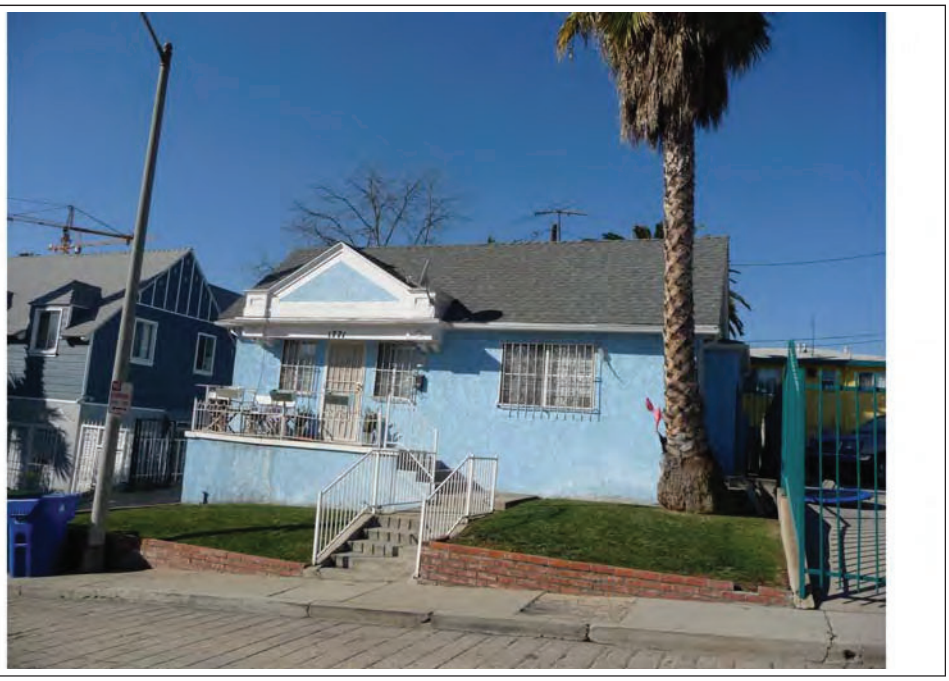
APN:5546031007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1920
Assessor

*P7. Owner and Address:
RUBINFELD FAMILY LMTD PTNSHP
P O BOX 4270
BURBANK, CA 91503

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 6201 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6201 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546033023

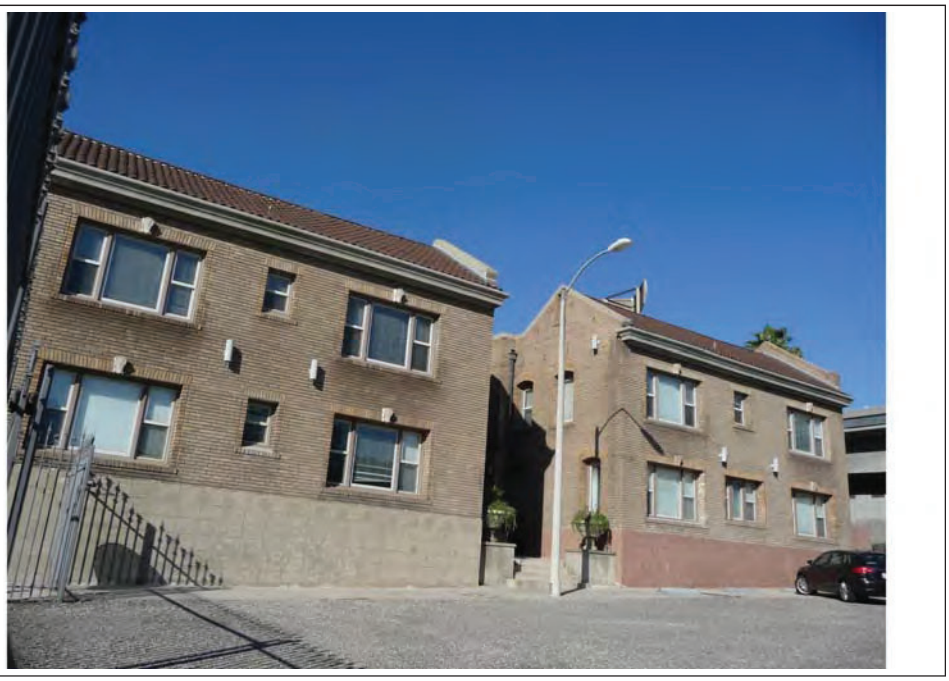
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Classical Revival, modest **Plan:** rectangular **No. Stories:** 2, 2 buildings **Siding/Sheathing:** stucco: textured, All Visible, altered: yes **Siding/Sheathing:** brick, All Visible , stucco wainscot scored to look like stone **Roof:** flat, parapet, cornice, side gable on facade **Construction:** brick **D) Specific features**. **Fenestration:** vinyl, double-hung, front, side, arranged in trios, arched openings on side, trios on facade, alteration: yes **Primary Entrance:** side, behind courtyard, recessed, entrance between buildings **G) Alterations or changes to the property. Retains integrity:** low,...(continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
AKHAVAN,BABAK AND MITRA AND
3757 HAYVENHURST AVE
ENCINO, CA 91436

*P8. Recorded by:

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___None ___Location Map ___Sketch Map X Continuation Sheet ___Building, Structure, and Object Record
___Archeological Record ___District Record ___Linear Feature Record ___Milling Station Record
___Rock Art Record ___Artifact Record ___Photograph Record ___Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or #: (Assigned by recorder) 6201 YUCCA ST

*Recorded By: _____ *Date: _____ X Continuation ___ Update

P3a. Description (continued): setting, location, workmanship, association, design **H) Setting (immediate):** altered: yes

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6210 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6210 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546031031

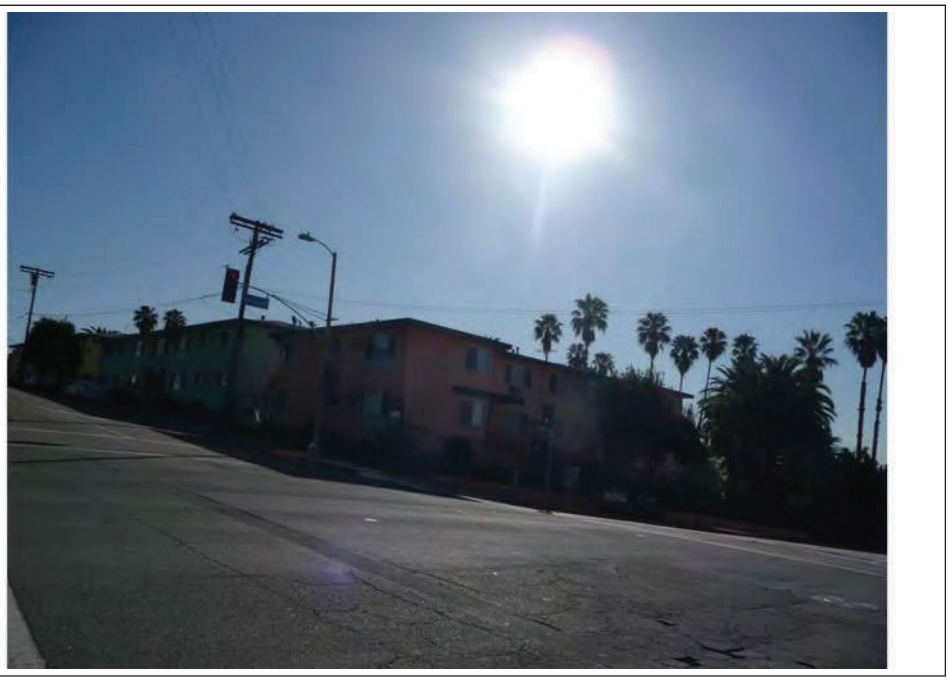
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1953
Assessor

*P7. Owner and Address:
RUBINFELD FAMILY LMTD PTNSHP
PO BOX 4270
BURBANK , CA 91503

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 6272 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6272 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546030032

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** on major thoroughfare **C) General characteristics. Architectural Style:** Moderne **Plan:** rectangular **No. Stories:** 2 **Siding/Sheathing:** poured concrete: painted, All Visible **Roof:** flat, parapet **D) Specific features**. **Fenestration:** metal, casement, side, arranged in pairs, transoms, deeply set between 2nd story pilasters **Fenestration:** metal, fixed, front, side, storefront, transoms, first floor **Fenestration:** aluminum, fixed, opaque glass, set into corner entrances, alteration: yes **Primary Entrance:** front, side, single door, recessed, distinctive entry, at the NW corner of building, narrow window above **Secondary Entrance:** side, storefront **Other notable features:**...(continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both

*P7. Owner and Address:
1750 NORTH VINE LLC
551 5TH AVE (34TH FL)
NEW YORK, NY 10176

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3CS

*Resource Name or #: (Assigned by recorder) 6272 YUCCA ST

B1. Historic Name:

B2. Common Name: 6272 YUCCA ST

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: Moderne

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1930

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: H.L Gogerty b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme:

Context: Commercial Development in the Early 20th Century, 1913-1945 **Theme:** Economic and Labor Redistribution during the Great Depression and World War II, 1930-1945; **Context:** LA Modernism, 1919-1945 **Theme:** Related Responses to the Modern Age, 1927-1945

Period of Significance: 1930 **Property Type:** Commercial **Applicable Criteria:** A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The earliest permit available for this property is a building alteration/repair permit, issued in 1931 for addition of 2-roller awnings to the building. The permit states that the building was, in 1931, being used as a store and that it would continue to be used as a store after the alterations were complete. The owner at the time was Jean Swartz, Ltd. of 1770 N. Vine St. No architect is listed on the permit. The contractor for the awning work was A. Hoegee & Sons, Inc. of 745 Merchant Street. Sanborn Maps (corrected through 1951) corroborate that the building located at the southeast corner of Vine and Yucca Streets was used as a store.

In 1920, the Diamond Louisiana Oil Company...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

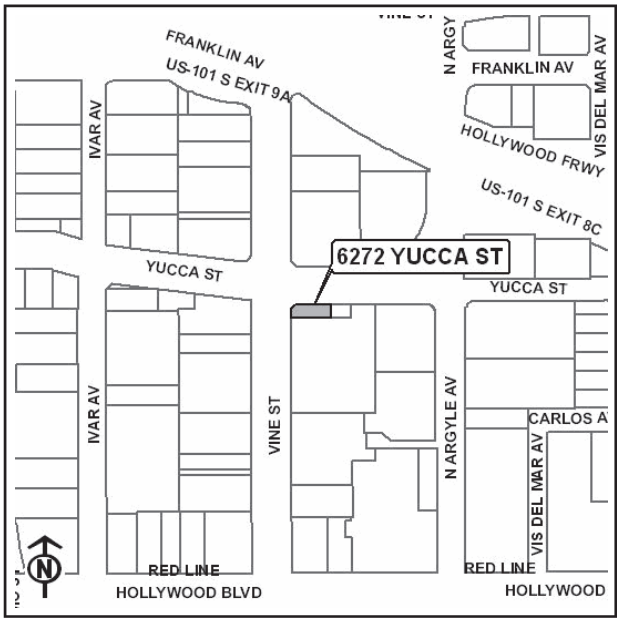
*B12. References:

Department of Building and Safety, Permit No. 5833,
"Display Ad 87," LA Times, 11 Jun 1920, II8.

B13. Remarks:

*B14. Evaluator: Tanya Sorrell

*Date of Evaluation: 01/28/2009



(This space reserved for official comments.)

*Required Information

B10. Statement of Significance (continued): hed an office at 1770 Vine St. In 1936, tenants of 1770 N Vine St included the Master Life Insurance Company (MD and GH King) and tenants of 6272 Yucca St included: Jas M. Fidler (radio columnist), Henry L Gogerty (architect), and an office for the Country Church of Hollywood. In 1955 Brown Motel Investment, Inc., of which David A. Brown was president, had an office at 1770 N. Vine.

This property appears significant both for its architecture as well as a fine example of commercial architecture constructed during the Depression. Moderne architecture is associated with the City's sustained prominence in automobile and early aerospace industry and culture; with the special horizontal quality of growth that characterizes Los Angeles as a 20th Century "suburban metropolis" city. This property exhibits character-defining features including a strong sense of horizontality, a curved, semi-circular volume at the corner, windows "punched" into walls, and relatively unadorned, unornamented surfaces.

Commercial buildings during this period were carefully designed to maximize visibility to both pedestrians and vehicles through their design and location. The sites for commercial buildings and chain stores, in particular, were carefully studied in advance of construction. The most desirable sites for the location of commercial buildings were those within the city core and with proximate to mass transit points or other generators of pedestrian traffic. The strong dependence upon a large volume of customers for the rapid turnover of goods was expressed architecturally through large expanses of glass in ground level storefronts. Large storefronts with inset entries were intended to lure the passing pedestrian as well as the faster-moving motorist with an instantly-visible and attractive display of goods. The space inside such commercial stores was often flexible to accommodate a variety of tenants, and much attention was often devoted to a layout conducive to efficient movement of goods and customers to maximize sales and profits.

P3a. Description (continued): 2-story stepped pilasters flank the corner entrance, north side has series of 1-story pilasters at 2nd floor **E) Important decorative elements. Decorative Elements:** pilasters **G) Alterations or changes to the property. Additions:** Compatible, side, rear **Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling

DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only) UTM ____ Q ____ NR 3D SHL ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/377740/3774240

IDENTIFICATION

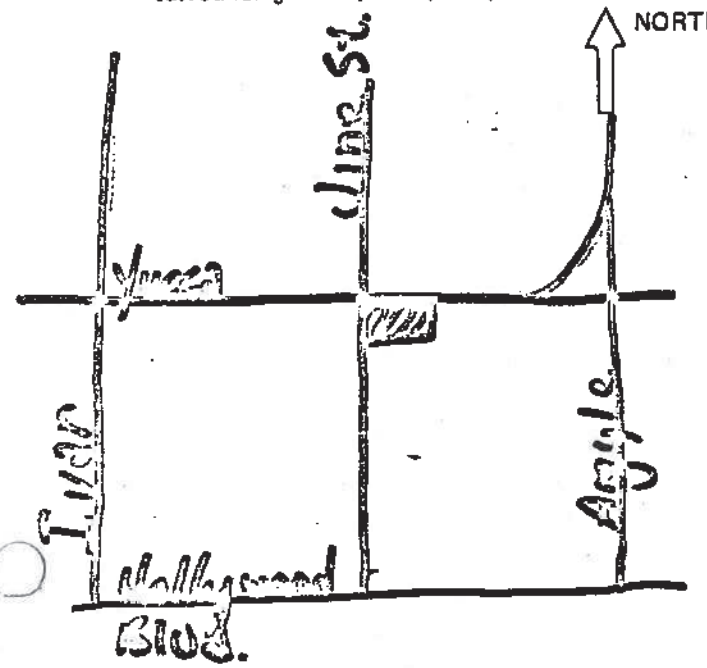
1. Common name: ____
2. Historic name, if known: ____
3. Street or rural address 6274-84 Yucca Street
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: Theodore W. Brotherton Address: %Los Feliz Properties 2020 Hillhurst Ave.
   City: Los Angeles ZIP: 90027 Ownership is: Public ☐ Private ☒
5. Present Use: commercial Original Use: commercial
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This structure is a two story brick commercial building with a concrete facade located at the corner of Yucca and Vine Streets. It is an Art Deco style structure with a curved corner. The windows and doors are woven together by a mirroring technique in which the recessed steeped frame of the large square windows are echoed in the plain recessed smaller windows by way of a stepped projecting molding. Art Deco grille work borders the windows of the corner unit. The elevation bordering Yucca is articulated by vertical piers projecting above the roof line with recessed windows between the piers. At the curved corner is a door with a thin long vertical recessed window above. The structure has a flat roof and is painted red and white.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 100 ';
   Depth 32 ';
   or approx. acreage ____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ ____
12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ ____
13. Date(s) of enclosed photograph(s): Oct. 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☒ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ concrete

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1930 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): H. L. Gogerty

18. Builder (if known): Los Angeles Investment Company

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):
An unusual structure in the Art Deco style, this edifice stands out for its delicate grillwork and above all its curved corner. Designed by H.L. Gogerty in 1930, it is one of the several structures conceptionalized by this local architect for the Hollywood area. Gogerty in alliance with Carl Jules Weyl, designed such Hollywood buildings as the Baine Building and the Hollywood Playhouse. Gogerty later designed the Vine/Yucca Tower. This structure is unusual for its curved corner which appears to be a sensitive response to the shape of the lot rather than a precursor to Moderne streamlining. This edifice is especially of interest because H. L. Gogerty's Vine/Yucca Tower and his Hollywood Palace are located on the same block. This trio depicts the changes of style in the architect's development.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:
Building Permit, City of Los Angeles, Department of Building and Safety.

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)


dMart
America's greatest general store
PIZZA
LAUNDRY
BEER
Vine
BALLET

DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use o) UTM _____ Q _____ NR 3D SHL ____
Lat _____ Lon _____ Era _____ Sig _____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed _____
UTM 11/377640/3774280

IDENTIFICATION

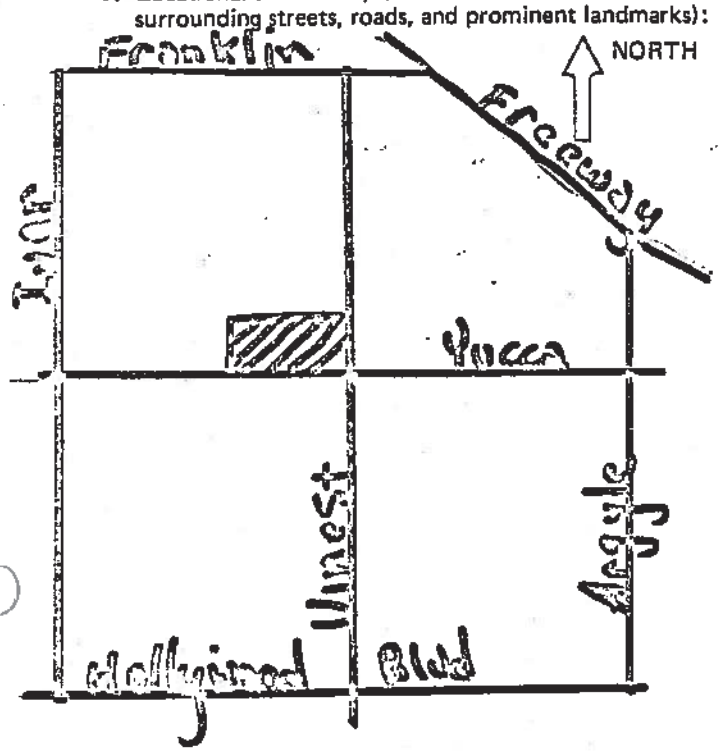
1. Common name: Vine & Yucca Tower
2. Historic name, if known: _____
3. Street or rural address 6305-09 Yucca Street
   City: Hollywood ZIP: 90028 County: Los Angeles
4. Present owner, if known: DePietro Corporation Address: 6305 Yucca Street
   City: Hollywood ZIP: 90028 Ownership is: Public ☐ Private ☒
5. Present Use: stores and offices Original Use: same
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Vine-Yucca Building is a monumental office structure consisting of an eight story tower with a nine story service structure and two two-story wings. The tower is reinforced concrete, the west wing is brick and the east wing is also of reinforced concrete. The two low wings are designed in different, but compatible Art Deco motifs with stylized classical capitals and plant motifs. The central tower has French Romanesque motifs surrounding the entrances and the balconies are beneath the central narrow windows. Classical figures in relief top the eighth floor windows; classical busts line the parapet. Stylized eagles form capitals at each end of the top of the tower.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 75 ';
   Depth 50 ';
   or approx. acreage _____.

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____

13. Date(s) of enclosed photograph(s): Aug. 1972

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick [XX] c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other [X] reinforced concrete

15. Is the structure: a. On its original site? [XX] b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1928 This date is: a. Factual [XX] b. Estimated ☐

17. Architect (if known): H.L. Gogerty

18. Builder (if known): Ben Houtz

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None [X]

SIGNIFICANCE

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

H.L. Gogerty designed a number of structures in Hollywood. Along with Carl Jules Weyl, they designed the Bain Building and the Hollywood Playhouse. The Vine/Yucca Tower is a structure with a complex building history. The tower was erected in 1928, then the lower story of the west wind was added in 1929. The east wing was then added in 1929 and the top story of the west wing in 1930. This structure exhibits an unusual combination of styles; Art Deco, French Romanesque and Classicism that reveals the various building dates. The tower recalls the style of Goodhue's Los Angeles Library, while the side wings are designed in the new Art Deco Style. This structure is one of the remarkable structures designed in the Hollywood Commercial Core and is the mark of a master craftsman and prominent local architect.

21. Main theme of the historic resource: (Check only one): a. Architecture [X] b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Building Permit, City of Los Angeles Department of Building and Safety,

23. Date form prepared: 11/78 By (name): Barbara Giella, Christy Johnson, Denver Miller
Address: 6253 Hollywood Boulevard City Hollywood ZIP: 90028
Phone: 464-3184 Organization: Hollywood Revitalization

(State Use Only)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) VINE & YUCCA TOWER

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 6301 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546003016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP07

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)

01/27/09

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1929

Assessor

*P7. Owner and Address:

AMDA INC
211 W 61ST ST (3RD FLR)
NEW YORK, NY 10023

*P8. Recorded by:

Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

***Resource Name or #:** (Assigned by recorder) VINE & YUCCA TOWER

***Recorded By:** Jenna Snow ***Date:** 01/28/2009 ___Continuation X Update

Update Status: Retains Integrity

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Stores for L. B. Mask

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 6316 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546004026

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** commercial block **C) General characteristics. Architectural Style:** Modern, modest **Plan:** rectangular **No. of vertical divisions:** 6 **No. Stories:** 2 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat, parapet **Construction:** unknown **D) Specific features. Fenestration:** metal, casement, front **Fenestration:** metal, fixed, front, storefront **Primary Entrance:** front, recessed **Secondary Entrance:** front, storefront, single door **E) Important decorative elements. Decorative Elements:** pilasters **G) Alterations or chang to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1932
Assessor

*P7. Owner and Address:
CAMERON,CINDY
4509 PROSPECT DR
CASTLE ROCK, CO 80108

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi
Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) Stores for L. B. Mask

B1. Historic Name:

B2. Common Name: 6316 YUCCA ST

B3. Original Use: stores and apartments B4. Present Use: stores

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1932

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme:

Context: Commercial Development in the Early 20th Century, 1913-1945 **Theme:** Emerging Commercial Centers and Corridors; **Context:** LA Modernism, 1919-1945 **Theme:** Related Responses to the Modern Age, 1927-1945

Period of Significance: 1932 **Property Type:** Commercial **Applicable Criteria:** A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the 1936 Los Angeles City Directory, early tenants of the building included: Franklin Liquor Company (6324 Yucca), L L Emery (632 Yucca), a clothing cleaner operated by Louis Bachrach (6318 Yucca), real estate office for Rolland Carr, post office carrier Arthur Frazier and wife Mrs. B Frazier's corsetieres business (6314 Yucca).

This building appears significant both as a commercial building constructed within an emerging commercial center as well as for its design in an Modern style. This building is associated with development of "Peacock Alley," a speciality shopping district concentrated on Vine St between Yucca St and Hollywood Blvd. The first building constructed...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

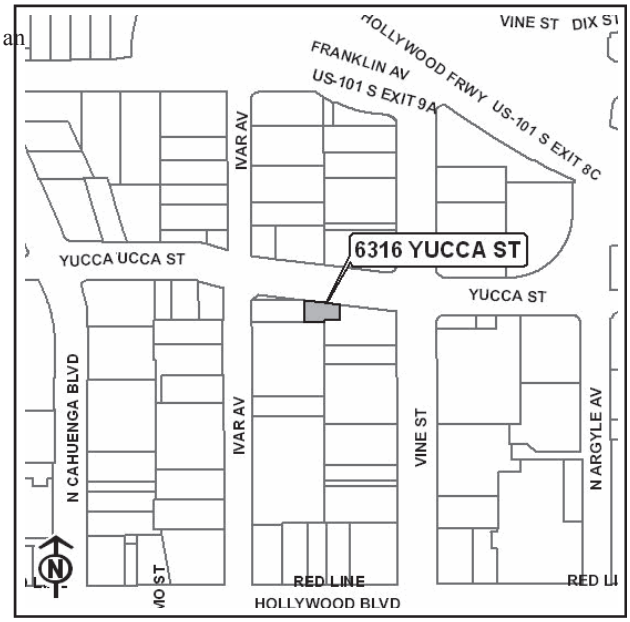
"Hollywood Building Brisk," Los Angeles Times, 11 Sept 1932, 16.
Longstreth, Richard. City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-, 96.;
"First Unit of Style Center to Rise," LA Times, 12 Oct 1930, D2

B13. Remarks:

*B14. Evaluator: Jenna Snow

*Date of Evaluation: 01/28/2009

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): as part of Peacock Alley was the Jean Swartz building, constructed in 1930 and located on the southeast corner of the intersection of Yucca and Vine. Peacock Alley was one of several Vine street development projects planned as part of the City's "Five-Finger Plan," a public works project to improve areas surrounding Hollywood Blvd. According to a 1937 map of the Pacific Electric Railway, Peacock Avenue was located along the Western and Frankline Avenue Line Route, which operated from a downtown terminus at 11th and Hill Streets, collecting Yucca and Vine Streets on the way to its terminus at Vine and Hollywood Blvd. The line operated from 1911 to 1940.

Designed in the relative rare Zigzag Moderne style, the property exhibits character-defining features of the style, including smooth stucco wall surfaces decorated with stylized geometric motifs and pilasters emphasizing verticality. Though comparatively rare, and in vogue for not much more than a decade, this style was highly influential because it embodied the integration of four unlikely features unique to Los Angeles: changing patterns of land use; a popular response to early 20th Century progress and technology; the birth of new industries; and a sense of fantasy fueled by Hollywood and the movie industry that propelled the City's myths and legends.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6333 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6333 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546003019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, alter decorative element

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1922
Assessor

*P7. Owner and Address:
AMDA INC
211 W 61ST ST (3RD FLR)
NEW YORK, NY 10023

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6341 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 6341 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002001

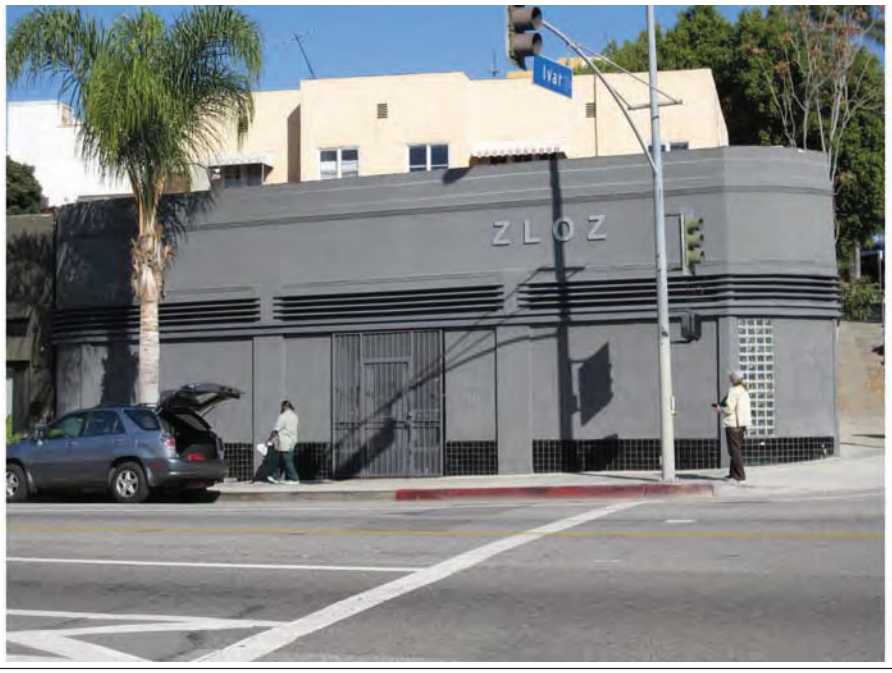
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Commercial Vernacular **Plan:** rectangular **No. of vertical divisions:** 3 **No. Stories:** 1 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat, cornice **Construction:** wood frame **D) Specific features. Fenestration:** metal, fixed, side, glass block, alteration: yes **Primary Entrance:** front, single doo side lights, recessed **G) Alterations or changes to the property. Retains integrity:** low, setting, location, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1936
Assessor

*P7. Owner and Address:
ZLOZOWER,NEIL D TR
660 N SWEETZER AVE (303)
LOS ANGELES, CA 90048

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6355 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6355 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: commercial **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Commercial Vernacular **Plan:** rectangular **No. of vertical divisions:** 8 **No. Stories:** 1 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat **Construction:** wood frame **D) Specific features. Fenestration:** metal, fixed, front, storefront **Primary Entrance:** front, multiple doors **E) Important decorative elements. Decorative Elements:** pilasters **G) Alterations or changes to the property. Retains integrity:** medium, setting, location, workmanshi association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1930
Assessor

*P7. Owner and Address:
ACP 13 ENTERPRISES LP
408 N LUCERNE BLVD
LOS ANGELES, CA 90004

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: Apartment for H. O. Trifcleit
P1. Other Identifier: 6358 YUCCA STREET
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 6358 YUCCA STREET City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Building Permit information: Apartment for H. O. Trifcleit sp?; cost $57,000. Resource is a three story Revival style apartment building designed in two bays around a narrow central courtyard terminating in a narrow entry bay. The fenestration is rectangular and regular in pattern. The facades are of smooth stucco accented by a hipped terra cotta tile roof and contrasting quoins.

* P3b. Resource Attributes: (List attributes and codes) HP3
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
liz\img_1963
2/20/2002

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Building Permit

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HR #

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5S1

* Resource Name or #: 6358 YUCCA STREET

B1. Historic Name: Apartment for H. O. Trifcleit

B2. Common Name

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Eclectic Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☑ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

B9a. Architect: Messenger, D. b. Builder: Messenger, D.

* B10. Significance: Theme Hollywood Apartments Area Hollywood

Period of Significance 1924 Property Type Apartments Applicable Criteria CRHP 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This resource is an intact example of an early twentieth century medium scale Revival style apartment complex. Intact examples of this type of architecture, once prevalent, are becoming rare in Hollywood. As such, it appears eligible for the California Register under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

City of Los Angeles Building Permit #20997.

B13. Remarks:

* B14. Evaluator: Catherine Barrier

Date of Evaluation:

(This space reserved for official comments.)

(Sketch map with north arrow required)

Image Not Found

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) St. Elmo Apartments, 6358 Yucca St.

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6358 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546005024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential, apartments **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Mediterranean Revival, elements of **Plan:** rectangular **No. of vertical divisions:** 3 **No. Stories:** 3 **Siding/Sheathing:** stucco: smooth, All Visible **Roof:** flat, parapet, red tile **Construction:** wood frame **D) Specific features**. **Fenestration:** wood, fixed, front, side **Primary Entrance:** front, sing door, transom lights, side lights, recessed **Other notable features:** quoins **G) Alterations or changes to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
HOLLYWOOD RENAISSANCE
P O BOX 1791
SAN MONICA, CA 90406

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communit Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: Hotel for Hollywood Construction Company
P1. Other Identifier: 6364 YUCCA STREET
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ 1/4 of ___ 1/4 of Sec ___; _____ B.M.
c. Address 6364 YUCCA STREET City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Building permit states: Hotel for Hollywood Construction Company; cost $40,000. Resource is a three and a half story English Revival structure originally built as an hotel and currently used as an apartment building. The resource's architectural character is dominated by the two symmetrical triangular dormer/tower elements that mark the sides of the front façade, paired, triple, and single diamond pane casement windows, and repeating pointed archways marking the center bay of the building (on the upper stories, these openings mark fire exits).

* P3b. Resource Attributes: (List attributes and codes) HP3
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
DCP 1525
2/20/2002

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1928 building permit

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HR #

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

NRHP Status Code 5S1

Resource Name or #: 6364 YUCCA STREET

B1. Historic Name: Hotel for Hollywood Construction Company

B2. Common Name

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

B5. Architectural Style: English Revival

B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☑ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

City of Los Angeles Building Permit.

B9a. Architect: Webster, Frank H. b. Builder: Hollywood Construction Co.

* B10. Significance: Theme Hollywood Hotels Area Hollywood

Period of Significance 1928 Property Type Apartment Building Applicable Criteria CRHO 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Frank Webster appears to have designed a number of apartments in the Hollywood area in the 1920s. This resource is a relatively intact example of a style of which few examples have survived--the English Revival small scale hotel. As such, it appears eligible for the California Register under Criterion 3 for its architectural significance.

B11. ~~Additional Resource Attributes:~~ (List attributes and codes):

* B12. References:

City of Los Angeles Building Permit #8281.

B13. Remarks:

* B14. Evaluator: Catherine Barrier

Date of Evaluation:

(This space reserved for official comments.)

(Sketch map with north arrow required)

Image Not Found

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) Hotel for Hollywood Construction Company

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6364 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546005025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered fenestration, altered entrances, altered decorative element, altered siding

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)

01/27/09

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1926

Assessor

*P7. Owner and Address:

HOLLYWOOD GUEST INN LLC
1110 WILSHIRE BLVD
SANTA MONICA, CA 90401

*P8. Recorded by:

Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6373 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6373 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, alter decorative element

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)

01/27/09

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1954

Assessor

*P7. Owner and Address:

L AND B REAL ESTATE
P O BOX 1380
LOS ANGELES, CA 90078

*P8. Recorded by:

Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) HALIFAX APARTMENTS, 6376 Yucca St

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6376 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546005001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)

01/27/09

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1923

Assessor

*P7. Owner and Address:

HALIFAX PARNTERS
1139 W 6TH ST
LOS ANGELES, CA 90017

*P8. Recorded by:

Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi
Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map X Sketch Map ___ Continuation Sheet X Building, Structure, and Object Record

___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record

___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 **of** 2 ***Resource Name or #:** (Assigned by recorder) HALIFAX APARTMENTS, 6376 Yucca St

***Recorded By:** Jenna Snow ***Date:** 01/28/2009 ___Continuation X Update

Update Status: Retains Integrity

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6DQ
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6383 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996 _____

c. Address: 6383 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546002017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered facade, altered fenestration, altered entrances, alter decorative element

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/27/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1922
Assessor

*P7. Owner and Address:
AMDA INC
211 W 61ST ST
NEW YORK, NY 10023

*P8. Recorded by:
Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Communi Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received MAR 6 1985
date entered APR 4 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A

and/or common Hollywood Boulevard Commercial and Entertainment District

2. Location

street & number 6200-7000 Hollywood Blvd. with adjacent parcels on N. Vine Street N. Highland Avenue and N. Ivar Street N/A not for publication

city, town Los Angeles N/A vicinity of

state California code 06 county Los Angeles code 037

3. Classification

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

4. Owner of Property

name Multiple - See attached continuation sheet

street & number

city, town ___ vicinity of state

5. Location of Legal Description

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

street & number 320 W. Temple Street

city, town Los Angeles state California 90012

6. Representation in Existing Surveys

title Hollywood Historic Survey has this property been determined eligible? ___ yes X no

date 1978-80 ___ federal X state ___ county ___ local

depository for survey records Hollywood Heritage, Inc., P.O. Box 2586

city, town Hollywood state California 90078

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Hollywood Boulevard District is a 12 block area of the commercial core along Hollywood's main thoroughfare, which contains excellent examples of the predominent architecture styles of the 1920s and 1930s. The area contains a mix of Classical Revival, Spanish Colonial Revival, and Art Deco structures. Over 100 buildings are included. The development pattern of the 1920s, with high-rise buildings at major intersections, flanked by one and two-story retail structures, remains intact to this day. Integrity is fair; the major landmark buildings still retain their distinctive identities, while many of the smaller buildings have been altered, remodeled, or covered with modern signage. Although the number of contributors is only 56% of the total parcels, the larger scale and placement of the contributing structures create an impression of greater cohesion.

The Hollywood Boulevard commercial and entertainment district contains 102 buildings, the vast majority of which were constructed between 1915 and 1939. A major grouping of Classical Revival financial and professional buildings, several of which reached the legal height limit of 12 stories, anchor the major intersections along the Boulevard. A number of fine examples of Spanish Colonial Revival architecture and the Art Deco style lend character and sophistication to the street. There are a few examples of other period revival styles popular in the first three decades of the 20th century, notably French Chateausque, and a group of theater structures worthy of notice. While the majority of street-level facades have been altered, mainly in the 1950s, the upper stories of the buildings retain a high degree of integrity. Parapet corrections are another significant category of alteration, due to prevailing seismic codes. Many one and two-story commercial vernacular structures are supportive in size, scale, and construction period to the surrounding buildings, but their primary facades have been repeatedly remodeled and they have become visually noncontributing. Metal sheathing masks existing ornament on several candidates for rehabilitation. In addition to architectural details, there are several fine urban design features: colored terrazo entryways, neon signage, and the Hollywood Walk of Fame.

Buildings Contributing to the Significance of the District:

1. Pantages Theater (6233 Hollywood Boulevard): 1930; B. Marcus Priteca
   A two-story concrete structure designed in the Art Deco style, the Pantages retains the stylized detailing in its ersatz stone exterior. Egyptian lotus patterns highlight the second story. First story windows are outlined with metal zigzag frames. Sculptured goddesses highlight the roofline. Interior has been restored to original; office lobby is intact, with elegant bronze sunbursts above the elevator doors.

8. Significance

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

Specific dates 1915-39 **Builder/Architect** Included in Section 7

Statement of Significance (in one paragraph)

Hollywood Boulevard, the main street of the film capital of the world, has been famous since the 1920s. The Golden Era of Hollywood is clearly depicted in this area of the commercial corridor with its eclectic and flamboyant architectural mix. The district is a thematic one, representing the retail, financial, and entertainment functions of the street and the relationship of the various structures to the movie industry, a 20th century phenonmenon which helped to shape the culture of the nation as a whole.

The proposed Hollywood Boulevard Historic District is a thematic one, centering on the significant commercial "main street" of the Hollywood community during the 1920s and 1930s, the period when the community achieved worldwide attention as the motion picture capital of the world. Between 1915 and 1935, Hollywood Boulevard was transformed from a residential street of stately homes to a bustling commercial center. The concentration of the buildings on Hollywood Boulevard is a microcosm of the era's significant architectural styles, and the streetscape and massing of buildings, with few intrusions, are reminiscent of development patterns of the period. The blocks of Hollywood Boulevard from Argyle to El Cerrito are an intact grouping of business, entertainment, and commercial structures of the Hollywood downtown area. In many cases, architectural style is appropriate to original use and imagery, with classic Beaux Arts Revival styles symbolizing financial and professional solidity, exotic modernism in new building types, flamboyant designs related to the movie industry in fantasy and Art Deco examples, and period revival Chateauesque and Spanish Colonial Revival used in retail. This collection of buildings gives a compact and cohesive impression, a pedestrian-oriented shopping street with few intrusions, one of very few remaining in Los Angeles. The unparalleled growth of the movie industry during this period provided an infusion of capital that allowed industry chiefs and city boosters to create a special urban environment. A microcosm of significant architectural styles between 1920 and 1930, some of the individual buildings offer stylistic examples of great quality; works of most of Los Angeles' premier architects are represented. The concentration of colorful Art Deco structures, such as the Newberry Building, and fantasy entertainment environment offer a grouping which may be unique in the nation, structures which are increasingly rare examples of their styles in the city. This was a period of unparalleled growth and prosperity in the community and the quality of the existing building stock is evidence of the careful attention to quality and detail exhibited by the developers. Several real estate interests were instrumental in this staggering change, and their activities are revealed in the development patterns evident along the commercial corridor.

There were three major commercial centers along the Boulevard. The oldest, at the intersection of Cahuenga and Hollywood, was part of the original Hollywood ranch purchased by the Wilcox/Beveridge family. Another center at the western end of the street, at Highland, was established by the Whitley and Toberman interests.

9. Major Bibliographical References

Assessor's Records, L.A. County 1900-84. Los Angeles Co. Tax Assessor
Building Permits. Department of Building and Safety, Los Angeles City Hall
Cultural Resources Survey Files. Hollywood Revitalization Committee.
(see continuation sheet)

10. Geographical Data

Acreage of nominated property Approximately 56
Quadrangle name Hollywood **Quadrangle scale** 1:24,000

UTM References

	Zone	Easting	Northing
A	11	377860	3771610
B	11	377850	3771810
C	11	376080	3771870
D	11	376090	3771810
E			
F			
G			
H			

Verbal boundary description and justification

See attached continuation sheet.

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

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

11. Form Prepared By

name/title	Christy Johnson McAvoy		
organization	Hollywood Heritage	date	August 1, 1984
street & number	P.O. Box 2586	telephone	(213) 851-8854 (213) 874-4005
city or town	Hollywood	state	California 90078

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

X national ___ state ___ local

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

State Historic Preservation Officer signature Marion Mitchell-Wilson

title Deputy State Historic Preservation Officer date 1/2/85

For NPS use only

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

Entered in the National Register

Keeper of the National Register date 4/4/85

Attest: date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED APR 4 1984
DATE ENTERED

Property Owners:

1. Pantages Theater Corporation
   120 N. Robertson Blvd., Los Angeles, CA 90048

2. Lytton Savings and Loan
   8150 Sunset Blvd., Los Angeles, CA 90046

3. Palace Realty
   5419 Sunset Blvd., Los Angeles, CA 90027

4. Herman Properties
   18320 Tarzana Dr., Tarzana, CA 91356

5. Don Rittenburg et al.
   1873 Midvale Ave., Los Angeles, CA 90025

6. Milton Luros/European Investments
   9841 Aura Ave., Northridge, CA 91324

7. Stern Bros. Motion Picture Enterprises
   109 N. Kilkea Dr., Los Angeles, CA 90048

8. Adams, Inc.
   9171 Wilshire Blvd., Suite 541, c/o Koffman & Schiff, CPA's, Los Angeles, CA 90210

9. Hollywood Ivar Bldg. Co.
   c/o M. Solender
   1180 S. Beverly Dr., Los Angeles, CA 90035

10. Ivar Knickerbocker Apts.
    P.O. Box 3623, Culver City, CA 90230

11. Chan Wai Law
    447 S. Elm Dr., Beverly Hills, CA 90217

12. Mohammed B. Kerachi
    6363 Hollywood Blvd., Los Angeles, CA 90028

13. Joseph and Margaret Aguila
    4240 Fulton Ave., North Hollywood, CA 91604

14. Questmark Associates I
    4730 Woodman Ave., Suite 200, Sherman Oaks, CA 91423

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 4 85

15. Irving Weinberger/Nancy Pattiz
291 S. La Cienega Blvd., Beverly Hills, CA 90211

16. Paul Karp
1753 Van Ness, Los Angeles, CA 90028

17. Joseph K. Horton
5670 Wilshire Blvd., Los Angeles, CA 90036

18. Pacific Warner Theater
141 S. Robertson Blvd., Los Angeles, CA 90048

19. Gary and Donald silvers
6501 Hollywood Blvd., Los Angeles, CA 90028

20. Dorothy J. Kaiser et al. or Owner
6513 Hollywood Blvd., Los Angeles, CA 90028

21. Bonnie Fuller/Bruce Corwin
c/o Irving Fuller
8727 W. 3rd St., Los Angeles, CA 90048

22. Alfredo De La Vega
De La Vega Mgmt. Corp.
1285 N. Crescent Heights Blvd., Los Angeles, CA 90046

23. Dorothea Elliott et al.
10321 McCormick St., N. Hollywood, CA 91601

24. Peter Bravas/C. Carellow
200 S. Arden Blvd., Los Angeles, CA 90004

25. Il Mook/Cheon S. Kang
2274 Bruna Pl., Los Angeles, CA 90027

26. Clarence and Gloria Nelson
6555 Hollywood Blvd., Los Angeles, CA 90028

27. Johnny's Steak House
6555 Hollywood Blvd., Los Angeles, CA 90028

28. United Television
6601 Hollywood Blvd., Los Angeles, CA 90028

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

30. Jesse Setnan
P.O. Box 60909, Los Angeles, CA 90060

31. Wm. Penzner
1704 Tropical St., Beverly Hills, CA 90210

32. Outpost Bldg Co., owners: 6701 Hollywood Blvd.
2029 Century Park E.,Suite 1260, Los Angeles, CA 90067

33. Aaron Epstein
5451 Laurel Canyon Blvd., N. Hollywood, CA 91607

34. Paolo and Flora Greco
4824 Los Feliz, Los Angeles, CA 90027

35. Pickwick Books
777 Nicolet Mall
Minneapolis, Minn 55402

36. Hollywood Center Partnership
6753 Hollywood Blvd., Los Angeles, CA 90028

37. Hollywood Center Partnership
6753 Hollywood Blvd., Los Angeles, CA 90028

38. Gary/Donald Silvers
6501 Hollywood Blvd., Los Angeles, CA 90028

39. Cahuenga Associates I or Owner
6777 Hollywood Blvd., Los Angeles, CA 90028

40. Hollywood Theater Corp., c/o Ted Mann
9200 West Sunset Blvd., Suite 301, Los Angeles, CA 90069

41. Barlow Sanatarium Assoc./Damon Runyon Mem. Cancer Fund
P.O. Box 60909, Los Angeles, CA 90060

42. Peterson Publishing
6725 Sunset Blvd., Los Angeles, CA 90028

43. C-D Investment
9911 W. Pico Blvd., Los Angeles, CA 90035

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED APR 4 198
DATE ENTERED

44. Holly York Properties
9465 Wilshire Blvd., Los Angeles, CA 90212

45. Holly York Properties
9465 Wilshire Blvd., Los Angeles, CA 90212

46. Hollywood Congregational Church
7065 Hollywood Blvd., Los Angeles, CA 90028

47. Raymond Kabbaz
3261 Overland, Los Angeles, CA 90034

48. Leo DeMonte
19449 Wells Dr., Tarzana, CA 91356

49. Dorothy Victor
722 N. Walden, Beverly Hills, CA 90210

50. Solide Enterprises
7000 Hollywood Blvd., Los Angeles, CA 90028

51. Solide Enterprises
7000 Hollywood Blvd., Los Angeles, CA 90028

52. Max Factor and Co.
6922 Hollywood Blvd., Los Angeles, CA 90028

53. Adel Nasrallah, Prisoner #C58865 California Rehab. Ctr. - Norco
Dorm 32, Bed 45, P.O. Box 3535, Norco, CA 91760

54. 6840 Hollywood Associates
c/o M. Kretzmer
10900 Wilshire Blvd., Los Angeles, CA 90024

55. 6834 Hollywood Associates
c/o M. Kretzmer
10900 Wilshire Blvd., Los Angeles, CA 90024

56. Kenji Ohte, Co-Tr
609 E. Cannell Rd., Santa Monica, CA 90402

57. Kenji Ohte, Co-Tr
609 E. Cannell Rd., Santa Monica, CA 90402

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 14 1983

58. Max Factor Corp.
1665 N. McCadden Pl., Los Angeles, CA 90028

59. Merchants Natl. Realty Corp.
P.O. Box 37000, San Francisco, CA 94137

60. Donald Schoenwald, Estate of Robert Noddle
1631 Pontius St., Suite 111, Los Angeles, CA 90025

61. Wm. Byrd/Mann Theaters
P.O. Box 60909, Los Angeles, CA 90060

62. I.N. Petchers
12115 Magnolia Blvd., N. Hollywood, CA 91607

63. Hollycad Investment
6752 Hollywood Blvd., Los Angeles, CA 90028

64. Margery Maxson
6740 Hollywood Blvd., Los Angeles, CA 90028

65. Church of Scientology of California
1306 N. Berendo, Los Angeles, CA 90027

66. Bruce Corwin
8727 W. 3rd St., Los Angeles, CA 90048

67. Hollywood Egyptian Theatre Inc.
172 Golden Gate Ave., San Francisco, CA 94102

68. Aaron Karshik
1253 Westholme, Los Angeles, CA 90024

69. Larry Worschell
155 N. Lapeer Dr., Los Angeles, CA 90048

70. Jack Arian and Assoc.
415 State Street, Santa Barbara, CA 93101

71. Esther Menashe, c/o Alfred J. Hyman
608 S. Hill St., Rm. 804, Los Angeles, CA 90014

72. Vincent Miranda/Walnut Properties
5445 Sunset Blvd., Los Angeles, CA 90027

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

73. Amber Enterprises
6648 Hollywood Blvd., Los Angeles, CA 90028

74. The Orient, Inc.
6626 Hollywood Blvd., Los Angeles, CA 90028

75. C.C. Walter Estate (re: 6624 Hollywood Blvd)
Security Pacific Bank, Tr.
P.O. Box 60802 Terminal Annex, Los Angeles, CA 90060

76. Ella Schell Estate (re: 6616 Hollywood Blvd)
Diane S. J. von Meister, Estate of E. Schell
8017 El Paseo Grande, LaJolla, CA 92037

77. Louis St. Pierre
6614 Hollywood Blvd., Los Angeles, CA 90028

78. Hollywood Mail Order Corp.
6608 Hollywood Blvd., Los Angeles, CA 90068

79. Fischer Properties
4003 Thatcher Rd., Ojai, CA 93023

80. Robert B. Hudson, et al.
P.O. Box 49, Dobbins, CA 95935

81. S. Barenfeld
c/o Cal-Sun Inc.
230 S. Los Angeles St., Los Angeles, CA 90012

82. Eli and Naomi Attie
519 N. Camden Dr., Beverly Hills, CA 90210

83. WK Investors
155 N. LaPeer Dr., Los Angeles, CA 90048

84. Kambiz Batmanghelich
6505 Hollywood Blvd., Los Angeles, CA 90028

85. Azaic Zabelle Arzoumanian
1405 Avonrea Rd., San Marino, CA 91108

86. Patricia Z. Ehrenberg, Tr.
6404 Hollywood Blvd., Los Angeles, CA 90028

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

87. Arlak, Inc.
P. O. Box 10783, Beverly Hills, CA 90213

88. Eugene Schallert
11219 Hortense St., N. Hollywood, CA 91602

89. 6368 Hollywood Blvd.
c/o Wideman, Feiman and Levy
4929 Wilshire Blvd., Los Angeles, CA 90010

90. Rosalie Clark
1612 N. Vine St., Hollywood, CA 90028

91. Sidney and Phyllis Smith
8141 Skyline Dr., Los Angeles, CA 90026

92. Richard Woodruff, et al.
P.O. Box 1281, Ardmore, OK 73401

93. Silver, Friend and Raffle
P.O. Box 11248, Los Angeles, CA 90111

94. Sam and Blanche Murad
5700 Sunnyslope Ave., Van Nuys, CA 91401

95. John and Chris Yaldezian
6065 Calvin Avenue, Tarzana, CA 91356

96. Oren Realty, Inc.
16250 Ventura Blvd., Encino, CA 91436

97. Keswick Assoc.
550 S. Flower St., Los Angeles, CA 90071

98. Hollywood Plaza Apts.
425 S. Fairfax, Los Angeles, CA 90036

99. Cecilia D. Presley et al.
P.O. Box 27006, Los Angeles, CA 90027

100. Kitro Co.
P.O. Box 3354, Santa Monica, CA 90403

101. Hollywood Taft Co.
1680 N. Vine St., Los Angeles, CA 90028

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 4 [illegible]

102. Nils V. Johnson et al.
4422 Sancola Ave., Toluca Lake, CA 91602

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 4 1984

Parking lots/vacant parcels:

A. 6251 Hollywood Blvd.
George Ullman
1661 N. Highland, Los Angeles, CA 90028

B. 1731 N. Vine St.
Herman Properties
18320 Tarzana Dr., Tarzana, CA 91356

C. 6651 Hollywood Blvd.
Bank of America
P.O. Box 37000, San Francisco, CA 94137

D. 6931 Hollywood Blvd.
Warren Parker
937 N. Sycamore Ave., Los Angeles, CA 90038

E. 7041 Hollywood Blvd.
C-D Investment
9911 W. Pico Blvd., Los Angeles, CA 90035

F. 7024 Hollywood Blvd.
Church of Scientology of California
1306 N. Berendo, Los Angeles, CA 90027

G. 1630 N. Vine
Estate of M.W. Miller
c/o First Interstate Trust Dept.
707 Wilshire Blvd., Los Angeles, CA 90017

Buildings Contributing to the Significance of the District: (Continued)

2. Equitable Building (6253 Hollywood Boulevard): 1929; Aleck Curlett
One of three "height limit" buildings at Hollywood and Vine, this 12-story, reinforced concrete, office structure is a Neo-Gothic design stylized in part by means of Art Deco abstraction in its detailing. The U-shaped plan has a two-story section joining the north and south wings on Vine Street. The building has strong vertical emphasis, created by continuous pilasters. Cast concrete ornament and balconies punctuate the structure. Street level has been remodeled in the 1950s.

3. Palace Theater (1735 N. Vine Street): 1926; Gogerty & Weyl
The restored Palace Theater is an excellent example of Spanish Colonial Revival architecture executed by the firm responsible for most structures designed in the style on the Boulevard. Originally a legitimate theater, the building continues to be used for television, video, and musical productions. The most prominent feature of the two-story concrete structure is the central bay window on the second story, which is surrounded by elaborate Churrigueresque decoration. The massing of the facade is symmetrical, with the entry recessed. Alterations include the obscuring of first floor storefonts. The building has a tile roof and enclosed patio above the entrance.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

9. Guaranty Building (6331 Hollywood Blvd.): 1923; John C. Austin
One of the imposing height limit financial institutions on the Boulevard, this brick and concrete twelve story Beaux Arts building was designed by the architect of the Los Angeles City Hall. Its conservative veneer is relatively unaltered, and it retains the classical tripartite division with street level and upper stories mirroring each other in detailing. The central bank entrance is slightly recessed between Corinthian columns with an elaborate frieze over the entry. Building materials are terra cotta, granite, and brick.

10. Knickerbocker Hotel (1714 N. Ivar): 1929; John M. Cooper
The Knickerbocker is the residential companion to the Guaranty Bldg., located directly north of it on Ivar Ave. The brick and concrete apartment structure is traditionally designed in a Classical style. The plan is U-shaped with a symmetrical massing on the primary facade. Windows on the upper stories retain their stone molding in the central bay. A stringcourse separates the street level from the upper stories. One of a series of apartment hotels built close to the cental business district for convenience, the building has been rehabilitated for senior citizen housing.

11. Regal Shoes (6349 Hollywood Blvd.): 1939; Walker & Eisen
A two story Streamline Moderne structure with rounded corner and porthole windows. Both south and east elevations have banded windows. Entrance to the second level has sculpted escalator. Some alteration to street level retail. Terrazo entry to storefront retained.

14. Security Trust (6381 Hollywood Blvd.): 1921; Parkinson & Parkinson
A seven story Italian Renaissance Revival structure of reinforced concrete, Security Trust is a major contributor to the financial high-rises on the Boulevard. The street level elevations have a series of vertical plate glass windows recessed between granite pilasters. Cahuenga entrance has an elaborate cornice supported by brackets. Fenestration in the upper stories is regular. Windows on the upper stories are arched in pairs, surrounded by a larger arch adorned with a medallion. A heavy cornice caps the building. Interior has been altered; coffered ceiling and decorative elements in office lobby have been restored.

18. Warner Theater (6423 Hollywood Blvd.): 1927; G. Albert Landsburgh
This elaborate four story structure is a combination office, retail, and entertainment space at the corner of Hollywood Blvd. and Wilcox. Elaborate Spanish Renaissance detailing is evident on both south and west facades. Built of reinforced concrete and embellished with cast concrete ornament, the building retains the original ornate grillwork above the shop fronts at street level. Windows have been replaced, but original fenestration is retained between ornate vertical pilasters. The original marquee has been replaced, but much of the Churriguresque detailing of the theater entrance and office lobby remain. An elaborately ornamented arcade runs along the west facade.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 2 1985

21. Holly Cinema (6523 Hollywood Blvd.): 1920; E.B. Rust
Two story theater and commercial structure on northeast corner of Hollywood Blvd. and Hudson. The building is designed in the French Chateauesque style (a 1930s alteration by noted theater architect S. Charles Lee). The original steep hipped roof is still prominent, although a metal mansard addition over the theater portion ruins the continuity. Building is faced with stucco. Storefronts have been altered.

22. Hillview Apartments (6531 Hollywood Blvd.): 1917; Tifal
A four story Mediterranean style apartment complex, originally U-shaped with a courtyard facing Hollywood Blvd. at Hudson. The courtyard space is now occupied by one story shops. Details include a bracketed cornice, sash windows, and a red tiled roof with some classical ornament.

23. Janes Residence (6541 Hollywood Blvd.): 1903; Dennis & Farwell
Hollywood Boulevard's only remaining residential structure. This building predates existing commercial development. The two story wood frame Queen Anne Victorian is prominently situated at the intersection of Hudson Ave. and Hollywood Blvd. Its major features include a conical bay with turreted roof, a hewn stone porch, bevelled glass windows, and shingled exterior. The interior of the residence remains unaltered, although dilapidated. The exterior is intact.

26. Johnny's Steak House (6553 Hollywood Blvd.): 1930; H.L. Gogerty
A one story Chateauesque commercial structure with the prominent roofline associated with the style. Signage covers a portion of the altered lower story, but the building retains elements of the style, including the steep mansard roof punctuated by four dormers, three of which have curved pediments and one a broken pediment. The first story is clad partially in simulated stone. One of four examples of French Chateauesque architecture in the commercial corridor.

28. Baine Building (6601 Hollywood Blvd.): 1926; Gogerty & Weyl
One of the Builevard's prime examples of the popular Spanish Colonial Revival Style, the two story Baine Building was designed by a firm which specialized in the genre. The corner building is reinforced concrete and stucco, and contains the classic elements of the Spanish Colonial Revival style: red tiled roof, smooth facade, wrought iron grillwork and balconies, Churrigueresque ornament, and a corner tower. The corner entrance is an elaborate scallop. While there has been some alteration at street level, ornamental pilasters and arched windows are still in evidence. First floor retail space retains remnants of painted beamed ceilings.

29. Musso & Frank's (6663 Hollywood Blvd.): 1917; L.A. Smith
Musso and Frank's has continuously functioned as a restaurant on the Boulevard since 1919. The commercial vernacular structure was altered in the 1930s to include a band of glass brick windows atop a flagstone wall. The slightly recessed entrance maintains the 30s character. The interior, particularly the west roon, is intact. A favorite with writers during Hollywood's Golden Era, the restaurant today provides a glimpse of dining on the Boulevard during its prime period of significance. A neon sign is in keeping with the period.

31. 6679 Hollywood Blvd.: 1914; F.L. Paulson
Located at the corner of Hollywood Boulevard and Las Palmas, this two story commercial building is designed in a simplified Beaux Arts style. The brick structure is capped by a heavy classical cornice supported by scroll brackets. Upper story windows are grouped in twos and threes. A stringcourse separates the first and second stories. Street level storefronts have been altered. One of the oldest remaining examples of the commercial vernacular predating 1920.

32. Outpost Building (6701 Hollywood Blvd.): 1920; E. Parcher
This complex combines a variety of stylistic elements popular in 1920s commercial design. The two office buildings (each two stories) were once separated by a court; now they are connected by a second story arcaded passage. Elements of Spanish Colonial Revival (a red tiled roof, bell tower, arched windows and wrought iron balconies) compete with a French Regency swan's neck pediment and stone medallions. Storefonts have been repeatedly altered.

35. Pickwick Books (6743 Hollywood Blvd): 1917/1925/1936; Morgan, Walls & Clements(25)
Pickwick Books has combined two buildings into its present store, providing an eclectic complex which detail three architectural styles associated with Hollywood in its heyday. The McCadden facade has remnants of commercial brick vernacular; the corner is an impressive Art Deco facade with stylized concrete designs; the eastern portion has Churriguerresque detailing hidden under metal panelling on the upper story. First floor entrance has been remodelled.

37. Montmartre (6755 Hollywood Blvd.): 1922; Meyer & Holler
The two story structure has a French design reminiscent of Paris. The upper story once housed one of the most famous nightclubs of the 1920s, the Cafe Montmartre. The lower level was a bank, and is now a bookstore. The street level is a series of arches set in a simulated stone. The building remains largely intact, with a series of arched windows recessed between Ionic pilasters. A wrought iron gate shields marble steps leading to the second floor entry.

38. Wax Museum (6765 Hollywood Blvd.): 1928; C.J. Weyl
A two story Spanish Colonial Revival office and retail structure with fine Churriguerresque detailing on the upper story. Second story windows have been filled, although the original openings are visible. Two arches remain at street level. Metal sheathing masks more ornament on the lower story.

39. Security Pacific (6777 Hollywood Blvd.): 1927; Meyer & Holler
The focal point of Hollywood and Highland, the 12 story reinforced concrete financial institution was designed by the architects of the Chinese Theater. The building is an elaborate stepped tower, combining elements of Gothic Revival and Art Deco. Medieval figures, floral patterns and medallions decorate the facade. Windows have been altered. The building is one of the most significant highrises on the Boulevard in massing and design.

41. Chinese Theater (6925 Hollywood Blvd.): 1927; Meyer & Holler
One of the primary examples of fantasy architecture, this structure is an interpretation of a Chinese temple. Small shops flank the famous forecourt, where footprints of movie stars are imbedded in concrete. A red canopy stretches from the ticket both to a pagoda with two massive red pillars. Shop facades have been modernized.

42. 7001 Hollywood Blvd.: 1929; Meyer & Holler
Meyer & Holler designed this two story Art Deco structure as the home of the local Cadillac dealership. Arched windows span the two stories of the exhibition space. Deco detailing is found at the roofline incised in the concrete facade. The roof is flat; storefronts have been altered. The building remains relatively intact and is a good example of an automobile showroom in an upscale retail setting.

43. Garden Court Apartments (7021 Hollywood Blvd.): 1916; Frank Meline
Badly damaged by attempted demolition, the Garden Court remains an example of a Neo-Baroque apartment hotel of the Twenties. The brick and concrete structure is H-shaped in plan, with symmetrical massing and a generous setback. Classical detailing has been removed and stored.

44. Security Trust (7051 Hollywood Blvd.): 1928; Parkinson & Parkinson
The Los Angeles firm of Parkinson & Parkinson designed this one story Beaux Arts bank building on the corner of Sycamore and Hollywood Blvd. The front facade has three bays and remains basically intact. The central entry is flanked by two colossal Corinthian columns. The classical design makes it supportive of the larger financial institutions along the Boulevard.

45. Stores (7055 Hollywood Blvd.): 1928; Parkinson & Parkinson
Three intact storefronts built by the architects of the adjoining Beaux Arts bank. One story brick building exemplifies small retail establishments along the Boulevard in the 1920s.

46. Congregational Church (7065 Hollywood Blvd.): 1920; H. Glidden
One of two remaining institutional buildings on the Boulevard which exemplify the role of community organizations in the city's development, the church is an L-shaped complex composed of three buildings arranged around a central courtyard. The main chapel is of Mediterranean design with a gable roof covered with red tile. Buildings are linked by covered porticoes. Landscaping and setback provide needed open space on this section of the street.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 14 1981

47. Hollywood Professional (7046 Hollywood Blvd.): 1924; Richard D. King
An excellent example of Neo-Gothic commercial design. The eight story building has altered storefronts, but the upper stories retain their original ornamentation. The massing of the north and west facades is symmetrical and the upper floors exhibit good examples of tracery. Thelobby has a high vaulted ceiling. A companion parking structure of the same design is located south of the building.

50. Arthur Murray (7024 Hollywood Blvd.): 1919; Frank Meline
The builder of the Garden Court Apartments created this two story wood frame stucco Renaissance Revival structure just a few years later. Its main features are six arched windows on the second level and stone detailing. It has a red tiled roof and has become part of the Roosevelt Hotel complex.

51. Hotel Roosevelt (7000 Hollywood Blvd.): 1924; Fisher, Lake & Traver
The site of the first Academy Awards, the twelve story Spanish Colonial Revival hotel occupies a prominent position on the western end of the Boulevard at Orange Drive. An assymmetrical T-shaped plan, the concrete structure has groups of arched windows separated by columnettes, wrought iron balconies, and pierced concrete grills. Some Churrigueresque ornament decorates the facade; the roof is of red tile. Ground floor has been altered.

53. Seven Seas (6904 Hollywood Blvd.): 1920
Three story commercial vernacular building constructed of brick with rusticated masonry banding at corners and carved masonry around the sash windows of the upper stories. Lower floor has been altered. Supportive in size, scale, and design of the surrounding structures.

54. Masonic Temple (6840 Hollywood Blvd.): 1921; John C.Austin
A two story Neo-Classical structure located on the south side of Hollywood Blvd. at Orchid, the Masonic Temple is one of two institutional buildings on the west end of the Boulevard. A colonnade of six columns obscures a recessed entrance to the ornate structure. The building is clad in granite. The parapeted roof is ornamented with acanthus leaves. A Masonic motto is incised in the parapet. The interior meeting spaces are virtually intact. A fine small scale example of its style.

55. El Capitan/Paramount (6834 Hollywood Blvd.): 1925; G. Albert Landsburgh
One of the community's legitimate theaters, this six story reinforced concrete entertainment and commercial complex is one of the most elaborate structures on the Boulevard. It is heavily ornamented with Churrigueresque decoration. Metal columnettes frame display windows. Third through sixth story windows are arranged in vertical bands, with metal spandrels between each section. The bands are recessed between pilasters with ornamented capitals. Betweeen each capital are figures depicting characters in literature and the stage. The theater lobby and marquee were remodelled in the 1940s.

56. 6806 Hollywood Blvd.: 1922
A three-story stucco commercial building faced with some Art Deco ornament which complements the adjacent Lee Drug in style and scale. The second story is intact. Store fronts have been altered.

57. Lee Drug (6800 Hollywood Blvd.): 1935; B.D. Bixby
Occupying the southwest corner of Hollywood and Highland is another building which synthesizes the Art Deco and Streamline Moderne idioms. Like its counterparts at Cahuenga and Ivar, Lee Drugs offers horizontal banding and Deco detailing in concrete. The two story building is relatively unaltered. A pronounced vertical sign projects above the roof.

58. Max Factor Salon (1666 N. Highland Ave.): 1931; S. Charles Lee
The make-up salon is a four story brick and stucco building with a one story wing to the south. Certain stylized aspects of Regency Revival combine with the vertical fluted pilasters of the Deco style to create a "Hollywood" look. Window cases and entrance are clad in marble decorated with medallions and garlands. Some marble has been removed from the street level. Designed by noted theater architect S. Charles Lee, the salon makes a theatrical statement for which Hollywood became noted.

59. Bank of America (6780 Hollywood Blvd.): 1914/1935; Morgan, Walls & Clements (35)
Morgan, Walls & Clements, a major Los Angeles architectural firm, remodeled a four story apartment building to conform with the new needs of the Boulevard as a financial center in 1935. The resulting Beaux Arts one story bank has anchored the corner of Hollywood and Highland, along with its neighbor across the street, Security Pacific. The small structure exhibits a variety of fine Classical detailing, with entrance and windows recessed between Corinthian pilasters. Three elaborate metal panels highlight the entrance. The entablature of both north and west facades has a decorated frieze and a projecting cornice. The flat roof has red tile at the parapet.

61. Hollywood Theater (6766 Hollywood Blvd.): 1913/1933; Claude Balch
The oldest theater in Hollywood, the facade was remodelled in 1933 resulting in some significant neon signage. The one story brick structure has a stucco facade which culminates in a vertical pylon. Some of the original terrazo remains at the entry. The entrance and box office have been remodelled and brought closer to the street.

64. Millers Stationers (6740 Hollywood Blvd.): 1933 remodeling.
At the intersection of McCadden stands an example of small scale Art Deco architecture. This small two story structure has decided verticality. Display windows and entry on the street level have been replaced. This is a simple but effective example of the style in a retail establishment.

65. Christie Hotel (6724 Hollywood Blvd.): 1922; A. Kelley
The Christie was the first hotel to be erected in the 20s on Hollywood Boulevard as city boosters realized the city's need to accommodate tourists and the transient movie industry. An eight story Georgian Revival brick structure, the hotel is divided into three towers. Three dormers with rounded pediments project above the roofline. Classical proportion and detailing are evident in the massing and decoration used. The ground floor has been slightly altered, but the building remains an excellent example of its style and retains its original function.

66. Pig N' Whistle (6718 Hollywood Blvd.): 1919/27; Morgan, Walls & Clements.
One story commercial building with three storefronts, the eastern one of which retains the fanciful Churrigueresque detailing and marquee from 1927. The companion soda fountain to the Egyptian Theater, the interior of this store has an intact (although hidden) ceiling. Some wrought iron remains, as well as the stone medallions and ornament on the stucco facade. The other two storefronts have been repeatedly altered and retain no historical integrity.

67. Egyptian Theater (6708 Hollywood Blvd.): 1921; Meyer & Holler
The first of the "fantasy" movie palaces on Hollywood Blvd., the Egyptian retains the forecourt for which it is famous. The marquee was altered in the 1950s. Original Egyptian-style paintings remain on the walls of the forecourt and on the west elevation at McCadden. Original shop fronts now have plate glass windows. Planting retains the desert aura. The building is constructed of reinforced concrete and retains the massing and decorative elements for which it is renowned.

72. Shane Building (6652 Hollywood Blvd.): 1930; Norton & Wallis
An elaborate four story reinforced concrete structure designed in the Art Deco style, the Shane Building is an interesting contrast to its Spanish style neighbor across the street at Cherokee. The office lobby has been refurbished in keeping with the period, and has some elaborate etched glass above the entry and highly stylized gates at the entrance to the slightly recessed lobby. Art Deco verticality is achieved by means of pilasters extending from the second story to above the parapet. A chevron shaped panel articulates the windows of the top story. Storefronts have been altered.

73. Cherokee Building (6630 Hollywood Blvd.): 1927; N. Alpaugh
This two story commercial structure is built in an L-shaped configuration at the southeast corner of Cherokee and Hollywood Blvd. The north facade has been stripped of its original Churriguerresque ornamentation; the west facade is intact. The concrete building has wrought iron ornament and arches common to the Spanish Colonial Revival, as well as an elaborate stringcourse and ornamental medallions. The complex is the first shopping establishment with a primary entrance facing a parking lot, predating Bullock's Wilshire. A courtyard, entered through Moorish arches, has a brick patio with a tiled fountain as its focal point. A tiled roof remains on both wings.

74. The Orient (6626 Hollywood Blvd.): 1927/37
The sleek sophistication of these two store fronts are examples of the smaller retail establishements of Hollywood Boulevard in the 1930s. Its detailing include the use of colored marble and aluminum banding, giving the pedestrian storefronts and display windows a modern yet faintly Art Deco look. The displays "float" on aluminum planes. Low ceilinged entries open onto high ceilinged interiors. A good example of exterior signage in this one story concrete structure.

78. S.H. Kress (6606 Hollywood Blvd.): 1935; E.F. Sibbert
A prime example of the Art Deco style executed in reinforced concrete, this three story building features stepped vertical massing resulting in a central tower ornamented with stylized carved stonework. Windows on the upper levels have been altered, as has the street level storefront. The stepped tower is a focal point on the Boulevard, and its colorful exterior calls attention to the theatricality of its design.

79. J.J. Newberry (6600 Hollywood Blvd.): 1928; J.J. Newberry
The J.J. Newberry store is a two story reinforced concrete structure with an elaborate Art Deco facade of blue-green, gold and brown glazed tile. The second story is divided into three bays separated by vertical piers clad in blue-green tile projecting above the roof. Windows are of industrial metal sash. Chevron designs are prominent. The building interior remains largely intact. This structure and its companion at 6606 present one of the most colorful concentrations of Art Deco architecture on the Boulevard.

80. Hollywood Toys (6554 Hollywood Blvd.): 1927; Gogerty & Weyl
This two story Spanish Colonial Revival building has Churrigueresque ornament and Moorish arched windows on its second story. The roof is of red tile. Windows on the second story are arranged with ornamented columnettes between them. Street level storefronts have been altered. The most prominent feature of the structure is the second story east window with wrought iron.

81. Consumer Drug (6542 Hollywood Blvd.): 1919/38; H. Rice
Like many buildings in the commercial corridor, this 1919 brick building received a facelift in the late 1930s, this one in the Moderne style. The two story structure retains some of the simplified detailing associated with the style; a vertical band between the first and second stories serves as a modified stringcourse. Upper story windows are symmetrically arranged and unadorned. This simple design is in contrast to its richly ornamented neighbors to the west, but compatible in size and scale.

82. Attie Building (6436 Hollywood Blvd.): 1931
The most prominent features of this modest Art Deco two story building are its elaborage carved panels of the second story. The second story is composed of a series of piers which project above the roofline. Three sash windows are recessed between each pier. The panels are stylized flora and fauna. Decorative tiles set off the roofline and the first story. Storefronts have been altered. The building's corner location lends prominence to the 2nd story work on both north and west facades.

86. Creque Building (6400 Hollywood Blvd.): 1913/31; B.B. Homer
The only brick clad Art Deco structure on the Boulevard, this 1913 structure received its facelift in 1931 to conform to the street's new prominence as a shopping district. The colorful green and gold tile patterns highlight the patterned brick. A series of brick piers with slightly recessed sash windows in symmetrical placement heightens the vertical effect. Originally the piers soared above the roofline. Although storefronts have been altered, the colorful glazed tile entrance and lobby remain largely intact.

87. Julian Medical Building (6380 Hollywood Blvd.): 1934; Morgan, Walls & Clements
Built by the family of Hollywood's original developer, this building combines elements of Streamline Moderne and Art Deco into an imposing corner structure. Its distinctive features include a rounded Moderne corner out of which rises an imposing vertical tower with pylons separating the windows of the upper story. The shop front at 6382 is intact, with blue mirrored glass. A dramatic combination of styles created this landmark corner which has remained in commercial use since its inception as a professional and retail space. The two story edifice is constructed of reinforced concrete.

90. Palmer Building (6362 Hollywood Blvd.): 1921; E. Flaherty
One of a pair of commercial office structures which predate the Classical Revival highrises, this fourstory reinforced concrete building has been stripped of its Classical detailing on the Hollywood Blvd. facade. The Cosmo St. facade is intact, however, with bays defined by pilasters with molded capitals. Upper floors exhibit Renaissance Revival detailing (full entablature with architrave and friezes, dentils, spandrels, and shields). Originally a newspaper office, the ground floor has been repeatedly remodelled.

92. Leed's (6352 Hollywood Blvd.): 1935; S. Charles Lee
Designed by a renowned theater architect, Leed's is a one story reinforced concrete commercial structure in a subdued International Style. There is extensive use of glass. The front corner entrance is cantilevered beyond the display windows. White tiles have replaced the original storefront surface. An integral vertical sign is balanced at the northeast corner by intersecting parapets. The only example of International Style in the district, with the exception of the Dyas Bldg. addition.

95. Hallmark (6324 Hollywood Blvd.) 1922/31; Morgan, Walls & Clement
A remodelled 1922 structure in the French Chateauesque tradition, this two story store and loft has Regency details on its prominent second story. A steep hipped roof is central, as are thin windows in the pedimented bay. Ground floor has been altered. A good example of a sophisticated commercial retail style favored in the 1930s, executed by a prominent Los Angeles firm noted for its period architecture.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED APR 4
DATE ENTERED

97. Dyas Bldg. (6300 Hollywod Blvd.): 1927; F. Dorn/1938; Parkinson & Parkinson
The Dyas Bldg. is a nine story Classical Revival department store at the intersection of Hollywood and Vine. Constructed of reinforced concrete with brick upper stories, the majority of detailing is found in the upper stories and the street level. A classical entablature surmounts pilasters with Corinthian capitals, creating a colonnade effect. The colonnade is repeated in the upper stories. The building is capped with a heavy cornice. The six story International Style addition to the west exhibits banded windows and the simple exterior associated with the style. Some showcase windows have been altered.

98. Plaza Hotel (1633 N. Vine St.); 1924; Walker & Eisen
A companion to the Renaissance Revival highrises at Hollywood and Vine, this ten story concrete hotel is designed in the same traditional style. The second floor carries remnants of Corinthian pilasters above a remodelled street level. A floral frieze separates the second and third floors. Floors three through eight are unadorned, with the exception of quoins at the corner. Windows on the upper levels are encased in two story arches. The hotel was popular with vaudevillians and retains the character of an Eastern hostelry.

99. Hollywood Brown Derby (1628 N. Vine St.): 1928; C.J. Weyl
Hollywood's foremost practitioner of the Spanish Colonial Revival style designed the town's most famous eatery with extraordinary attention to detail. The asymmetrical complex has Churrigueresque detailing under the eaves. The arched entrance to the courtyard remains, arched entrance to the restaurant has been squared. The southern portion of the facade is largely intact. A gabled roof over the restaurant entrance has been removed. A small balcony protrudes from the second story. Windows and wrought iron decoration remain intact. The roof is of red tile.

100. Stores (1632 N. Vine St.): 1928; C.J. Weyl
A compatible structure with the Brown Derby to the south, this one story Spanish Colonial Revival retail building has a false gable parallel to the street as its focal point. The upper portion of the facade has some Churriguerresque ornament along the edge of the gable. Signage obscures some of the detail on the north portion. Storefronts have been altered.

101. Taft Building (1680 N. Vine St.): 1923; Walker & Eisen
An L-shaped 12 story Neo-Renaissance office building of reinforced concrete clad in brick, ornamented with concrete and terra cotta. Concrete with cast classical ornament clads the lower two and upper two floors. The 11th and 12th floor windows are recessed between colossal Corinthian columns. Fenestration of floors 3 - 12 is regular and unadorned. The entablature has a decorated frieze and is topped by a heavy bracketed cornice. Ground floor has been altered. The third of the conservative Classical Revival towers at Hollywood and Vine.

102. Gilberts Books (6264 Hollywood Blvd.): 1932; H.J. Knauer
The third of three French Chateauesque commercial structures on the Boulevard, this two story building exemplifies one of the more colorful architectural styles popular in the 1930s. The most prominent feature of the building is its steep pitched roof. Massing is assymetrical with a wide west bay and a pyramidal tower on the east. Narrow pedimented dormers rise to a broken swan's neck pediment with an urn. The sides of the tower are decorated with quoins. Storefronts have been altered.

Buildings which do not contribute to the character of the destrict.

4. Old Post Office (1717 N. Vine St.): 1925; Morgan Walls & Clements
A two story brick and concrete structure clad in metal sheathing. Originally the Hollywood Post Office, the building had an elaborate Churriguerresque facade similar to its next door neighbor, the Palace. Ornament may still exist under sheathing. A prime candidate for restoration.

5. Laemmle Building (6301 Hollywood Blvd.): 1932; R. Neutra
One story stucco with a red tile roof. Heavily remodelled, the restaurant has a corner entrance and retains no integrity. Building developed by Carl Laemmle; site of Melody Lane Cafe.

6. Sardi's (6313 Hollywood Blvd.): 1923
One and one half story concrete and stucco structure clad with green tile mosaic facing. Some remnants of famous Sardi's nightclub remain, including roof sign.

7. Vine Street Theater (6321 Hollywod Blvd.): 1923
One story theater building with 50s facade and triangular marquee.

8. Stores (6325 Hollywood Blvd.): 1919
One story, modern stucco facade. Strip commercial.

12. Stores (6363 Hollywood Blvd.): 1924
Two story reinforced concrete with cantilevered awning over entrance. Moderinized facade of second floor is recessed in a frame and set in a block pattern.

13. Stores (6377 Hollywood Blvd.): 1924
One story unadorned commercial structure. Prominent awning; flat roof. Stripped facade; recessed storefronts.

15. Stores (6401 Hollywood Blvd.): 1913
One story brick structure with remodelled stucco and brick facade. Prominent signage. Second story simulated block.

16. Stores (6411 Hollywood Blvd.): 1919
Heavily altered two story brick commercial with unadorned stucco facade. Flat roof; remodelled windows on second floor.

17. Stores (6413 Hollywood Blvd.): 1921
Two story brick commercial vernacular with modern stucco facade. Narrow vertical windows Flat roof.

19. Stores (6501 Hollywood Blvd.): 1917
One story brick and concrete structure, with modern metal mansard overhang and roof sign. Recessed corner storefront.

20. Gitelson Building (6505 Hollywood Blvd.): 1919
A utilitarian two story commercial office and retail structure conforming in size and scale to the surrounding building. Originally brick, the building was remodelled in the 20s to a very stylish Spanish Colonial Revival design. All ornament has since been removed.

24. Stores (6547 Hollywood Blvd.)
One story stucco. Visually non-contributing. Heavily remodeled older building.

25. Stores (6549 Hollywood Blvd.): 1925
Heavily altered three story brick with stucco facade. Banded windows; flat roof.

27. Stores (6565 Hollywood Blvd.)
One story concrete block construction. Stone facing. 1970 remodel.

30. Vogue Theater (6629 Hollywood Blvd.): 1935
Heavily altered theater in one story commercial structure. Lacks visual integrity, but is representative of the concentration of entertainment facilities in the district.

33. Artisan Patio (6727 Hollywood Blvd.)
Courtyard shops in a one story stucco building. U-shaped plan. Fountain in rear. Arched entry. Tiled exterior. Flat roof. Modern complex.

34. Stores (6739 Hollywood Blvd.)
One story commercial utilitarian with metal sheathing. Tiled storefronts with plate glass display windows. Modern appearance.

36. Hollywood Center (6751 Hollywood Blvd.): 1920
Seven story office building heavily altered in mid 1950s. Stories added. Vertical screens of aqua hue protrude from the upper floors while a street level canopy creates a curvalinear effect at the corner entrance. Originally a department store. Flat roof. Faced with block panels.

40. Chinese Annex (6901 Hollywood Blvd.): 1980
Ersatz Chinese addition to existing theater complex. Colorful exterior. One story rectangular auditorium structure.

43. See entry at end of this section.

48 Stores (7038 Hollywood Blvd.): 1925
Two story brick commercial vernacular. Stylized classical cornice remains. Street level heavily altered. Contributing in size, scale, and development period.

49. Parking Structure (7036 Hollywood Blvd.): 1955
4 level parking structure.

52. Max Factor Building (6922 Hollywood Blvd.): 1960
Twelve story office tower with black glass exterior. Aggregrate concrete wall surrounds lower floor to create plaza separate from street.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 4 1985

60. Stores (6768 Hollywood Blvd.): 1914/21
Two story brick building; heavily altered. Present facade is 1950s alteration.

62. Stores (6758 Hollywood Blvd.): 1914/32
Two story concrete and brick office and retail structure. Light scroll designs barely visible above second story windows. Heavily altered first level. Stucco facade.

63. Stores (6752 Hollywood Blvd.): 1979
Spanish courtyard shopping complex. 2 story. Arched entry with tile leads to U-shaped complex. Unobtrusive in design.

68. Stores (6700 Hollywood Blvd.): 1930
Remnants of tan/black glass from 40s alteration remains. Corner one story structure with flat roof. Brick construction stucco facade

69. Stores (6670 Hollywood Blvd.): 1930
One story utilitarian commercial. Heavily altered.

70. Stores (6662 Hollywood Blvd.): 1926
Simplified Art Deco styling with wave motif above showcase windows. One story brick with stucco facade. Modern remodeling.

71. Stores (6658 Hollywood Blvd.): 1920
One story brick structure with plain stucco facade. Some Moderne detailing above showcase windows in storefronts. Terrazo entry. Modern remodeling.

75. Alexanders (6624 Hollywood Blvd.): 1917
Late moderne remodel of earlier commercial utilitarian structure. Stepped false front. Some compatibility in design and massing with S.H. Kress.

76. Stores (6616 Hollywood Blvd.): 1930 with modern alterations.
One story brick commercial; 4 storefronts. Slight sawtooth patterning at roof line.

77. Stores (6614 Hollywood Blvd.): 1930
Two story brick utilitarian structure. Flat roof. Stucco facade. Modern remodeling.

83. Stores (6430 Hollywood Blvd.): 1931.
One story 50 x 130' utilitarian commercial. Unadorned stucco facade. Flat roof. One recessed storefront. Modern remodeling.

84. Stores (6418 Hollywood Blvd.): 1913; C.S. Albright
2 story brick commercial structure, 59 x 75'. Heavily altered stucco and simulated block facade. Recessed storefronts. Scale compatible with existing development.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 4 1985

85. Woolworth (6410 Hollywood Blvd.): 1927 with major 1940's remodeling.
Two story 65 x 100' commercial utilitarian structure. Simulated block facing; banded aluminum windows. Prominent signage rests on first floor banding.

88. Stores (6374 Hollywood Blvd.): 1936; J.A. Murray
Two story commercial vernacular; flat roof; four vertical panels above remodelled storefronts.

89. Palmer Building II (6368 Hollywood Blvd.): 1921
A four story brick and stucco commercial structure which was one of a pair of office buildings to precede the Classical highrises. The primary facade has been stripped of ornament and refaced. Fenestration has been changed. A fifth floor penthouse exhibits remnants of the building's former Classical facade.

91. Stores (6356 Hollywood Blvd.): 1921; Walker & Eisen
2 story stores and loft. Heavily remodelled. Hinged 2nd story windows; oversized signage. Brick construction with stucco facade.

93. Stores (6338 Hollywood Blvd.)
Two story brick and stucco, heavily altered. Classical motifs remain on Ivar facade. Site of I.Magnin department store in 1920s and 30s.

94. Stores (6334 Hollywood Blvd.)
One story stucco facade with marble facing.

96. Stores (6320 Hollywood Blvd.)
Moderne two story with vertical banding above first floor. Stucco exterior. Contributing in scale. Altered in 1950s.

43. Garden Court Apartments (7021 Hollywood Blvd.): 1916; Frank Meline

The building was badly damaged by attempted demolition; further demolition occurred during the nomination process forcing reevaluation of its remaining integrity and contributing status. The Garden Court was an excellent example of a Neo-Baroque apartment hotel of Hollywood's early years. The brick and concrete structure is H-shaped in plan, with symmetrical massing and a generous setback. Classical detailing has been removed and stored. The building had been determined eligible for listing in the National Register, with formal nomination precluded by owner objection.

The Hollywood and Vine intersection was developed by the Taft and Palmer families and their allied syndicates. These three centers merged as Hollywood Boulevard prospered, with blocks of low rise commercial structures linking major centers. Thus, architecturally signficant structures tend to anchor corners at or near the three primary areas of commercial development. The result was a pedestrian-oriented streetscape with a regular progression of architectural monuments interspersed with smaller scaled commercial buildings. The first commercial structures were one and two-story brick buildings, often embellished with classical ornament. Most of these remain, although many have been repeatedly altered.

A significant grouping on the Boulevard is the buildings erected to house financial and mercantile institutions. Most of these are designed in the Classical Revival styles popular with banking and financial interests in the 1920s, and several reached the 12-story height limit allowed in Los Angeles in that era. Intended to signify dignity and permanence by their architecture, the Revival office towers were visual landmarks of the community. Among them are the Equitable Building, Taft Building, B. H. Dyas Company, Guaranty Building, Security Trust and Savings, Security Pacific at Highland, Bank of America at Highland, and the Hollywood Professional Building. Most of these edifices housed the financial institutions created to meet the needs of the film industry on the West Coast. Not only were there payrolls to meet, but also production funds were wired from executive offices in the East.

Hollywood real estate syndicates were often the beneficiaries of studio profits. The designers of these buildings constitute an honor roll of Los Angeles architectural firms in practice at this time: Walker and Eisen (Taft Building), John C. Austin (Guaranty Building), Parkinson and Parkinson (Security Trust), Curlett and Beelman (Equitable Building), and Morgan, Walls, and Clements (Bank of America Building). Hollywood Boulevard has an important grouping of ornate Spanish Colonial Revival buildings. Prominent examples within the district include the Palace Theater, the Brown Derby, Hollywood Toys, the Baine Building, the Cherokee facade of the Cherokee Building, and the Hollywood Wax Museum. Most of these are products of the prolific firm of Gogerty and Weyl. This firm's designs created a feeling of sophisticated, yet relaxed, upscale shopping and entertainment district. The style is used most successfully in the district in low-rise office and retail establishments. Many had courtyards or open space. Churrigueresque detailing lent a formality to most of the structures. Unlike the conservative financial and professional buildings, the Spanish Colonial Revival structures were primarily used for services and recreational facilities.

The third commercial style which Hollywood embraced was the exotic and stylish Art Deco. The corridor has several significant examples of various types of Art Deco architecture, including the Pantages Theater (B. Marcus Priteca), the Hollywood Building (the only brick example of this style, by B. B. Homer), the Attie Building,

J. P. Newberry, S. H. Kress (Frederick's, by Edward Sibbert), Pickwick Books, the Shane Building (S. Norton, F. Wallis), and Max Factor (S. Charles Lee), as well as many smaller scale supportive examples. The style lent itself to many interpretations, and the variety of uses for Art Deco building included luxury retail, legitimate theater, and smaller service-oriented businesses. Art Deco became associated in Hollywood with worldliness and sophistication, and many older utilitarian buildings received extensive alteration to conform to the new look. The style's use of color and innovative building materials created the bold statement Hollywood boosters were looking for to promote the Boulevard as the "Style Center of the West". Businesses associated with the movie industry relished its theatricality. Within the Hollywood Boulevard district are a concentration of entertainment oriented structures which are important as a grouping functionally as well as architecturally. Employing a variety of styles, the theaters of Hollywood, both legitimate and cinematic, enabled the street to double as an entertainment center for the surrounding communities. The programmatic architecture of the Chinese and the Egyptian, as well as the ornate Warner Theater, Pantages, Palace, Hollywood, El Capitan, Iris, and others, created an aura of fantasy for the population of the area -- and satisfied the tourists in search of "Hollywood" as well. The major practitioners of these fanciful styles were Meyer and Holler (Chinese, Egyptian), G. Albert Landsburgh (Warner), Gogerty and Weyl (Palace), and B. Marcus Priteca (Pantages). Legitimate houses as well as those for motion pictures were elaborate. Premieres were commonplace, as the dream merchants previewed the latest releases in elegantly appointed auditoriums. This was the retail outlet of the city's major industry, and careful attention was paid to the comfort and convenience of the patron.

Also included in the district are several elegant apartments and hotels built for the convenience of a highly transient film industry population, and later to accommodate a growing tourist trade as well. The Plaza (Walker and Eisen), the Knickerbocker, Christie (A. R. Kelly), Roosevelt (Fisher, Lake, and Traver), Hillview Apartments (Tifal Brothers), and the Garden Court Apartments (Frank Meline) provided amenities close to the commercial corridor for their guests. Each had its distinct clientele: vaudevillians at the Plaza, extras at Hillview (Jesse Lasky built it at a time when it was difficult for actors to find lodging in the local rooming houses) and silent screen stars at the Garden Court. The Roosevelt Hotel, site of the first Academy Awards ceremony, was built by a syndicate of prominent entertainers and local businessmen, among them Mary Pickford, Douglas Fairbanks, Joseph Schenk, and C. E. Toberman. The district also contains the only remaining residence on Hollywood Boulevard, the 1903 Queen Anne Victorian known as the Janes residence. In the 1920s, this residence doubled as a community institution, as the three Misses Janes taught school to the children of Chaplin, De Mille, Fairbanks, Beery, and others. Organizational meetings for various churches, the Hollywood Bowl, and service groups were held in the home. Two institutional buildings from that era remain on the Boulevard: The Congregational Church and the Masonic Temple.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 4 1984

While much of Los Angeles and the rest of the nation saw dark times, Hollywood was pushed by the thrust of the burgeoning motion picture industry to develop as a major commercial center for Los Angeles. The blocks of Hollywood Boulevard from Argyle to El Cerrito house a largely intact business, entertainment, and commercial center from the primary period of Hollywood's significance, the 1920s and 1930s. The district has three distinct architectural styles, each designed with the function and desired image of the building in mind, as well as the storefront and urban design features which are representative of a pedestrian-oriented street.

B-2479H

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED APR 4

Cini, Zelda and Bob Crane. Hollywood: Land and Legend. (Westport: Arlington House), 1937.

Gebhard, David and Robert Winter. Guide to Architecture in Los Angeles and Southern California. (Salt Lake City: Peregrine Smith, Inc.) 1977.

Heimann, Jim. Hooray for Hollywood. (San Francisco: Chronicle Books) 1983.

Insurance Maps of Los Angeles, California. (New York: Sanborn Map Company.) 1919, 1954.

Johnson, Christy and Leo G. Lucas. Architecture and Society in Hollywod, 1900-1930. (Unpublished thesis: California State University, Dominguez Hills) 1977.

Johnson Research Collection. Postcards, periodicals, photographs.

Koopal, Grace. Free Enterprise: A Biography of Charges E. Toberman. (Los Angeles: Anderson, Ritchie, & Simon) 1970.

Los Angeles Times, 1900-1940 (Individual listings available on state historic resources survey forms).

Palmer, E.O. History of Hollywood, Volumes 1 and 2. (Hollywood: Arthur H. Cawston) 1937.

Southwest Builder and Contractor.

Torrence, Bruce. Hollywood: The first 100 Years. (Hollywood: Fiske) 1979.

Bruce Torrence Photographic Collection.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED AUG 4

CONTINUATION SHEET ITEM NUMBER 10 PAGE 1

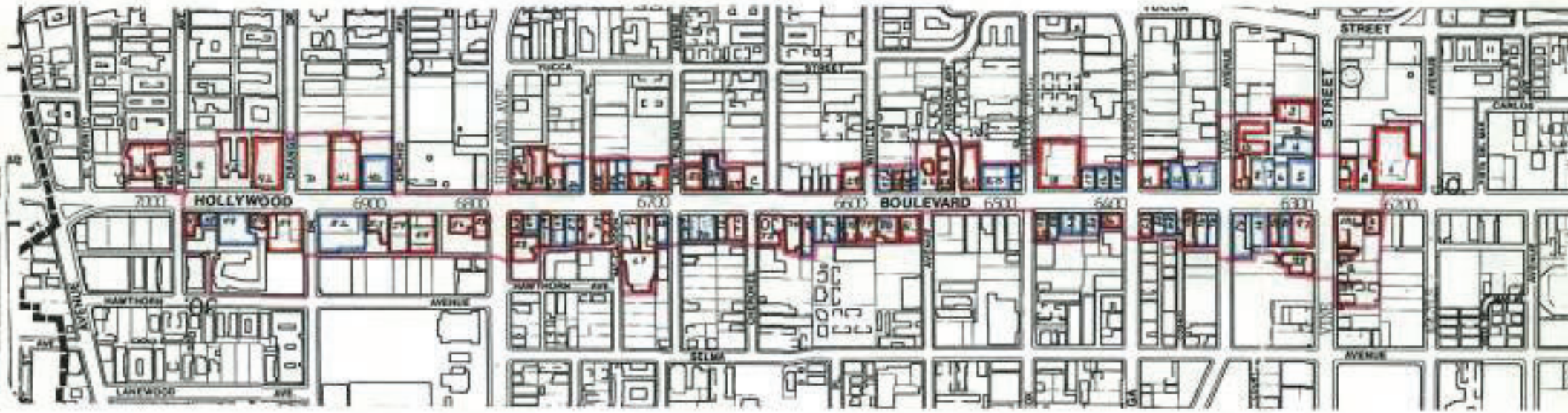
Verbal boundary description:

The Hollywood Boulevard Commercial and Entertainment District commences at the northwest corner of Hollywood Blvd. and Argyle Ave. and proceeds west to the northwest corner of Hollywood Blvd. and Cherokee following the street; thence to the northeast corner of Hollywood Blvd. and Highland Ave., each parcel with Boulevard frontage; thence along the street to the northwest corner of Orchid Ave. and Hollywood; thence one parcel deep to western boundary of 7065 Hollywood Blvd; then east from the southeast corner of Sycamore Ave. and Hollywood Blvd. one parcel deep to southwest corner of Hudson Ave.; then east following the street to southeast corner at Wilcox and Hollywood Blvd.; then east one parcel deep to two parcels east of Vine Street. Also included is the parcel directly south of the southeast corner of Hollywood and Highland on the east side of Highland; one parcel north of northeast corner of N. Ivar and Hollywood on the east side of Ivar; and three parcels north of northwest corner of Hollywood and Vine on the west side of Vine St; one parcel south of southwest corner of Hollywood and Vine on the west side of Vine; and three parcels south of the southeast corner of Hollywood and Vine on the east side of Vine St. Boundaries are based upon the remaining integrity of the Hollywood Boulevard Commercial and Entertainment area.

SKETCH MAP:

Hollywood Boulevard

NOTE: Building 43 has been partially demolished and no longer contributes.



Significant or contributing structures

Visually non-contributing structures

Proposed district boundary

1 - 102 Structures within proposed district

A - G Parking lots or vacant land within proposed district

HOLLYWOOD BOULEVARD COMMERCIAL AND ENTERTAINMENT DISTRICT
6200-7000 Hollywood Blvd with adjacent parcels on N. Vine St.
N. Highland Ave. & N. Ivar St.
Los Angeles, Los Angeles County, CA

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. ____
HABS ____ HAER ____ NR 4 SHL ____ Loc ____
UTM: A ____ B ____
C ____ D ____

IDENTIFICATION

1. Common name: 1800 block of N. Ivar
2. Historic name: ____
3. Street or rural address: 1800 block of N. Ivar
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: See continuation sheets
5. Present Owner: See continuation sheets Address: ____
   City ____ Zip ____ Ownership is: Public ____ Private ____
6. Present Use: Apartments Original use: Apartments

DESCRIPTION

7a. Architectural style: See continuation sheets

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Located on a rather steep hill between Franklin and Yucca, the 1800 block of Ivar is a small residential enclave in the midst of Hollywood. Effectively isolated by the commercial development from Yucca south and by the Hollywood Freeway to the north and east, the block retains a strong neighborhood quality. In part, this is due to the buildings which line it, mostly dating from the twenties. They include the typical range of multi-family dwellings from the era: an American Colonial Revival bungalow court, a Spanish Colonial half court, and two Tudor Revival apartments. Anchoring the summit of the hill are the elegant, two story 1850 Ivar and the Alto Nido tower, both in the Spanish Colonial Revival style. In addition to the buildings, the narrowness of the street and its rather old paving contribute to the ambience of the street. Despite intrusions, demonstrated at the south end of the block, the 1800 block of Ivar retains enough integrity of site, architecture, and scale to be a recognizable "island" of the past.

See continuation sheets.

Attach Photo(s) Here

8. Construction date:
   Estimated ____ Factual ____
9. Architect ____
10. Builder ____
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    1984

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: _____

16. Threats to site: None known ___ Private development X Zoning X Vandalism X
Public Works project ___ Other: _____

17. Is the structure: On its original site? _____ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

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

Capped by the Hollywood Freeway, the 1800 block of Ivar ascends steeply from Yucca. A significant grouping of apartments from the 1920s remains. The street was developed by local investors in the early Twenties at a time when the population of Hollywood was increasing rapidly, due to the impact of the film industry on the community. By the 1920s, the major studios were well-established, and the need for multi-family housing in close proximity to the plants was criticial. This block of Ivar, just east of the Cahuenga Pass, was on the route to Universal Studios as well as close to the Hollywood Boulevard commercial corridor and the studios in Hollywood. Before the advent of the freeway, Ivar was the gateway to an exclusive area of the Hollywood Hills, where directors and actors built large elaborate residences overlooking the city. The apartment complexes of the 1800 and 1900 blocks were the transitional housing for many who later would locate in the hills. The street was named for Ivar Weid, son of the rancher who originally owned land south of Hollywood Boulevard where the street commences. The design of the apartments are representative of the Twenties, among them a quaint bungalow court designed by Alfred Priest. Priest maintained his office in Los Angeles, but his residence was in Glendale, and he was responsible for a large portion of the commercial

See continuation sheet.

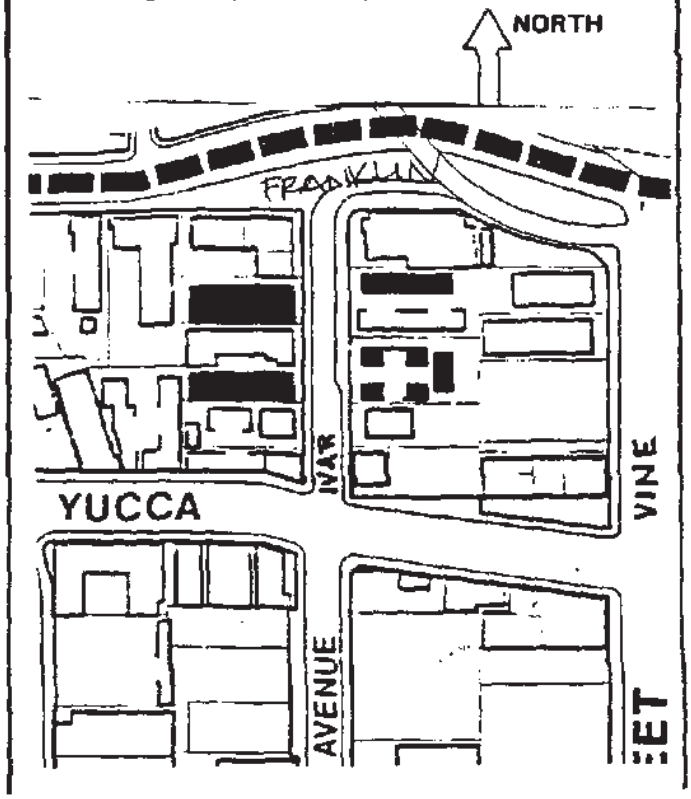
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

See continuation sheet

22. Date form prepared September, 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/CRA
Address: P. O. Box 2586
City Hollywood Zip 90078
Phone: 213/874-4005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Name of Grouping: 1800 block of N. Ivar

Significance: and social buildings in that community, among them the Security Bank the Elks Club, and the Public Services Building, as well as numerous residences in the suburbs of Los Angeles. The court was the home of author Nathaniel West (Day of the Locusts) during part of his stay in Hollywood. West is also reported to have lived across the street at the Tudor Revival styled Holly Arms (now Parva-Sed Apartments), built by Ralph Guffy of Holly Drive and designed by C. B. Rolyer in 1923. Holly Arms was a twenty-five unit building constructed at a cost of $35,000. On the same side of the street at 1825 is a similar English style, 29-unit structure constructed in the same year for $60,000 by a Mrs. Le Pelletier, a businesswoman of Hollywood, whose architect was the Hollywood Architectural Services Company. The three story building has a rural flavor of the English country house, and is part of the eclectic mix of revival styles popular in the Twenties. Representative of the era's most popular style, Spanish Colonial Revival, is the half-court at 1836. Its original owner was Mrs. C. D. Ballard and the architect Carl W. Muck. The units were built in 1921. This colorful block retains the original street features as well, including some original paving and some very supportive landscaping.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #:
P1. Other Identifier: 1812 NORTH IVAR AVENUE
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ 1/4 of ___ 1/4 of Sec ___; _____ B.M.
c. Address 1812 NORTH IVAR AVENUE City Los Angeles Zip
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Residence for Philip T. Carling; cost $2,200. See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP3
P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: 1800 Block of N. Ivar

Address: 1812 Ivar

Parcel Number: 5546-003-003

Legal Description: Hollywood S 30 ft of lot 4 and N 60 ft of lot 5 block 22

Present Owner: Paul H. Cohen & Maurice Douek
9009 Beverly Blvd., Los Angeles, CA 90048

Architectural Style: Americal Colonial Revival

Description: Cement pedestals topped by urns mark the entrance to this charming bungalow court. Set at the top of several steps, the court is in the shape of a "U" and in the American Colonial Revival style. Each of the five buildings that comprise the court are one story, gabled, and clad with shiplap siding. Tuscan columns, topped by arched broken pediments or parapeted entablatures, mark the entries to the individual units within the court. Trellised patios adjoin each unit. Casement windows with simple surrounds illum- the interiors. Enchanced by planting, the court successfully establishes the mini-enviroment so characteristic of the bungalow court genre. Few alterations, limited to a front-added entrance and a louvred window, mar the integrity of the court.

Construction Date: 1922

Architect: Alfred P. Priest

Alterations: Entrance, louvred window



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1
Resource Name or #: _____

P1. Other Identifier: 1817 NORTH IVAR AVENUE

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ 1/4 of ___ 1/4 of Sec ___; _____ B.M.

c. Address 1817 NORTH IVAR AVENUE City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Apartment for Ralph Guffy; cost $35,000. See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP2

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: 1800 Block of N. Ivar

Address: 1817 Ivar

Historic Name: Holly Arms

Common Name: Parva Sed Apartments

Parcel Number: 5546-002-019

Legal Description: Hollywood S 50 ft of E 168 ft of lot 19, block 23

Present Owner: Francis T. Pierce Jr. & Robert A Thorsen Co Trs
541 N. Larchmont Blvd., Los Angeles, CA 90004

Architectural Style: Tudor Revival

Description: This three story (only two are visible from the street) Tudor Revival apartment building employs a full range of decorative conventions in its facade. Most prominently, half-timbering, in checkered, triangular, and circular patterns, embellishes the stucco surfaces. A front-facing gable with an incised barge-board and a pyramidal hip frame the facade, linked by the shingled east slope of a high-pitched gable. The shingles swell up over a brick arch which marks the central, recessed entry. Beneath the arch, at the level of the sidewalk, a panel of ceramic tiles and a spout form the back-splash for a one-time fountain, nor removed. Brick also appears as a veneer around the lower story north window and as a retaining wall which zig-zags between pedestals to enclose a patio on the south and a planting bed on the north. Four variations on tripartite windows, each with multi-paned sash in the Tudor manner, appear on the upper and lower stories of the north and south bays. The entry contains an etched glass door with a transom and sidelights. Rockwork distinguishes the sidewalk in front of the building. In good condition, the apartment combines stylistic features in an individualistic way. Despite seeming contradictions, the building is apparently unaltered.

Construction Date: 1923

Architect: C. B. Rolyer

Builder: Ralph Guffy (owner)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1
Resource Name or #: _____

P1. Other Identifier: 1823 NORTH IVAR AVENUE

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.

c. Address 1823 NORTH IVAR AVENUE City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP2

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1
Resource Name or #:
P1. Other Identifier: 1825 NORTH IVAR AVENUE
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.
c. Address 1825 NORTH IVAR AVENUE City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Apartment for Mrs. Le Pelleties; cost $60,000. See attached form.

P3b. Resource Attributes: (List attributes and codes) HP3
P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

Name of Grouping: 1800 block of N. Ivar

Address: 1825 N. Ivar

Common Name: Ivar Hill Apartments

ParcelNumber: 5546-002-007

Legal Description: Hollywood S 40 ft of E 168 ft of lot 17 and N 20 ft of E 168 ft of lot 18, block 20

Present Owner: Donald H. & Sara A. Wolfe
1146 Sierra Alta Way, Los Angeles, CA 90069

Architectural Style: Tudor Revival

Description: One of two Tudor Revival apartment buildings on the block, the Ivar Hill Apartments are a traditional example of the style. Three stories, although only two are visible from the street, the building is surmounted by a gable roof of medium pitch whose ridgeline parallels the street. Two front-facing gables of unequal size rise above the end bays of the three bay facade. Each bay contains multi-paned, tripartite windows, whith the exception of the central entrance. The north gable face and upper story and the central bay on both levels display decorative half-timbering on the stucco exterior. A dark, shaped wood lintel over the second story window in the south bay continues the theme. Paired, shaped brackets punctuate a second story overhang in the north bay. Wood corbels support a window box below the tripartite diamond-paned, central window. Below it, a brick arch frames the recessed entry. Brick also faces the facade beneath the lower story windows. Narrow, twelve light single casements frame the openings on both stories of the central bay. Other notable details include decorative downspouts and iron and glass lanterns flanking the entry. Enhanced by its landscaping, the building has had no major alterations other than the replacement of the front door.

Construction Date: 1923

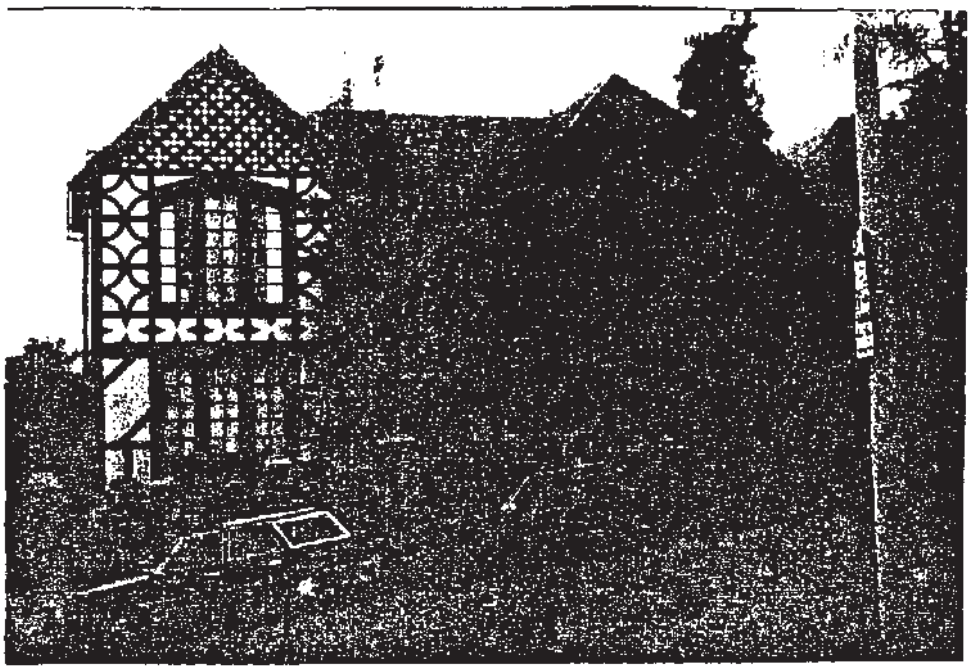
Architect: Hollywood Architectural Service Co.

Builder: R. R. Edwards Building Co.

Alterations: Front door

Name of Grouping: 1800 block of N. Ivar

Address: 1817 Ivar



Address: 1825 Ivar



Name of Grouping: 1800 block of Ivar

Address: 1836 N. Ivar

Parcel Number: 5546-003-002

Legal Description: Hollywood lot 3 and N 35 ft of lot 4, block 22

Present Owner: Kawasaki Co, Inc.
313 1/2 E. First St., Los Angeles, CA 90012

Architectural Style: Spanish Colonial Revival

Description: A high wrought-iron fences with a locked gate and dense growth of hedges and trees surround this property. It includes a typical, non-significant, two story apartment from the late Fifties or early Sixties on the south, and a Spanish Colonial Revival half court in the north. The front buildings are one story, the rear two story, and all display the characteristic stucco exterior topped by tiled, gabled roofs. An arched entry to the porch of the front unit, illuminated by a lantern, is visible through the greenery, as are some of the wood-framed casement windows and a brick chimney. Louvers have replaced the casements in some instances. No other details of the court could be observed. Its importance on the street is heightened by its proximity to the elegant Spanish Colonial Revival styling of 1850 Ivar next door to the north.

Construction Date: 1921

Architect: Carl W. Muck

Builder: Carl W. Muck

Alterations: Windows



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS ___ HAER ___ NR 4 SHL ___ Loc ___
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1850 N. Ivar
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: 5546-003-013. Hollywood ex of st lot 1 and all of lot 2, block 22
5. Present Owner: Dorothy J. Jahns Address: 7120 Sunset Blvd.
   City Los Angeles Zip 90046 Ownership is: Public _____ Private X
6. Present Use: Apartments Original use: Apartments

DESCRIPTION

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Atop the summit of the Ivar/Franklin hill, this two story, stucco Spanish Colonial Revival apartment building completes a streetscape formed by 6406 and 6400 Franklin and 1851 Ivar. The building has two principal facades, one facing west onto Ivar and the other north onto Franklin. At 1850 Ivar, an "L" shaped tile gable caps a two story unit. It is entered via an elaborate, Baroque arch with a quoined surround, plasterwork spandrels, and an embellished keystone which acts as a corbel for the curved, iron-railed balcony above the entrance. Spiraled columns and an arched pediment frame the double casement doors which open onto the balcony. An iron and glass lantern illuminates the paneled and glazed lower doorway. To the right (south) a tall, round-headed window is protected by a wrought iron grille; a second identical window without a grille is above it on the second floor. A pair of windows with balconets and a secondary doorway shaded by a metal canopy appear to the south of the entry block. On the north face of the shorter projecting leg of the "L", an arched gateway leading to a patio is set within a scroll-edged wall. French doors on the first floor and a balconied tripartite casement on the second overlook the patio.

See continuation sheet.



8. Construction date: Estimated _____ Factual 1923
9. Architect H. J. Knauer
10. Builder _____
11. Approx. property size (in feet) Frontage _____ Depth _____ or approx. acreage _____
12. Date(s) of enclosed photograph(s) 1984

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Entrance, additions to south end

5. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known ___ Private development X Zoning X Vandalism X
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

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

A fitting companion to the Alto Nido Apartments across the street, this distinctive Spanish Colonial Revival complex is a prominent part of the Hollywood skyline for any motorist on the Hollywood Freeway. It is representative of the lifestyle of the movie colony in the 1920s, and its attractive design gives a vivid visual image of upper class hillside housing. Designed by prominent local architect H. J. Knauer (whose building at 1813 Grace is a similar design to this) for John J. Huber in 1923, the structure was built as a twenty-two room, four family flat. A smaller building at 6330 Franklin may originally have been servants quarters for the complex. There appear to be a number of prominent residents associated with the building, among them film star Marie Dressler, and Frank Meline, whose architectural firm designed and built the Garden Court Apartment and many Beverly Hills and Hancock Park residences. The freeway has eclipsed the original topography of the area, but the apartment is thematically connected to a group of luxurious apartment-hotels of the same vintage located along the Franklin corridor, as well as more closely with the extant apartment cluster in the 1800 block of Yucca. Although it is very close to commercial development on Yucca and also on Hollywood Boulevard, the steep grade of this street has enabled it to escape further large scale

See continuation sheet.

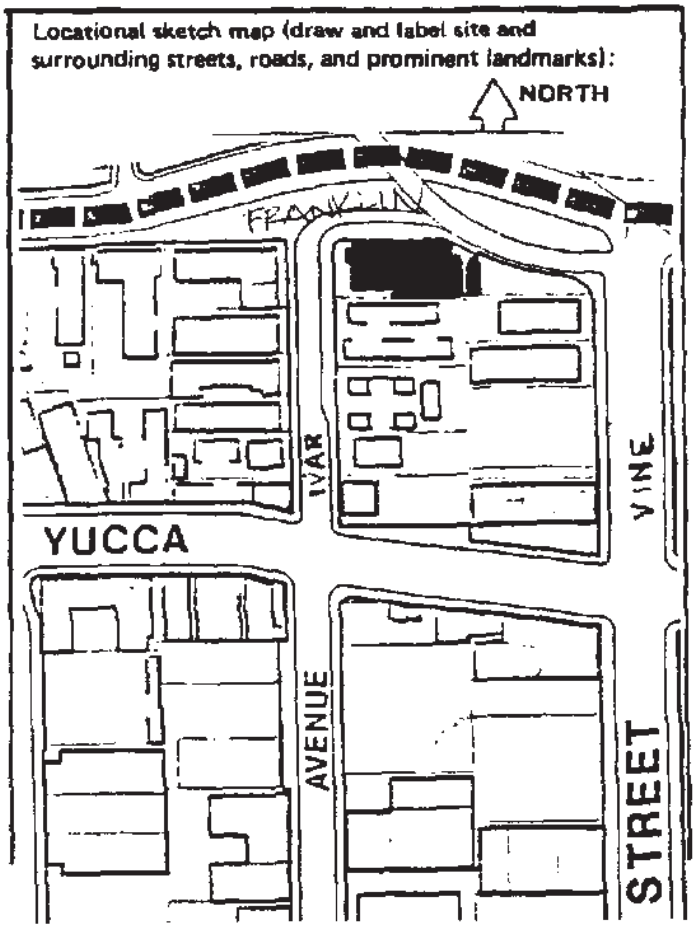
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

See continuation sheet

22. Date form prepared September, 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/CRA
Address: P. O. Box 2586
City Hollywood Zip 90078
Phone: 213/874-4005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Address: 1850 N. Ivar

Description: The Baroque theme continues on the north elevation. A two story motif consisting of three full-sized flat-headed casements on the lower level and three corresponding round-headed windows on the upper is set within a molded arch. Thin, two story, spiraled, Ionic columns act as mullions. The center windows are highlighted by a rounded balcony above a plasterwork panel. Balconets adorn the side and lower windows. A round, two story bay, crenellated at the top, is in the northeast corner of the structure. It is linked to the northwest corner by a five bay arcade which screens a patio filled with plantings and statuary. The central block is pierced by a combination of arched and flat-headed openings. Another entrance is in the base of the tower-like bay; a paneled wood and glass door echoes the shape of the scrolled and headed arch above it. Around the corner from the tower, Ionic columns again embellish the window openings. The only observable alterations to this deceptively large structure are the canopied entrance on the west and additions to the south, which are mostly hidden from view. A second two story, stucco-walled and tile-roofed building of extreme simplicity is at the east end of the property.

Significance:

development, and it remains much the same kind of residential neighborhood that it was in the 1920s, a haven for artists, writers, and musicians. By virtue of location and design, 1850 and the Alto Nido Apartments at 1851 are unquestionably the most significant structures on the street.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary #
HRI #
Trinomial

***NRHP Status Code: 3CS**

***Resource Name or #** (Assigned by recorder)**:** Hollywood North MFR Historic District

D1. Historic Name: D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This potential historic district is located from Cherokee Avenue on the west to Ivar Avenue on the east with Franklin Avenue as the northern boundary and Yucca Street generally as the southern boundary, although there are some contributing properties located a few lots south of Yucca Street. There are 41 contributing properties that are all multi-family residential. This is an area with a high concentration of multi-family residential properties that range from luxury apartment hotels to bungalow courts and retains a distinctly urban quality. Many of the properties are located at the street line. There are few street trees and little landscaping in front of properties.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

This potential historic district is located from Cherokee Avenue on the west to Ivar Avenue on the east with Franklin Avenue as the northern boundary and Yucca Street generally as the southern boundary, although there are some examples of properties located a few lots south of Yucca Street. See district map and table of district contributors/non-contributors.

***D5. Boundary Justification:**

This area represents a high concentration of luxury multi-family residential buildings that retains a strong sense of time and place from the 1919 through 1940.

***D6. Significance:** **Context:** Residential development, 1911-1945 **Theme:** Multifamily Development in Hollywood, 1911-1945

Period of Significance: 1919--1940 **Applicable Criteria:** A/1 (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

This concentration low-rise apartment housing in the area immediately north of Hollywood Boulevard afforded proximity to amenities and transportation located on the commercial corridor. Despite the pervasive American ideal of single family ownership evidenced at the turn of the twentieth century, there was, nonetheless, a growing trend in large cities across the nation towards people living together in collective dwelling arrangements. Initial, the communal living arrangements of apartment living aroused much suspicion among the middle class as being morally suspect, a concern from which Hollywood was not immune. During the 1920s and 1930s, Hollywood was undergoing rapid urbanization parallel with a significant rise in population density and apartment housing became an increasingly attractive option to both prospective tenants as well as to speculative land developers. Given that large parcels of land were available for development to both sides of Hollywood Boulevard in the 1920s but that a large concentration of larger-scale apartment dwellings were only located in the northern area, it appears likely that either formal or informal regulations were put into place that dictated the scale of apartment buildings that could be erected in certain areas. During the 1920s, the Apartment House Association of Los Angeles made efforts to self-regulate where apartment buildings might be built, in an effort to forestall more official government regulations.

Contributing properties to the potential historic district are designed in a wide variety of architectural styles and are range from two stories high to ten stories high. Buildings are also often bestowed with names, and decorative signage was employed to further their presence within the built landscape in an attempt distinguish them from competing apartment houses. Common signage employed during this era included rooftop neon signage that, as highly visible elements in the landscape, could effectively announce the building's presence for miles, and more modest blade signs, also often executed in neon, mounted vertically to a building.

D7. References (Give full citations including the names and addresses of any informants, where possible.):

Gish, Todd Douglas. *Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936.* Ph.D. Dissertation: University of Southern California, 2007.

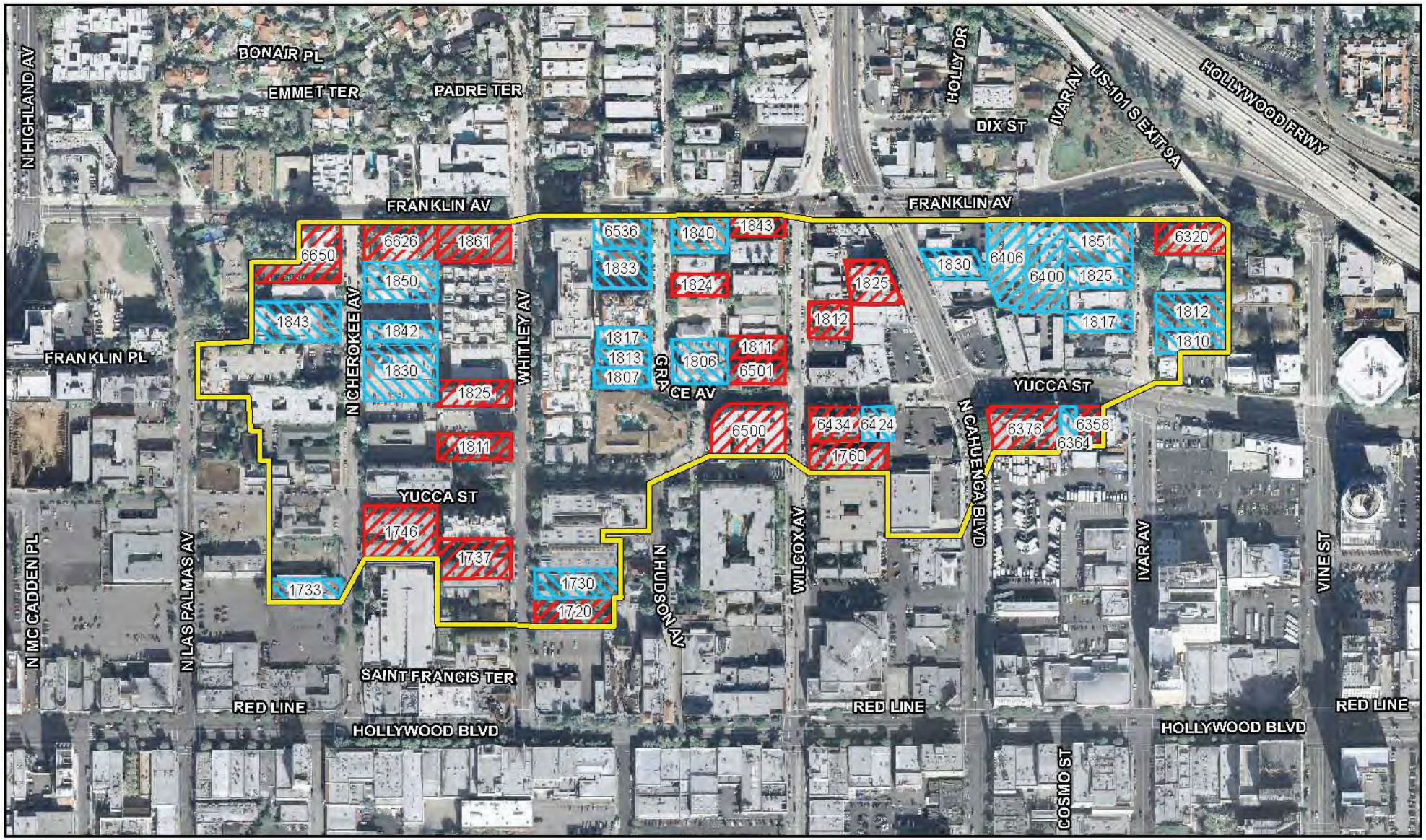
***D8. Evaluator:** Jenna Snow **Date:** 9/9/2009

Affiliation and Address: Chattel Architecture, Planning & Preservation, Inc.
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Address	APN	Name	Status Code	Year Constructed
6650 FRANKLIN AVE	5547003024	THE MONTECITO	1S	1931
6376 YUCCA ST	5546005001	HALIFAX APARTMENTS	2S2	1923
1825 WHITLEY AVE	5547004029	Fleur De Lis Apartments	2S2	1928
6500 YUCCA ST	5547007001	The Lido	2S2	1928
1720 WHITLEY AVE	5547008012	Re-Tan	2S2	1919
1861 WHITLEY AVE	5547004023	THE HAVENHURST	3B	1924
1811 WHITLEY AVE	5547004031	Fontenoy	3B	1929
1812 WILCOX AVE	5546001009		3CB	1919
1825 N CAHUENGA BLVD	5546001014	AVONDALE APARTMENTS	3CB	1925
1851 IVAR AVE	5546002008	Chateau Alto Nido	3CB	1930
1760 WILCOX AVE	5546006014	The Mayfair	3CB	1925
6626 FRANKLIN AVE	5547004022	CHATEAU DES FLEURS	3CB	1927
1737 WHITLEY AVE	5547004035	La Leyenda	3CB	1927
6501 YUCCA ST	5547006014		3CB	1926
1825 IVAR AVE	5546002007		3CD	1923
6400 FRANKLIN AVE (APT 0103)	5546002009		3CD	1928
6406 FRANKLIN AVE	5546002010		3CD	1923
1830 N CAHUENGA BLVD	5546002013		3CD	1923
1817 IVAR AVE	5546002019		3CD	1923
1810 IVAR AVE	5546003004		3CD	1921
6320 FRANKLIN AVE	5546003013		3CD	1923
6358 YUCCA ST	5546005024	St. Elmo Apartments	3CD	1924
6424 YUCCA ST	5546006012		3CD	1925
6434 YUCCA ST	5546006013	Green Apartments	3CD	1923
1843 N CHEROKEE AVE	5547003011	Cliffwood Manor/Palm Court	3CD	1926
1746 N CHEROKEE AVE	5547004012		3CD	1929
1842 N CHEROKEE AVE	5547004019	Admiral	3CD	1926
1850 N CHEROKEE AVE	5547004021		3CD	1939
1830 N CHEROKEE AVE	5547004040	Commodore	3CD	1926
6536 FRANKLIN AVE	5547005009		3CD	1949
1817 GRACE AVE	5547005013		3CD	1937
1813 GRACE AVE	5547005014		3CD	1924
1807 GRACE AVE	5547005015		3CD	1940
1833 GRACE AVE	5547005020		3CD	1927
1824 GRACE AVE	5547006003		3CD	1924
1843 WILCOX AVE	5547006008	Apartment for H. M. O'Malley	3CD	1919
1811 WILCOX AVE	5547006013		3CD	1920
1806 GRACE AVE	5547006015		3CD	1925
1730 WHITLEY AVE	5547008013	Re-Tan Hotel	3CD	1926
1733 N CHEROKEE AVE	5547009016		3CD	1924

1801 GRACE AVE	5547005016	Hawaiian Hotel of Hollywood/Princess Grace Apartments	3CS	1955
1850 WHITLEY AVE	5547005019	Hollywood Ardmore	3CS	1962
1830 WILCOX AVE	5546001004		6DQ	1923
1824 WILCOX AVE	5546001005		6DQ	1920
1835 N CAHUENGA BLVD	5546001015		6DQ	1927
6423 YUCCA ST	5546001016		6DQ	1965
6440 FRANKLIN AVE	5546001020		6DQ	1965
1803 N CAHUENGA BLVD	5546001400		6DQ	1985
1822 WILCOX AVE	5546001401		6DQ	1986
6341 YUCCA ST	5546002001		6DQ	1936
6355 YUCCA ST	5546002002		6DQ	1930
1811 IVAR AVE	5546002003		6DQ	1956
1819 IVAR AVE	5546002006		6DQ	1955
1822 N CAHUENGA BLVD	5546002014		6DQ	1953
1800 N CAHUENGA BLVD	5546002016		6DQ	1976
6383 YUCCA ST	5546002017		6DQ	1922
6373 YUCCA ST	5546002018		6DQ	1954
6440 FRANKLIN AVE	5546002020		6DQ	1964
6333 YUCCA ST	5546003019		6DQ	1922
6364 YUCCA ST	5546005025	Hotel for Hollywood Construction Company	6DQ	1926
1747 N CAHUENGA BLVD	5546006025		6DQ	2000
1847 N CHEROKEE AVE	5547003010		6DQ	1950
1825 N CHEROKEE AVE	5547003014		6DQ	1963
1811 N CHEROKEE AVE	5547003015		6DQ	1948
1776 N LAS PALMAS AVE	5547003904		6DQ	1980
1805 N CHEROKEE AVE	5547003908		6DQ	2003
1818 N CHEROKEE AVE	5547004016		6DQ	
1837 WHITLEY AVE	5547004026		6DQ	1988
1815 WHITLEY AVE	5547004030		6DQ	1954
1811 WHITLEY AVE	5547004033		6DQ	1954
6600 YUCCA ST	5547004034		6DQ	1989
1719 WHITLEY AVE	5547004036		6DQ	1920
1831 WHITLEY AVE	5547004037		6DQ	1958
1810 N CHEROKEE AVE	5547004038		6DQ	1967
6633 YUCCA ST	5547004039		6DQ	1987
1853 WHITLEY AVE	5547004041		6DQ	1989
1818 WHITLEY AVE	5547005006	Apartment House for Anne M. Burrel	6DQ	1923
1810 WHITLEY AVE	5547005007	Apartments for Sidney Graham	6DQ	1920
1802 WHITLEY AVE	5547005008		6DQ	1919
1823 GRACE AVE	5547005021		6DQ	1988

1820 WHITLEY AVE	5547005022		6DQ	1988
1830 GRACE AVE (APT 0002)	5547006002		6DQ	1926
1820 GRACE AVE	5547006004		6DQ	1953
1812 GRACE AVE	5547006005		6DQ	1950
1835 WILCOX AVE	5547006009		6DQ	1923
1825 WILCOX AVE	5547006011		6DQ	1947
1817 WILCOX AVE	5547006012		6DQ	1922
1827 WILCOX AVE	5547006016		6DQ	2000
1738 WHITLEY AVE	5547008014		6DQ	1962
6550 YUCCA ST	5547008408		6DQ	1987
6666 YUCCA ST	5547009013		6DQ	1955
1741 N CHEROKEE AVE	5547009014		6DQ	
1735 N CHEROKEE AVE	5547009015		6DQ	
1828 IVAR AVE	5546003002		7R	1958
1812 IVAR AVE	5546003003		7R	1922
1840 GRACE AVENUE	5547006022		7R	1927



CHATTEL

Chattel Architecture Planning & Preservation, Inc.

LEGEND

- Potential Historic District
- District Contributor
- Individually Significant Contributor

0 175 350

FEET

SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)

I:\CAX0701\GIS\Hollywood_District_Hollywood_North_MFR.mxd (6/11/2009)

CRA Historic Architecture Survey

Hollywood North MFR

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 2D2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1
Resource Name or #:
P1. Other Identifier: 1750 VISTA DEL MAR AVENUE
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___ ; R ___ ; ___ 1/4 of ___ 1/4 of Sec ___ ; _____ B.M.
c. Address 1750 VISTA DEL MAR AVENUE City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0007;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP2
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1914

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1750 Vista del Mar

Parcel Number: 5546-031-016

Legal Description: Tract #2209 ex of st lot 12

Present Owner: Annie M. Hopkins
2109 Washington Ave., Santa Monica, CA 90403

Architectural Style: Craftsman

Description: Located at the northeast corner of Vista del Mar and Carlos, this a one story bungalow with notable Craftsman elements. Dark brown shingling emphasizes its Craftsman qualities. The multi-gabled roof is detailed with extended, pointed bargeboard and exposed beams. A pair of gables, the lower of which features an open end with an exposed collar beam and king post, is centered on the west facade over the porch. The porch, whic once extended across the facade, and continued on the south elevation, is defined by gray stucco or granite walls and piers Board and batten siding and a multi-paned window enclose the southern portion of the porch, and a three-sided bay projects into the space on the north. Recessed in between, the entry is framed by an extended lintel atop a battened surround. A similarly detailed window is next to the door on the right (south) while a second, unadorned door leads into the side of the bay. Shaded by a pergola and approached by gunite-flanked stairs, a third entry is set back on the Carlos (south) elevation. The original windows of the bungalow have rows of small, square lights over square larger panes, and are connected by continuous header moldings. Between a small, shingled garage on the east of the property and the end of the house, a small patio is set, off of which is the entrance to another unit. The building is nicely landscaped, especially along Carlos, where a pair of camphors and several palms add to the effect. Although divided into units in 1927 and again in 1931, the bungalow retains a substantial degree of architectural integrity. It acts as a transition from the modest bungalows on Vista del Mar to the larger Craftsman residences on Carlos.

Construction Date: 1914

Architect: Arthur G. Lindley

Builder: C. Frank Lindley

Alterations: Conversion into units

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: _____

P1. Other Identifier: 1751 VISTA DEL MAR AVENUE

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.

c. Address 1751 VISTA DEL MAR AVENUE City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0008;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP2

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address 1751 Vista Del Mar/6145 Carlos

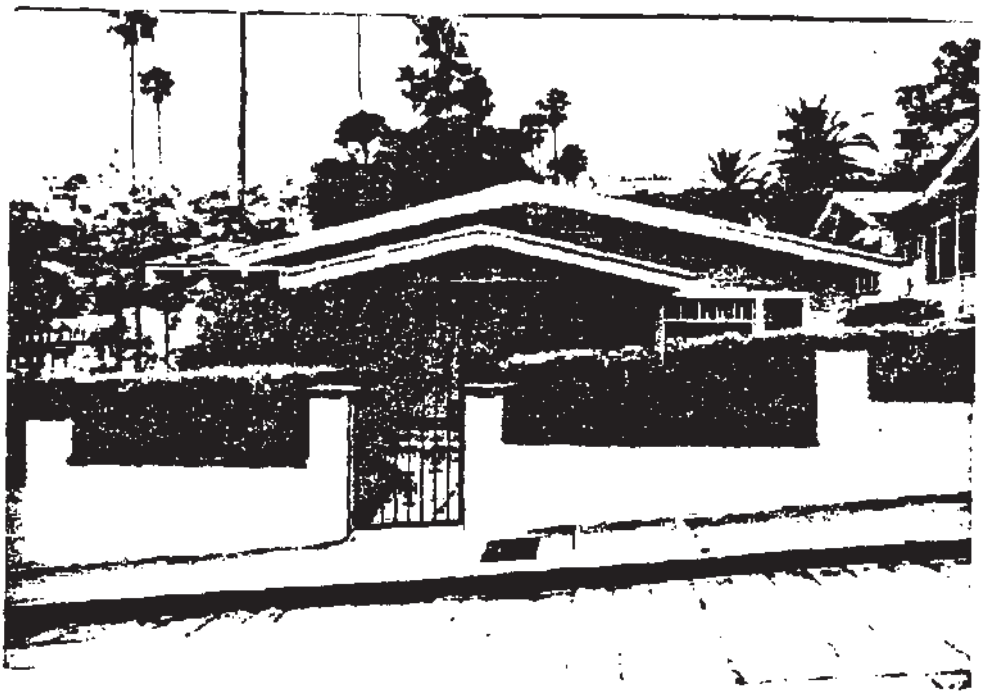
Parcel Number: 5546-031-011

Legal Description: Tract #2209 ex of st lot 11

Present Owner: George Xanthopoulos & Paul Xanthopoulos
1751 Vista del Mar, Los Angeles, CA 90028

Architectural Style: Craftsman

Description: This well-maintained Craftsman bungalow sits within a landscape yard bordered by stucco walls with brick coping. The one story volume is capped by low-pitched gable roofs supported by expose beams. Vertical venting appears in the apex of the principal gable end, while a smaller gable offest to the south, tops the posts and beams which define the porch. A fifteen-light door is shaded by the gable. Small, square panes also band the top of the tripartite window north of the entry. Other than the wall around the property and its iron gate, the shingled house is unaltered and occupies the northwest corner of Vista del Mar and Carlos.



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 2D2
Other Listings
Review Code _____ Reviewer _____ Date _____

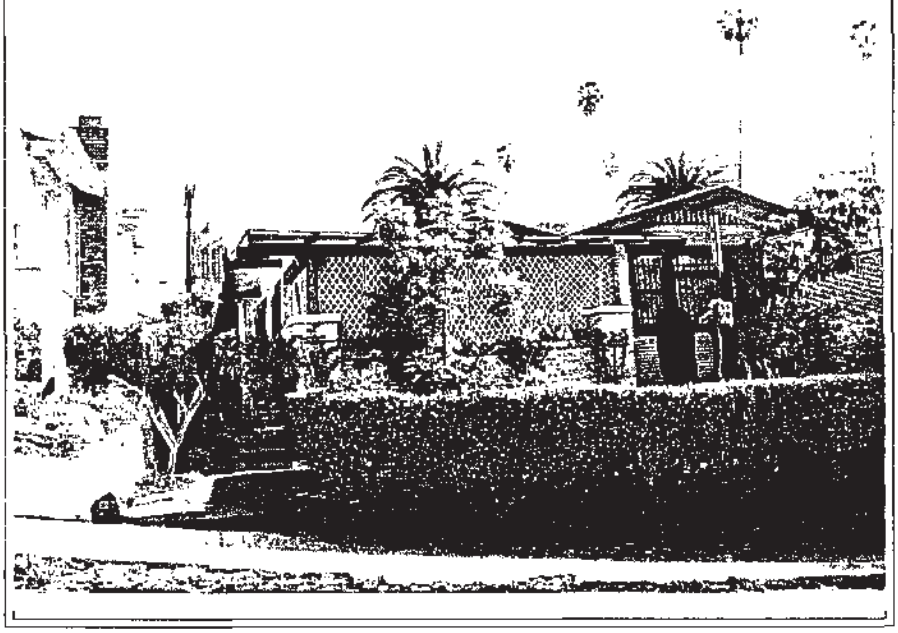
Page 1 of 1

* Resource Name or #:
P1. Other Identifier: 1756 VISTA DEL MAR AVENUE
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1756 VISTA DEL MAR AVENUE City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0009;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes)
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1756 Vista del Mar

Parcel Number: 5546-031-015

Legal Description: Tract #2209 ex of st lot 10

Present Owner: Warren W. Berry
1756 Vista del Mar, Los Angeles, CA 90028

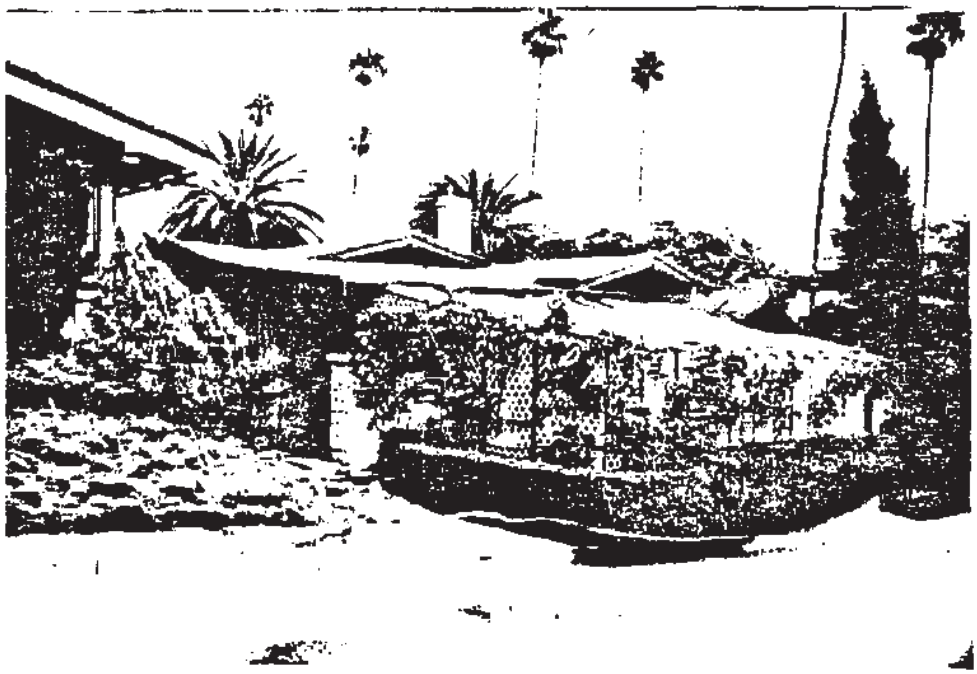
Architectural Style: Craftsman

Description: A certain similarity in the roofscape of low-pitched gables indicates that both this one story Craftsman bungalow and the one across the street (1757) were products of the same designer. Indeed, Arthur White was responsible for the design. This bungalow is distinguished by exposed beams and rafters in the eaves, by vertically slatted vents in the gable ends and by the art stone pedestals and wall which define the porch. Narrow overlap sides the structure, broken by tripartite windows. A stone chimney rises above the south elevation. The front yard has been enclosed by a vineclad trellis, which hides much of the bungalow from view. A neatly trimmed hedge and a low cement retaining wall wrap the trellis at the property line.

Construction date: 1914

Architect: Arthur White (owner)

Builder: Arthur White



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: _____

P1. Other Identifier: 1757 VISTA DEL MAR AVENUE

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec___; _____ B.M.

c. Address 1757 VISTA DEL MAR AVENUE City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

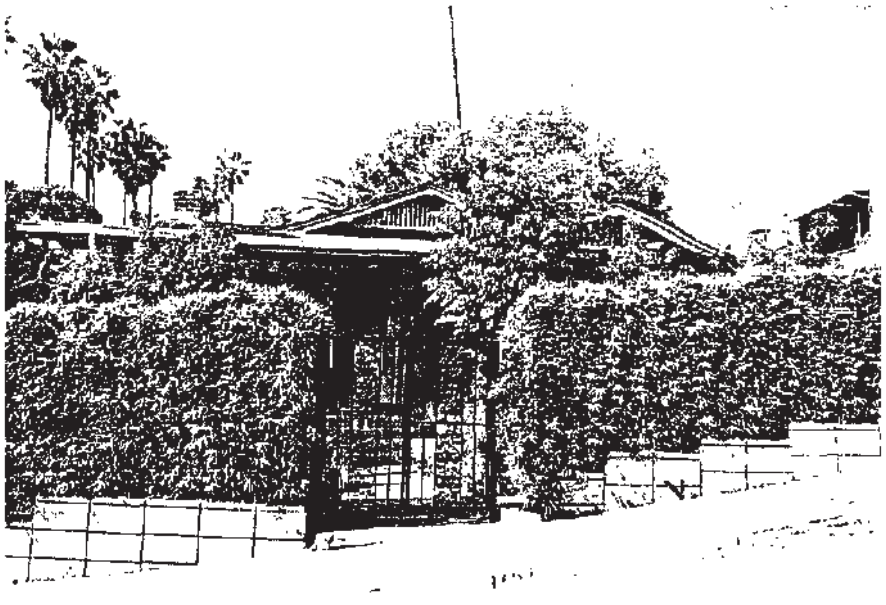
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0010;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP2

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1913

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1757 Vista del Mar

Parcel Number: 5546-031-010

Legal Description: Tract #2209 ex of st lot 9

Present Owner: Hong-Phuong Nguyen & Loc T Nguyen
1757 Vista del Mar, Los Angeles, CA 90028

Architectural Style: Craftsman

Description: Built in 1913 and apparently unaltered, this is a modest one story Craftsman bungalow. Low-pitched gabled roofs, with exposed beams and latticed vents in the gable ends, cap the clapboarded structure. A shed roof protects the porch, located on the south half of the facade. Brick piers define the porch space. Brick also appears on the corbeled chimney which rises a little above the south elevation. The windows are distinguished by an extended diamond pattern in their upper sashes. Neatly trimmed hedges enclose the property behind a low cement block wall, the only alteration observed.

Construction Date: 1913

Architect: Arthur White

Alterations: Cement block wall



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 2D2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #:

P1. Other Identifier: 1760 VISTA DEL MAR AVENUE

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.

c. Address 1760 VISTA DEL MAR AVENUE City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0011;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP2

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1911

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1760 Vista del Mar

Parcel Number: 5546-031-014

Legal Description: Tract #2209 ex of st lot 8

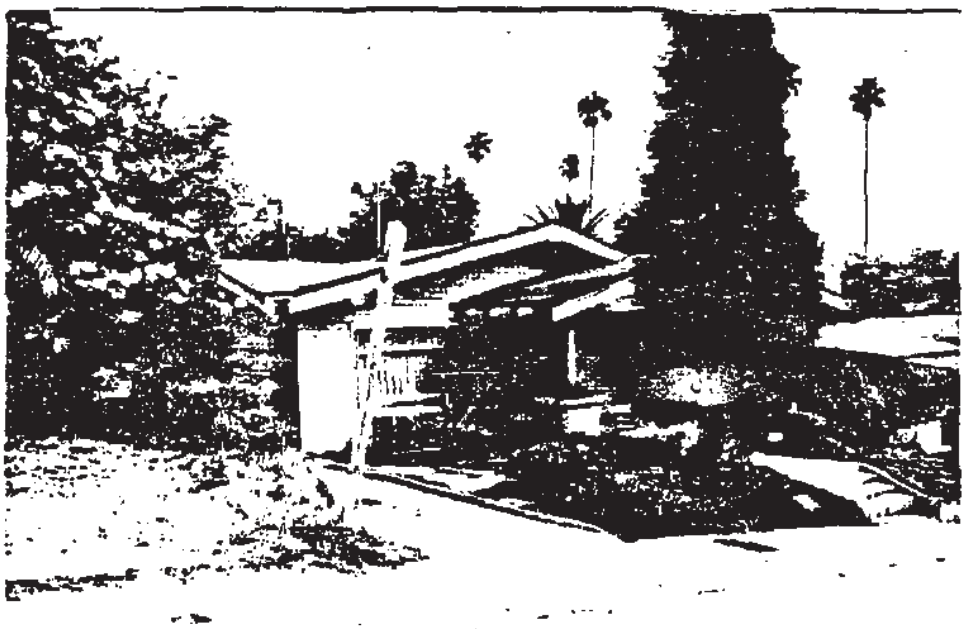
Present Owner: Mario & Maria Alarcon
1760 Vista del Mar, Hollywood, CA 90028

Archtectural Style: Craftsman

Description: Low-pitched gable roofs cap the one story volume of this Craftsman bungalow. Plain bargeboards, latticed vents, exposed, shaped beams, and extended rafters detail the eaves. The smaller of the two front-facing gables is offset to the south and tops the porch. Low stucco walls and pedestals upon which four-by-fours sit, define the porch space. An extended lintel and a slightly battered surround distinguish the front yard. Diamond-paning bands the top fourth of the front windows. The only observable alteration to this overlap-sided house is the addition of security grilles. It sits behind a planted front yard which displays the residents' interest in gardening.

Construction date: 1911

Alterations: Security grilles.



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: _____

P1. Other Identifier: 1763 VISTA DEL MAR AVENUE

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T ___ ; R ___ ; ___ 1/4 of ___ 1/4 of Sec ___ ; _____ B.M.

c. Address 1763 VISTA DEL MAR AVENUE City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

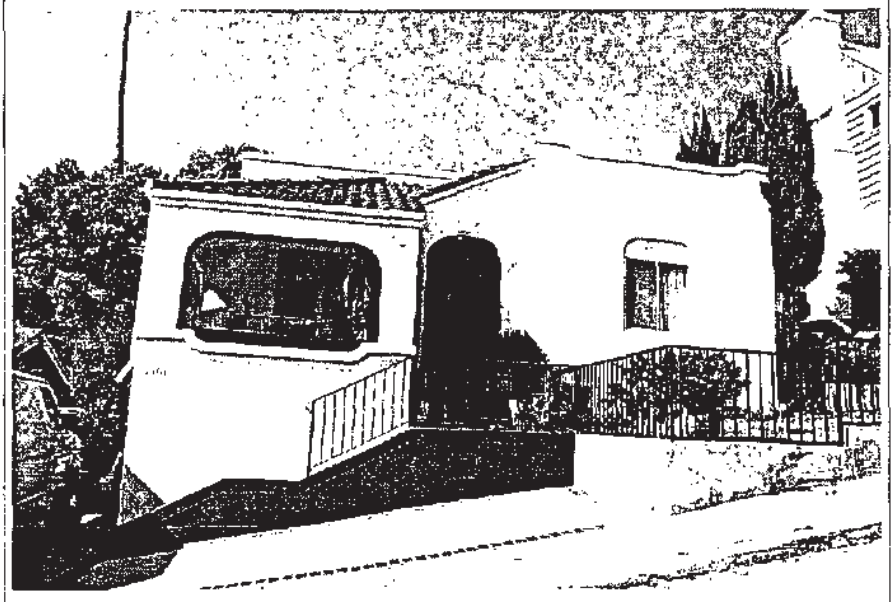
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0012;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP2

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1763 Vista del Mar

Parcel number: 5546-031-009

Legal Description: Tract #2209 ex of st lot 7

Present Owner: Bronius Zemaitaitis Sr. & Bronius Zemaitaitis Jr.
3265 Colony Circle, Los Angeles, CA 90027

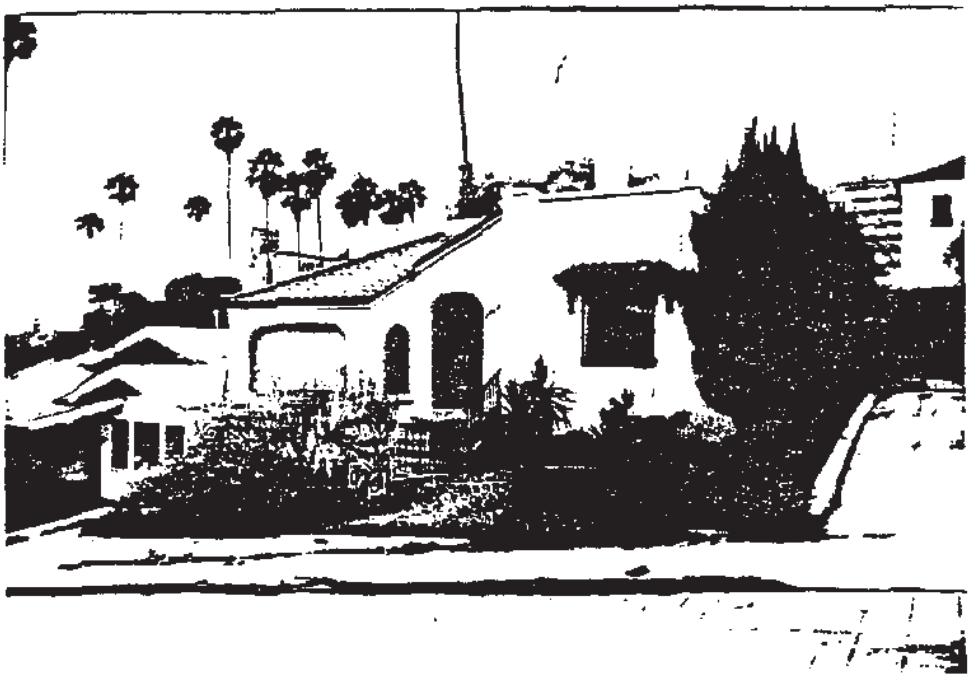
Architectural Style: Mediterranean Bungalow

Description: Although maintaining the scale of the other dwellings on Vista del Mar, this bungalow is a departure from the prevailing Crafts man style. A simple Mediterranean theme is indicated by the stucco walls, red tile roofs and window hood, and stepped parapet. Another Mediterranean characteristic, arched openings, is also utilized, in the entry and the now glassed-in porch on the south end of the facade. Security grilles have been added to some windows. The asymmetrically massed building observes the same setbacks as its neighbors, although the front yard shows signs of neglect.

Construction Date: 1922

Builder: C. W. Kinner (owner)

Alterations: Enclosed porch, security grilles



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: _____

P1. Other Identifier: 1764 VISTA DEL MAR AVENUE

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.

c. Address 1764 VISTA DEL MAR AVENUE City Los Angeles Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0013;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP3

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: Vista del Mar/CArlos Neighborhood

Address: 1764 Vista del Mar

Parcel Number: 5546-031-013

Legal Description: Tract #2209 ex of st lot 6

Present Owner: Jeffrey E. Blosser
1766 Vista del Mar, Los Angeles, CA 90028

Architectural Style: Altered Craftsman

Description: This one-time Craftsman bungalow has been substantially altered by the addition of another story beneath the original and by the subdivision of the structure into several units. Gables face the front (west) and sides. A molded horizontal cornice return and enclosed soffit distinguish the front gable. It rests on two pairs of four-by-four posts which rise two stories. Beneath the gable overhang, a wood railed balcony spans the second an open porch appears on the lower level. A flight of steps hugs the north elevations leading to a shed roofed balcony which provides access to the upper apartments. The windows and doors are not consistent and include six-over-one sash and multi-paned doors with sidelights. Stucco sheathes the first floor while wood sides the original portion of the building. Although retaining little of its original architectural character, the building is non-intrusive in terms of its scale and roof treatment. It is partially hidden by plantings in the front yard.

Construction Date: 1913

Builder: W. H. Wilson

Alterations: Second floor added beneath original structure



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 2D2

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1
Resource Name or #:
P1. Other Identifier: 1767 VISTA DEL MAR AVENUE
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date ____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; B.M.
c. Address 1767 VISTA DEL MAR AVENUE City Los Angeles Zip
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0014;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes) HP3
P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

DPR 523A (1/95) * Required Information

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1767 Vista del Mar

Parcel Number: 5546-031-008

Legal Description: Tract #2209 ex of st lot 5

Present Owner: Hattie H. MacKechnie & Joyous Prewitt
P. O. Box 916, San Pedro, CA 90733

Architectural Style:

Description: The original design of this two story residence cannot be discerned from its present appearance. In 1935, a gabled second story was added to a one story, flat-roofed structure. A single hipped dormer puncturates the roofline. Stucco sheathes the lower story, dark brown clapboard the upper. The central entry is shaded by a shed roof on posts. Of more interest than the building, which although partially dating back to 1918 is altered beyond recognition, is the landcaping. Two palms and assorted shrubbery provide a frame for the structure.



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1
Resource Name or #: _____
P1. Other Identifier: 1770 VISTA DEL MAR AVENUE
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1770 VISTA DEL MAR AVENUE City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0015;07/01/94). See attached form.

P3b. Resource Attributes: (List attributes and codes) HP2
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1914

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1770 Vista del Mar

Parcel Number: 5546-031-012

Legal Description: Tract #2209 ex of st lot 4

Present Owner: Laura P. Weis
1601 N. Curson Ave., Hollywood, CA 90046

Architectural Style: Craftsman

Description: Removed from Yucca Street by the space of an empty lot, this two story Craftsman bungalow anchors the northeast end of the Vista del Mar hill. Intersecting low-pitched gables cap the overlap-sided structure. Exposed beams and rafters and vents with cross-shaped openings appear beneath the gables. Shaded by a shed roof across the south half of the facade, the porch is enclosed by an art stone wall. Tripled posts detailed with cross beam capitals support the shed roof. Casement windows, grouped in twos and threes, pierce the exterior walls. A stone chimney is visible above the smaller second story roof. This modest bungalow, while retaining its stylistic integrity, has had some reversible alterations including the additions of security grilles, metal porch stair rails, a canopy over the driveway, and glass to the south end of the porch, and the replacement of the front door. Neatly pruned shrubbery encloses the front yeard.

Construction Date: 1914

Alterations: Security grilles, porch stair rails, driveway canopy, front door.



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HR #
Trinomial
NRHP Status Code 2D2

PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date

Page 1 of 1

* Resource Name or #:

P1. Other Identifier: 1771 VISTA DEL MAR AVENUE

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; B.M.

c. Address 1771 VISTA DEL MAR AVENUE City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, ~~elevation,~~ additional UTMs, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Structure was determined eligible for the National Register as a district contributor through a consensus determination of OHP and a federal agency (see: OHP CHRIS Database: HIST.RES.;DOE-19-94-0444-0016;07/01/94). See attached form.

* P3b. Resource Attributes: (List attributes and codes)

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) Previous DPR 523 Form

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1771 Vista del Mar

Parcel Number: 5547-031-007

Legal Description: Tract #2209 ex of st lot 3

Present Owner: Harriet Mackechnie/Joyous Prewitt
P. O. Box 816, San Pedro, CA 90733

Architectural Style: Craftsman

Description: Dense shrubbery obscures much of this one story Craftsman bungalow from view. Located at the northwest end of the Vista del Mar grouping, the building is separated from Yucca Street by an empty lot. Sided with clapboard and capped by gable roof the house is largely unaltered. The principal design element is the pedimented entry which is adorned with a garlanded medallion. Other decorative interest is provided by the division of the window sashes by muntins. Security bars have been added to the windows, and an iron railing flanks the short flight of cement steps which rise to the house from the sidewalk.

Construction date: 1920



19-176308

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Vista del Mar/Carlos Neighborhood HRI #100892
2. Historic name: _____
3. Street or rural address: _____
   City Los Angeles Zip 90028 County Los Angeles
4. Parcel number: See continuation sheets
5. Present Owner: See continuation sheets Address: _____
   City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: _____ Original use: _____

DESCRIPTION

7a. Architectural style: See continuation sheets

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Isolated from nearby Hollywood Boulevard by a jog in the configuration of Vista del Mar, this "T" shaped neighborhood has largely escaped the intrusions of later eras. Mostly built between 1910 and 1920, the sixteen properties included in the grouping are nearly all Craftsman in style. Each street forms a subgrouping with a cohesive architectural identity. The Craftsman bungalows on Vista del Mar are one story and built on small identically-sized lots with common setbacks. Vista del Mar is further united by the slope of the street, its narrow dimensions, and the vintage grooved and pebbled paving untouched by blacktop. Carlos has a slightly different character, arising from the greater width of the street and the sequence of large, very deep lots on its south side which encouraged the construction of substantial-sized Craftsman residences. These houses are two stories and sited mid-lot, allowing for ample setbacks. Intermittant street trees in the parkways on each side of Carlos further enhance its identity. A small court terminates the grouping at Gower.

See continuation sheets for individual descriptions.

Attach Photo(s) Here

8. Construction date:
   Estimated _____ Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
    Frontage _____ Depth _____
    or approx. acreage _____
12. Date(s) of enclosed photograph(s)
    1984

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: ___

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known ___ Private development X Zoning X Vandalism X
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

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

Originally the property which surrounds the residences of Vista del Mar and Carlos belonged to A. G. Bartlett, a prominent civic leader at the time of Hollywood's incorporation in 1903. The Bartlett residence, known as "Vista del Mar", occupied a promontory at the intersection of Carlos and El Centro. In 1911, the property was subdivided and named the Del Mar Tract by C. E. Toberman, a real estate developer who later was instrumental in developing many Hollywood Boulevard landmarks, among them the Roosevelt Hotel, the Chinese Theatre, and the Montmartre Cafe, as well as the exclusive Outpost Estates. The Del Mar Tract was one of Toberman's first projects, and the residences on Carlos are part of that development. The existing group of structures was built between 1913 and 1920, and is a mixture of single family residences, duplexes, and 4-unit flats. They are compatible in size, setback, and scale, and in the use of the Craftsman style, a design that was very popular in Hollywood and other emerging Los Angeles suburbs before World War I. Each cost less than $7,000 to build. The large residences on the south side of Carlos are mirrored on a modified scale in the intact grouping on Vista del Mar, which intersects Carlos. The Vista del Mar group was part of Tract #2209 and was constructed by the original owners between 1911 and 1923. It retains some of the

See continuation sheet.

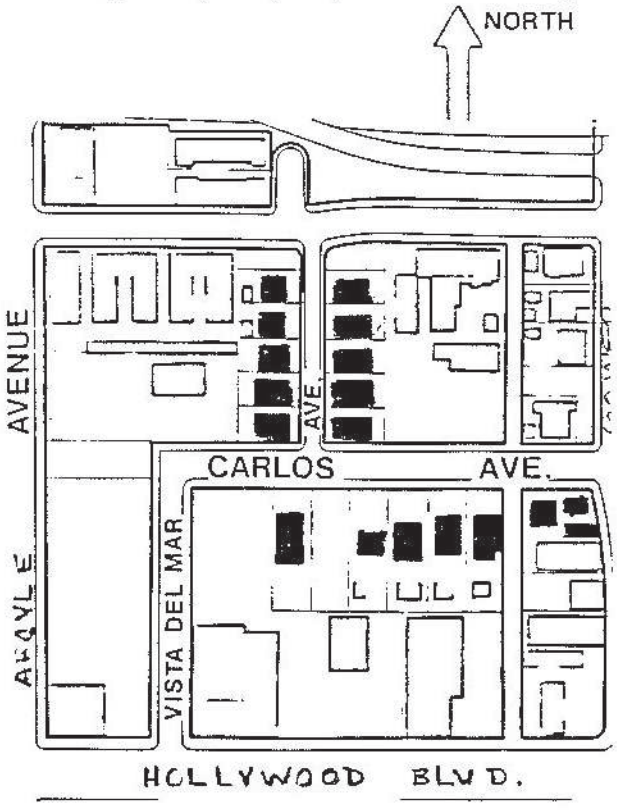
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

See continuation sheet

22. Date form prepared September, 1984
By (name) L. Heumann, C. McAvoy
Organization Hollywood Heritage/CRA
Address: P. O. Box 2586
City Hollywood Zip 90078
Phone: 213/874-4005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI #/Trinomial _____

☐ Continuation ☒ Update
Resource Identifier: Vista del Mar-Carlos District

The Vista del Mar-Carlos District is significant as one of the few remaining intact residential neighborhoods of Hollywood. Built from 1913 to 1922, the district is comprised of a mixture of single- and multi-family dwellings. Previously surveyed in 1984, the district was given a National Register Status Code of 5d. Two buildings contributing to the district were severely impacted by the Northridge Earthquake on January 17, 1994: 6136 and 6118 Carlos Avenue. Otherwise, the district is virtually unchanged from when it was previously documented. In 1984, a portion of the 1978 Hollywood survey was reviewed and updated. At that time, twelve potentially significant residential neighborhoods, ranging in size from one to four square blocks were identified. Since that time, development has severely eroded or eradicated four of these areas. Therefore, the Vista del Mar-Carlos District assumes greater significance in the community as an intact grouping of residential architecture representative of the Golden Era of Hollywood.

Contributing Buildings

0001 1735 Gower Street 19-176309 100893 ✓
0002 6118 Carlos Avenue 19-176310 100894 ✓
0003 6122 Carlos Avenue 19-176311 100895 ✓
0004 6128 Carlos Avenue 19-176312 100896 ✓
0005 6136 Carlos Avenue 19-176313 100897 ✓
0006 6142-44 Carlos Avenue 19-176314 100898 ✓
0007 1750 Vista del Mar Avenue 19-176315 100899 ✓
0008 1751 Vista del Mar Avenue 19-176316 100900 ✓
0009 1756 Vista del Mar Avenue 19-176317 100901
0010 1757 Vista del Mar Avenue 19-176318 100902 ✓
0011 1760 Vista del Mar Avenue 19-176319 100903 ✓
0012 1763 Vista del Mar Avenue 19-176320 100904 ✓
0013 1764 Vista del Mar Avenue 19-176321 100905
0014 1767 Vista del Mar Avenue 19-176322 100906 ✓
0015 1770 Vista del Mar Avenue 19-176323 100907 ✓
0016 1771 Vista del Mar Avenue 19-176324 100908 ✓

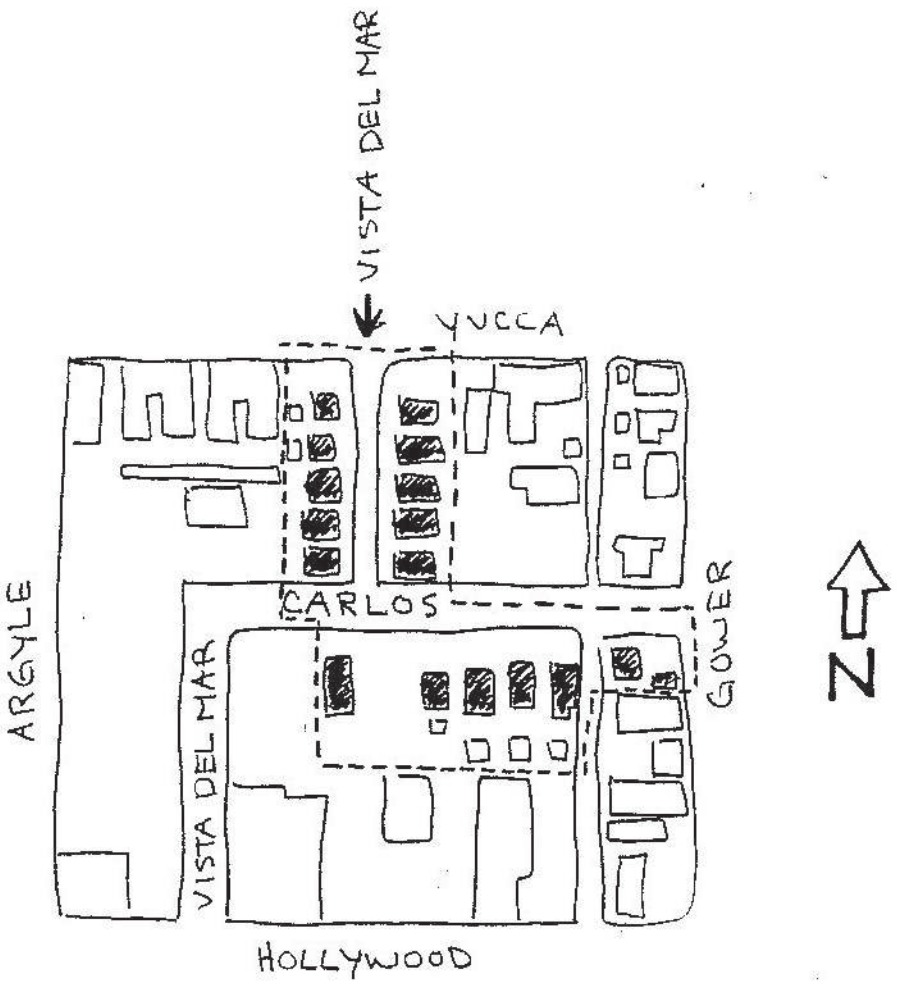
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

MAP SHEET

Primary # _____
HRI#/Trinomial _____

Page 2 of 2
Resource Identifier: Vista del Mar-Carlos District
Map Name: Boundaries & Contributing Buildings Scale: _____ Date: 9/30/94

Note: Include bar scale and north arrow on map.



Name of Grouping: Vista del Mar/Carlos Neighborhood

Significance: original paving and sidewalks. These modest one and two story bungalows are designed mainly in the Craftsman style, although there are a couple of period revival examples--the Mediterranean bungalow at 1763 and the badly altered home at 1767. While the majority were built by owners or contractors, the residence at 1750 was designed by a noted Los Angeles architect, Arthur Lindley, and built by another Lindley family member, Frank, for a C. H. Hopkins, who listed his residence at the time as Third and Figueroa. Lindley had an office in Los Angeles, but the majority of his known work is in Glendale. He specialzed in ecclesiastical designs, especially for the Methodist denomination, of which the Glendale Methodist Church is a representative example. His commissions in Glendale include the Masonic Temple at 232 S. Brand, the Hotel Glendale, and the Alex Theatre. 1750 Vista del Mar is an example of his early residential work. This group of homes on Vista del Mar and Carlos form the most intact residential area in this part of Hollywood, and is all the more significant given its close proximity to the Hollywood Boulevard business distirct, Gower Street, and the Hollywood Freeway. As such, it is a good example of residential development in the area before World War I.

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 6136 Carlos

Parcel Number: 5546-032-007

Legal Description: Del Mar Tract W 50 ft of Lot 17

Present Owner: Aldolph Aliano
6118 Carlos Ave., Los Angeles, CA 90028

Architectural Style: Craftsman

Description: Occupying a large lot with a generous setback, this is a comfortably-sized Craftsman residence. A gable roof whose ridgeline parallels the street caps the two story structure. The second story emerges from the center of the north slope of the gable and consists of two large, gabled dormers linked by a balcony onto which a pair of full size casement windows open. Exposed beams and rafters detail the dormers as well as the principal roofs. Recessed beneath the overhang of the gable, the porch spans the facade. A wood slat railing, anchored on each end by elephantine stone piers, encloses the porch space. Stone also appears on the chimney which rises from the east end of the roof. The entry is offset to the west and contains an oak door, pierced by four ascending, glazed slits, flanked by sidelights. While the upper level is shingled, the lower is sheathed with narrow overlap. Fronted by a huge banana palm, shrubbery, and a lawn, the house appears unaltered, retaining even its wood-framed screen doors.

Construction date: 1913

Builder: J. L. Yates



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1770 Vista del Mar

Parcel Number: 5546-031-012

Legal Description: Tract #2209 ex of st lot 4

Present Owner: Laura P. Weis
1601 N. Curson Ave., Hollywood, CA 90046

Architectural Style: Craftsman

Description: Removed from Yucca Street by the space of an empty lot, this two story Craftsman bungalow anchors the northeast end of the Vista del Mar hill. Intersecting low-pitched gables cap the overlap-sided structure. Exposed beams and rafters and vents with cross-shaped openings appear beneath the gables. Shaded by a shed roof across the south half of the facade, the porch is enclosed by an art stone wall. Tripled posts detailed with cross beam capitals support the shed roof. Casement windows, grouped in twos and threes, pierce the exterior walls. A stone chimney is visible above the smaller second story roof. This modest bungalow,while retaining its stylistic integrity, has had some reversible alterations including the additions of security grilles, metal porch stair rails, a canopy over the driveway, and glass to the south end of the porch, and the replacement of the front door. Neatly pruned shrubbery encloses the front yeard.

Construction Date: 1914

Alterations: Security grilles, porch stair rails, driveway canopy, front door.



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 6128 Carlos

Parcel Number: 5546-032-006.

Legal Description: Del Mar Tract W 50 ft of lot 16 and E 6 ft of lot 17

Present Owner: Frank Vodhanel
6901 McKinley Ave., Los Angeles, CA 90001

Architectural Style: Craftsman

Description: Enjoying the same ample setback as the houses to either side, this two story duplex also shares the same scale and the Craftsman style with its neighbors. A single, low-pitched front-facing roof crowns the structure. Paired beams support the small overhang, and vertical venting appears in the apex of the gable. The upper story is shingled and separated by a beam from the clapboarded lower story. A symmetrical arrangement of openings characterizes the facade. Broad windows with horizontally divided upper panes and slightly extended lintels pierce each side of the facade on both levels. Window boxes adorn the upper story. A pair of square windows with continuous lintels are sent into the middle of the second floor. Recessed beneath them, the simple entry consists of two wood screened doorways. A low, brick wall and shrubbery defines the open porch which spans the front of the facade. Wood-railed balconies project from the east and west elevations. The structure, built in 1913, appears unaltered.

Construction Date: 1913

Builder: C. W. Stockwell



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 6118 Carlos

Parcel Number: 5546-032-004

Legal Description: Del Mar Tract W 43.5 ft of lot 14 and E 6.5 ft of lot 15.

Present Owner: Aldolph Aliano
6118 Carlos Ave. Los Angeles, CA 90028

Architectural Style: Craftsman/Shingle Style

Description: This two and a half story Craftsman residence shows the lingering influence of the Shingle Style. Intersecting gables of medium pitch, their overhanging eaves supported by braces, cap the structure. Two gables face front (north): one crowning the entire facade, and another smaller one atop a bay set into the slope of a gable which parallels the street. The bay, located on the east side of the facade, is rounded and contains three one-over-one sash windows. Stone piers mark the ends of the porch, which is recessed beneath the slope of the east-west gable. Leaded glass sidelights flank the door; leaded glass also appears in the transom of the tripartite window next to the door. Sheathed with shingles on the upper story and a half and with overlap on the lower, the building is partially hidden by mature palm and pepper trees. No alterations were observed, although a permit for a room and bath in the rear were recorded.

Construction Date:



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1735 Gower

Parcel Number: 5546-032-001

Legal Description: Del Mar Tract ex of st lot 11 and N 5 ft ex of st of 106 12

Present Owner: Jose R. Corujo
P. O. Box 31175, Los Angeles, CA 90031

Architectural Style: Craftsman Influence

Description: Surrounded by a picket fence, this is a small, very simple bungalow court. It consists of three buildings ranged around a central path flanked by gardens. The side buildings are one story, with gables perpendicular to the street. A front-facing gable, containing a vent in the shingled end, caps the rear structure. Singles also sheathe the porch posts which rise to the shed roof over the porch across the facade of the rear unit. An "X" patterned wood railing links the posts. Extensions of the main gables, supported by plain posts, define the small side porches, which also have "X" railings. Clapboard sides the side buildings. No alterations are apparent to this straightforward and utilitarian variation of a Craftsman bungalow court.

Construction Date: c. 1920



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 6122 Carlos

Parcel Number: 5546-032-005

Legal Description: Del Mar Tract W 49.5 ft of lot 15 and E 6 ft of lot 16

Present Owner: Frank Vodhanel
6901 McKinley Ave., Los Angeles, CA 90001

Architectural Style: Craftsman

Description: Two towering palm trees frame this two story Craftsman residence. Of Swiss Chalet inspiration, the design incorporates a low-pitched front-facing gable roof with spearding eaves. Extended bargeboards and exposed beams and rafters support the roof overhangs. Above a pair of beams, the apex of the principal gable is vented with vertical slatting. The upper story facade is almost symmetrical, with a single central window of tall and narrow proportions and groups of three casements on each side. A corbeled ledge beneath the east windows is balanced by the gable which rises over the west half of the lower story to shade the porch. Detailed similarly to the principal roof, the porch gable has an open gable face spanned by beams separated by blocks. Cross beams with prominent joints also connect the paired posts which support the gable. The posts sit on brick pedestals at each end of a low brick porch wall. Two large, broad front windows are spared at uneven distances from the central doorway. Sheathed with shingles, the house is banded at the levels of the upper and lower windows with plain moldings. The alterations, including the porch wall and an entry set back on the west elevation, do not detract from the above average quality of this Craftsman design.

Alterations: Porch wall, entry added



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1771 Vista del Mar

Parcel Number: 5547-031-007

Legal Description: Tract #2209 ex of st lot 3

Present Owner: Harriet Mackechnie/Joyous Prewitt
P. O. Box 816, San Pedro, CA 90733

Architectural Style: Craftsman

Description: Dense shrubbery obscures much of this one story Craftsman bungalow from view. Located at the northwest end of the Vista del Mar grouping, the building is separated from Yucca Street by an empty lot. Sided with clapboard and capped by gable roofs, the house is largely unaltered. The principal design element is the pedimented entry which is adorned with a garlanded medallion. Other decorative interest is provided by the division of the window sashes by muntins. Security bars have been added to the windows, and an iron railing flanks the short flight of cement steps which rise to the house from the sidewalk.

Construction date: 1920



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1767 Vista del Mar

Parcel Number: 5546-031-008

Legal Description: Tract #2209 ex of st lot 5

Present Owner: Hattie H. MacKechnie & Joyous Prewitt
P. O. Box 916, San Pedro, CA 90733

Architectural Style:

Description: The original design of this two story residence cannot be discerned from its present appearance. In 1935, a gabled second story was added to a one story, flat-roofed structure. A single hipped dormer puncturates the roofline. Stucco sheathes the lower story, dark brown clapboard the upper. The central entry is shaded by a shed roof on posts. Of more interest than the building, which although partially dating back to 1918 is altered beyond recognition, is the landcaping. Two palms and assorted shrubbery provide a frame for the structure.



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1763 Vista del Mar

Parcel number: 5546-031-009

Legal Description: Tract #2209 ex of st lot 7

Present Owner: Bronius Zemaitaitis Sr. & Bronius Zemaitaitis Jr.
3265 Colony Circle, Los Angeles, CA 90027

Architectural Style: Mediterranean Bungalow

Description: Although maintaining the scale of the other dwellings on Vista del Mar, this bungalow is a departure from the prevailing Craftsman style. A simple Mediterranean theme is indicated by the stucco walls, red tile roofs and window hood, and stepped parapet. Another Mediterranean characteristic, arched openings, is also utilized, in the entry and the now glassed-in porch on the south end of the facade. Security grilles have been added to some windows. The asymmetrically massed building observes the same setbacks as its neighbors, although the front yard shows signs of neglect.

Construction Date: 1922

Builder: C. W. Kinner (owner)

Alterations: Enclosed porch, security grilles



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1757 Vista del Mar

Parcel Number: 5546-031-010

Legal Description: Tract #2209 ex of st lot 9

Present Owner: Hong-Phuong Nguyen & Loc T Nguyen
1757 Vista del Mar, Los Angeles, CA 90028

Architectural Style: Craftsman

Description: Built in 1913 and apparently unaltered, this is a modest one story Craftsman bungalow. Low-pitched gabled roofs, with exposed beams and latticed vents in the gable ends, cap the clapboarded structure. A shed roof protects the porch, located on the south half of the facade. Brick piers define the porch space. Brick also appears on the corbeled chimney which rises a little above the south elevation. The windows are distinguished by an extended diamond pattern in their upper sashes. Neatly trimmed hedges enclose the property behind a low cement block wall, the only alteration observed.

Construction Date: 1913

Architect: Arthur White

Alterations: Cement block wall



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address 1751 Vista Del Mar/6145 Carlos

Parcel Number: 5546-031-011

Legal Description: Tract #2209 ex of st lot 11

Present Owner: George Xanthopoulos & Paul Xanthopoulos
1751 Vista del Mar, Los Angeles, CA 90028

Architectural Style: Craftsman

Description: This well-maintained Craftsman bungalow sits within a landscaped yard bordered by stucco walls with brick coping. The one story volume is capped by low-pitched gable roofs supported by exposed beams. Vertical venting appears in the apex of the principal gable end, while a smaller gable offest to the south, tops the posts and beams which define the porch. A fifteen-light door is shaded by the gable. Small, square panes also band the top of the tripartite window north of the entry. Other than the wall around the property and its iron gate, the shingled house is unaltered and occupies the northwest corner of Vista del Mar and Carlos.



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1760 Vista del Mar

Parcel Number: 5546-031-014

Legal Description: Tract #2209 ex of st lot 8

Present Owner: Mario & Maria Alarcon
1760 Vista del Mar, Hollywood, CA 90028

Archtectural Style: Craftsman

Description: Low-pitched gable roofs cap the one story volume of this Craftsman bungalow. Plain bargeboards, latticed vents, exposed, shaped beams, and extended rafters detail the eaves. The smaller of the two front-facing gables is offset to the south and tops the porch Low stucco walls and pedestals upon which four-by-fours sit, define the porch space. An extended lintel and a slightly battered surround distinguish the front yard. Diamond-paning bands the top fourth of the front windows. The only observable alteration to this overlap-sided house is the addition of security grilles. It sits behind a planted front yard which displays the residents' interest in gardening.

Construction date: 1911

Alterations: Security grilles.



Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 6142-44 Carlos

Parcel Number: 5546-032-001

Legal Description: Del Mar Tract lot 19

Present Owner: Walter Danielson & Title Insurance & Trust Co. Trusts
1717 Walnut Grove Ave., Rosemead, CA 91770

Architectural Style: Mediterranean Influence

Description: Representative of a type of housing which was specifically associated with Hollywood in the late teens and early twenties. this is a two story fourplex. Stylistically, it cannot be assigned to any particular mode. Its stucco sheathing and rectangular volume could have been derived from the newly emerging Mediterranean Revival. The severely symmetrical facade is divided by stout piers into three bays, two wide side bays and a narrow central bay. A porch, defined by low walls and the pedestals upon which the piers rest, runs the length of the facade, recessed beneath the upper story. It contains two central and two end wood and glass doors and two broad, transomed windows. Apparently the second story was once a sleeping porch; it was enclosed in 1937 with multi-paned windows. Strongly horizontal lines are created by the fenestration and echoed by a stringcourse above the second story openings and by a canopy with an exclosed soffit which shades the exterior. Above the canopy, a plain parapet hides the flat roof. A second canopy with rounded corners projects over the central porch entrance, perhaps a Moderne adaptation. No major alrerations, other than the enclosure of the sleeping porch were noted. The building conforms to the same lengthy setback as the houses to the east and is complemented by trim landscaping.

Construction Date: 1916

Architect: Charles A. Blair & Roy H. Cowper (owners)

Builders: Same

Alterations: Sleeping porch enclosed

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1750 Vista del Mar

Parcel Number: 5546-031-016

Legal Description: Tract #2209 ex of st lot 12

Present Owner: Annie M. Hopkins
2109 Washington Ave., Santa Monica, CA 90403

Architectural Style: Craftsman

Description: Located at the northeast corner of Vista del Mar and Carlos, this a one story bungalow with notable Craftsman elements. Dark brown shingling emphasizes its Craftsman qualities. The multi-gabled roof is detailed with extended, pointed bargeboards and exposed beams. A pair of gables, the lower of which features an open end with an exposed collar beam and king post, is centered on the west facade over the porch. The porch, which once extended across the facade, and continued on the south elevation, is defined by gray stucco or granite walls and piers. Board and batten siding and a multi-paned window enclose the southern portion of the porch, and a three-sided bay projects into the space on the north. Recessed in between, the entry is framed by an extended lintel atop a battened surround. A similarly detailed window is next to the door on the right (south) while a second, unadorned door leads into the side of the bay. Shaded by a pergola and approached by gunite-flanked stairs, a third entry is set back on the Carlos (south) elevation. The original windows of the bungalow have rows of small, square lights over square larger panes, and are connected by continuous header moldings. Between a small, shingled garage on the east of the property and the end of the house, a small patio is set, off of which is the entrance to another unit. The building is nicely landscaped, especially along Carlos, where a pair of camphors and several palms add to the effect. Although divided into units in 1927 and again in 1931, the bungalow retains a substantial degree of architectural integrity. It acts as a transition from the modest bungalows on Vista del Mar to the larger Craftsman residences on Carlos.

Construction Date: 1914

Architect: Arthur G. Lindley

Builder: C. Frank Lindley

Alterations: Conversion into units

Name of Grouping: Vista del Mar/Carlos Neighborhood

Address: 1750 Vista del Mar



Address: 6142-44 Carlos



19-176308

HISTORIC RESOURCES GROUP

July 1, 1994

Sandro Amaglio
Regional Environmental Officer
Federal Emergency Management Agency
Disaster Field Office
150 East Colorado Boulevard, Suite 303
Pasadena, California 91105-1937

Re: City of Los Angeles-Demolition List Dated 6/22/94
FEMA 1008-DR-CA, P.A. 037-91080

Dear Mr. Amaglio:

We received the demolition list dated 6/22/94 and performed preliminary field surveys. The results of our findings are summarized in the attached three lists as follows:

1. List of 125 buildings surveyed with determinations of eligibility for listing or listings in the National Register of Historic Places noted. Buildings are determined eligible for listing in the National Register pursuant to 36 CFR Section 60.4. Demolition of the buildings noted as eligible for or listed in the National Register is an adverse effect pursuant to 36 CFR Section 800.9.

2. Summary list of buildings eligible for or listed in the National Register complied from the 6/22/94 demolition list.

3. Summary list of buildings eligible for or listed in the National Register complied from all City of Los Angeles demolition lists received to date.

1728 N. Whitley Ave., Hollywood, California 90028 (213) 469-2349

19-176308
19-176308

Should you have any questions, please contact me.

Sincerely,

Cherilyn Widell, SHPO

Christy Johnson McAvoy

By: Christy Johnson McAvoy, Principal

Historic Resources Group as SHPO Representative
Under the Northridge Earthquake Programmatic Agreement

cc: Thomas Ottoman

HRG NR EQ PROJECT STATUS

Name	Sup	Evaluation	Effect	Notes
347-353 E 1ST ST	III	NR	AE	Queens Hotel/Far East Cafe, contributor to Little Tokyo Historic District. HPPER: $4,350 TA Grant (owner may ask for additional TA Grant); owner intends to apply for B&M Grant.
1600 W 41ST ST	III	ENR	AE	Appears eligible, needs further research. Continues to appear eligible as part of residential district. Boundaries of district need to be defined. DBS file included inspection report, however only for garage. Building not inspected by Historic Review Team.
1647 W 41ST ST	III	ENR	AE	Appears eligible, needs further research. Continues to appear eligible as part of residential district. Boundaries of district need to be defined. HRG did not receive DBS file to review. Building not inspected by Historic Review Team.
1355 CAHUENGA BL	III	NR	AE	Fire Station No. 27. Listed in National Register. Not privately owned, owned by City of Los Angeles. May qualify under public assistance program for rehabilitation. DBS file included inspection report. Building not inspected by Historic Review Team.
6118 CARLOS AV	III	ENR	AE	Contributor to Carlos-Vista del Mar Residential Historic District.
6128-6130 1/2 CARLOS AV	III	ENR	AE	Contributor to Carlos Residential District. DBS file included inspection report. Building exterior inspected by Historic Review Team. Rehabilitation work in progress. HPPER: Staff has discussed grant program with owner and applications have been sent.
6136 CARLOS AV	III	ENR	AE	Contributor to Carlos-Vista del Mar Residential Historic District.
6000 CARLTON WY	III	ENR	AE	Contributor to Selma-Labaig Residential District. DBS file included inspection report. Building exterior inspected by Historic Review Team. Owner has signed demolition waiver. HPPER: $10,000 TA Grant; $100,000 B&M Grant.
6004 CARLTON WY	III	ENR	AE	Contributor to Selma-Labaig Residential District. DBS file included inspection report. Building exterior inspected by Historic Review Team. HPPER: $10,000 TA Grant; $110,000 B&M Grant.
6008 CARLTON WY	III	ENR	AE	Contributor to Selma-Labaig Residential District. DBS file included inspection report. Building exterior inspected by Historic Review Team. HPPER: $10,000 TA Grant; $90,000 B&M Grant.
6012 CARLTON WY	III	ENR	AE	Contributor to Selma-Labaig Residential District. DBS file did not include inspection report. Building exterior inspected by Historic Review Team. HPPER: $10,000 TA Grant; $80,000 B&M Grant.
6016 CARLTON WY	III	ENR	AE	Contributor to Selma-Labaig Residential District. DBS file included inspection report. Building exterior inspected by Historic Review Team. HPPER: $10,000 TA Grant.
1333 COLE PL	III	NR	AE	Cole Place is abandoned (?) at this block and this building appears to be same as 1355 Cahuenga, Fire Station No. 27, which is listed in the National Register and is a duplicate request by the City of Los Angeles. A DSR for structural evaluation was written.
6100 DE LONGPRE AV	III	ENR	AE	Previously evaluated as 5S. Contributor to Afton-DeLongpre Historic District. HPPER: Staff is reviewing submitted TA Grant application.
6112 DE LONGPRE AV	III	ENR	AE	Previously evaluated as 4D. Contributor to Afton-DeLongpre Historic District. HPPER: TA team (Jeff Chusid) met with owner and inspected building; TA report pending; owner has grant applications (5/94).

Evaluation -- ENR=Eligible for NR NE=Not eligible NR=Listed on NR NHL=National Historic Landmark NX=Not extant
Effect -- NE=No effect NAE=No adverse effect AE=Adverse effect

FEB-21-2003 FRI 07:55 AM FAX NO.
19-176308
19-176308

OPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
027335	19-173265	6819 CAMROSE DR	HIGHLAND-CAMROSE BUNGALOW #2	LOS ANGELES	C	1916	HIST.SURV.	0053-4631-0002	03/16/89	1D	C
							HIST.RES.	DOE-19-87-0008-0002	03/19/87	2D2	C
							PROJ.REVW.	HUD870127W	03/19/87	2D2	C
025918	19-171907	426 CAMULOS ST		LOS ANGELES	P	1905	HIST.SURV.	0053-3324-0000		7R	
025919	19-171908	500 CAMULOS ST		LOS ANGELES	P	1910	PROJ.REVW.	HUD040202L	02/02/04	6U	
							HIST.SURV.	0053-3325-0000		7R	
025915	19-171904	629 CAMULOS ST		LOS ANGELES	P	1906	HIST.SURV.	0053-3321-0000		7N	
025916	19-171905	631 CAMULOS ST		LOS ANGELES	P	1912	HIST.SURV.	0053-3322-0000		5S2	
025920	19-171909	639 CAMULOS ST		LOS ANGELES	P	1913	HIST.SURV.	0053-3326-0000		7R	
025921	19-171910	655 CAMULOS ST		LOS ANGELES	P	1913	HIST.SURV.	0053-3327-0000		7R	
025917	19-171906	753 CAMULOS ST	LA SANTA CRUZ LUTHERAN CHURCH	LOS ANGELES	P	1955	HIST.SURV.	0053-3323-0000		7R	
072830	19-174031	945 CAMULOS ST		LOS ANGELES	U	1920	PROJ.REVW.	HUD910703B	07/12/91	6Y	
182692		7238 CANBY AVE		LOS ANGELES	P	1960	PROJ.REVW.	HUD110502H	05/12/11	6U	
094940	19-175087	CANNERY ST	FORMER JAPANESE FISHING VILLAGE OF	LOS ANGELES	M		ST.PT.INT.	19-0205	10/05/92	7J	
025635	19-171624	10525 CANTARA ST		LOS ANGELES	P	1945	HIST.SURV.	0053-3039-0000		7R	
096326	19-175130	4120 CANTO DR		LOS ANGELES	P	1923	PROJ.REVW.	HUD950515D	06/21/95	6Y	
021587	19-167615	CANYON DR	1700 & 1800 BLOCK OF CANYON DRIVE	LOS ANGELES	P	1903	HIST.SURV.	0053-0463-9999		3S	
021573	19-167601	1747 CANYON DR		LOS ANGELES	P	1919	HIST.SURV.	0053-0463-0001		3S	
021574	19-167602	1755 CANYON DR		LOS ANGELES	P	1919	HIST.SURV.	0053-0463-0002		3D	
021575	19-167603	1761 CANYON DR		LOS ANGELES	P	1919	HIST.SURV.	0053-0463-0003		3D	
021576	19-167604	1803 CANYON DR		LOS ANGELES	P	1919	HIST.SURV.	0053-0463-0004		3S	
021577	19-167605	1808 CANYON DR		LOS ANGELES	P	1913	HIST.SURV.	0053-0463-0005		3D	
021578	19-167606	1809 CANYON DR		LOS ANGELES	P	1907	HIST.SURV.	0053-0463-0006		3D	
021579	19-167607	1826 CANYON DR		LOS ANGELES	P	1910	HIST.SURV.	0053-0463-0007		3D	
021580	19-167608	1834 CANYON DR		LOS ANGELES	P	1913	HIST.SURV.	0053-0463-0008		3D	
021581	19-167609	1840 CANYON DR		LOS ANGELES	P	1910	HIST.SURV.	0053-0463-0009		3D	
021582	19-167610	1844 CANYON DR		LOS ANGELES	P	1909	HIST.SURV.	0053-0463-0010		3D	
021583	19-167611	1850 CANYON DR		LOS ANGELES	P	1916	HIST.SURV.	0053-0463-0011		3D	
021586	19-167614	1851 CANYON DR		LOS ANGELES	P	1923	HIST.SURV.	0053-0463-0014		3D	
021584	19-167612	1852 CANYON DR		LOS ANGELES	P	1916	HIST.SURV.	0053-0463-0012		3D	
021585	19-167613	1854 CANYON DR		LOS ANGELES	P	1916	HIST.SURV.	0053-0463-0013		3D	
099370	19-175820	3701 CARDIFF AVE	FELICITY HOUSE	LOS ANGELES	P		HIST.RES.	DOE-19-94-0103-0000	03/31/94	6Y	
							PROJ.REVW.	HRG940202Z	03/31/94	6Y	
175293		5572 CARLIN ST		LOS ANGELES	P	1929	PROJ.REVW.	HUD070529J	07/05/07	6U	
100894	19-176310	6118 CARLOS AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	M	1910	HIST.RES.	DOE-19-94-0444-0002	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100895	19-176311	6122 CARLOS AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P		HIST.RES.	DOE-19-94-0444-0003	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100896	19-176312	6128 CARLOS AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1913	HIST.RES.	DOE-19-94-0444-0004	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100897	19-176313	6136 CARLOS AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1913	HIST.RES.	DOE-19-94-0444-0005	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100898	19-176314	6142 CARLOS AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1916	HIST.RES.	DOE-19-94-0444-0006	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
021979	19-168006	CARLTON WY	SELMA-LABAIG DISTRICT	LOS ANGELES	P	1904	HIST.RES.	DOE-19-94-0447-9999	07/01/94	2S2	
							PROJ.REVW.	HRG940202Z	07/01/94	2S2	
129305		CARLTON WY	5900-6000 BLOCKS OF CARLTON, 1500	LOS ANGELES	P		HIST.SURV.	0053-0643-9999		5S2	
021809	19-167836	5401 CARLTON WY		LOS ANGELES	P	1916	HIST.SURV.	0053-0607-0000		5S2	
021810	19-167837	5417 CARLTON WY		LOS ANGELES	P	1917	HIST.SURV.	0053-0608-0000		5S2	
097486	19-175212	5431 CARLTON WY		LOS ANGELES		1917	PROJ.REVW.	FTA950817A	10/10/95	6Y	
116222		5443 CARLTON WY		LOS ANGELES	P	1913	HIST.RES.	DOE-19-96-0150-0000	02/07/96	6U	
							PROJ.REVW.	HUD960801E	02/07/96	6U	
097956	19-175379	5446 CARLTON WY		LOS ANGELES	M	1926	HIST.RES.	DOE-19-94-0105-0000	07/01/94	6Y	
							PROJ.REVW.	HRG940202Z	07/01/94	6Y	
116228		5449 CARLTON WY		LOS ANGELES	P	1913	HIST.RES.	DOE-19-96-0151-0000	02/07/96	6U	
							PROJ.REVW.	HUD960801E	02/07/96	6U	

OPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							HIST.RES.	SHL-1011-0001	05/19/93	1CL	
							ST.HS.LDMK	19-0076	05/19/93	7L	
							ST.FND.PRG	619.0-HP-88-19-039	12/21/88	3	
							HIST.RES.	NPS-71000146-0000	10/14/71	1S	
							HIST.SURV.	0053-0237-0000	10/14/71	1S	
115006		GLENDALE BLVD	BRIDGE #53C-1179 / GLENDALE-HYPERI	LOS ANGELES	M	1927	HIST.RES.	DOE-19-86-0075-0000	10/19/86	2S2	C
							PROJ.REVW.	FHWA860919Z	10/19/86	2S2	C
024316	19-170338	801 GLENDALE BLVD		LOS ANGELES	P	1912	HIST.SURV.	0053-1777-0000		5S2	
024318	19-170340	823 GLENDALE BLVD		LOS ANGELES	P	1905	HIST.SURV.	0053-1779-0000		5S2	
024317	19-170339	827 GLENDALE BLVD		LOS ANGELES	P	1920	HIST.SURV.	0053-1778-0000		5S2	
021009	19-167070	1100 GLENDALE BLVD	ANGELUS TEMPLE	LOS ANGELES	P	1921	HIST.RES.	NHL-92001875-0000	04/27/92	1S	
							HIST.RES.	NPS-92001875-0000	04/27/92	1S	AC
174890		1840 GLENDALE BLVD		LOS ANGELES	P	1912	PROJ.REVW.	FHWA081229A	01/27/09	6Y	
174891		1855 GLENDALE BLVD		LOS ANGELES	P	1964	PROJ.REVW.	FHWA081229A	01/27/09	6Y	
174896		2030 GLENDALE BLVD	EDENDALE BRANCH LIBRARY/WESTERN UK	LOS ANGELES	P	1923	PROJ.REVW.	FHWA081229A	01/27/09	6Y	
174897		2038 GLENDALE BLVD		LOS ANGELES	P	1913	PROJ.REVW.	FHWA081229A	01/27/09	6Y	
125435		2379 GLENDALE BLVD	NEUTRA OFFICE BUILDING	LOS ANGELES	P	1949	HIST.RES.	NPS-01000075-0000	03/08/04	1S	B
							NAT.REG.	19-0345	08/14/00	3S	B
115990		1070 GLENDON AVE	GLENDON MANOR	LOS ANGELES	P	1929	HIST.RES.	CS	11/13/98	2CS	AC
							CAL.REG.	19-0264	10/21/98	2CS	AC
072953	19-174056	2655 GLENDOWER AVE	ENNIS-BROWN HOUSE F L WRIGHT STONE	LOS ANGELES	P	1924	HIST.RES.	DOE-19-94-0356-0000	08/08/94	2S2	C
							PROJ.REVW.	HRG940202Z	09/30/94	2S2	C
							HIST.RES.	SHL-1011-0002	08/16/93	1CL	
							ST.HS.LDMK	19-0092	08/16/93	7L	
							ST.FND.PRG	619.0-HP-88-19-019	12/19/88	3	
							ST.HS.LDMK	19-0015	05/20/88	7L	
							FED.FND.PR	629.0-80-HPF-19-01	01/01/80	7K	
							TAX.CERT.	537.9-19-0097	12/12/77	7K	
							HIST.RES.	NPS-71000145-0000	10/14/71	1S	C
							HIST.SURV.	0053-0236-0000	10/14/71	1S	C
125144		3238 GLENHURST AVE		LOS ANGELES	Y	1925	HIST.RES.	DOE-19-98-0334-0000	08/03/98	6Y	
							PROJ.REVW.	HUD980803I	08/03/98	6Y	
179069		8943 GLENOAKS BLVD		LOS ANGELES	M	1941	PROJ.REVW.	HUD110502H	05/12/11	2S2	
							PROJ.REVW.	HUD100422A	04/27/10	2S2	C
175678		11319 GLENOAKS BLVD		LOS ANGELES	P	1954	PROJ.REVW.	HUD090126A	01/28/09	6U	
024666	19-170687 19-158621	4211 GLENWOOD AVE		LOS ANGELES	P	1948	HIST.SURV.	0053-2134-0000		7R	
081559	19-174454	6022 GLOUCESTER ST		LOS ANGELES	U	1929	PROJ.REVW.	HUD871027C	05/22/89	6Y	
100354	19-175991	1724 GOLDEN GATE AVE		LOS ANGELES	P	1924	HIST.RES.	DOE-19-95-0108-0000	02/08/95	6Y	
							PROJ.REVW.	HRG940202Z	02/08/95	6Y	
098018	19-175418	12928 GOLETA ST		LOS ANGELES	M	1947	HIST.RES.	DOE-19-94-0012-0000	04/29/94	6Y	
							PROJ.REVW.	HRG940202Z	04/29/94	6Y	
182710		7121 GOODLAND AVE		LOS ANGELES	P	1950	PROJ.REVW.	HUD110502H	05/12/11	6U	
098019	19-175419	1528 GORDON ST		LOS ANGELES	M		HIST.RES.	DOE-19-94-0013-0000	04/29/94	6Y	
							PROJ.REVW.	HRG940202Z	04/29/94	6Y	
145894		26021 GOVERNOR AVE		LOS ANGELES		1950	HIST.RES.	DOE-19-03-0342-0000	01/31/03	6U	
							PROJ.REVW.	HUD030103G	01/31/03	6U	
100893	19-176309	1735 GOWER ST	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1920	HIST.RES.	DOE-19-94-0444-0001	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
023298	19-169322	1760 GOWER ST	HOLLYWOOD PRESBYTERIAN CHURCH	LOS ANGELES	P	1923	HIST.SURV.	0053-0801-0000		7N	
021413	19-167447	2000 GRACE AVE		LOS ANGELES	P	1930	HIST.RES.	NPS-82002189-0131	08/19/82	1D	AC
021411	19-167445	2014 GRACE AVE		LOS ANGELES	P	1921	HIST.RES.	NPS-82002189-0129	08/19/82	1D	AC
021404	19-167438	2019 GRACE AVE		LOS ANGELES	P	1949	HIST.RES.	NPS-82002189-0122	08/19/82	1D	AC
021405	19-167439	2020 GRACE AVE	FRANCIS X BUSHMAN/TYRONE POWER HOM	LOS ANGELES	P	1914	HIST.RES.	NPS-82002189-0123	08/19/82	1D	AC

OPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
021490	19-167522	5446 VIRGINIA AVE		LOS ANGELES	P	1902	HIST.SURV.	0053-0394-0007		5S2	
021491	19-167523	5447 VIRGINIA AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0394-0008		5S2	
023342	19-169364	5519 VIRGINIA AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0824-0001		5D2	
023343	19-169365	5526 VIRGINIA AVE		LOS ANGELES	P	1923	HIST.SURV.	0053-0824-0002		5D2	
023344	19-169366	5533 VIRGINIA AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0824-0003		5D2	
023345	19-169367	5601 VIRGINIA AVE		LOS ANGELES	P	1916	HIST.SURV.	0053-0824-0004		5D2	
023346	19-169368	5607 VIRGINIA AVE		LOS ANGELES	P	1926	HIST.SURV.	0053-0824-0005		5D2	
023347	19-169369	5613 VIRGINIA AVE		LOS ANGELES	P	1929	HIST.SURV.	0053-0824-0006		5D2	
023348	19-169370	5617 VIRGINIA AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0824-0007		5D2	
023349	19-169371	5623 VIRGINIA AVE		LOS ANGELES	P	1931	HIST.SURV.	0053-0824-0008		5D2	
023350	19-169372	5627 VIRGINIA AVE		LOS ANGELES	P	1908	HIST.SURV.	0053-0824-0009		5D2	
023359	19-169381	5647 VIRGINIA AVE		LOS ANGELES	P	1916	HIST.SURV.	0053-0824-0018		5D2	
023351	19-169373	5653 VIRGINIA AVE		LOS ANGELES	P	1918	HIST.SURV.	0053-0824-0010		5D2	
023352	19-169374	5701 VIRGINIA AVE		LOS ANGELES	P	1923	HIST.SURV.	0053-0824-0011		5D2	
023353	19-169375	5702 VIRGINIA AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0824-0012		5D2	
023354	19-169376	5706 VIRGINIA AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0824-0013		5D2	
023355	19-169377	5711 VIRGINIA AVE		LOS ANGELES	P	1910	HIST.SURV.	0053-0824-0014		5D2	
023356	19-169378	5712 VIRGINIA AVE		LOS ANGELES	P	1912	HIST.SURV.	0053-0824-0015		5D2	
023357	19-169379	5716 VIRGINIA AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0824-0016		5D2	
023358	19-169380	5717 VIRGINIA AVE		LOS ANGELES	P	1916	HIST.SURV.	0053-0824-0017		5D2	
023360	19-169382	5752 VIRGINIA AVE		LOS ANGELES	P	1925	HIST.SURV.	0053-0824-0019		5D2	
023361	19-169383	5753 VIRGINIA AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0824-0020		5D2	
023362	19-169384	5756 VIRGINIA AVE		LOS ANGELES	P	1911	HIST.SURV.	0053-0824-0021		5D2	
023363	19-169385	5757 VIRGINIA AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0824-0022		5D2	
023364	19-169386	5803 VIRGINIA AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0824-0023		5D2	
023365	19-169387	5807 VIRGINIA AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0824-0024		5D2	
023366	19-169388	5817 VIRGINIA AVE		LOS ANGELES	P	1909	HIST.SURV.	0053-0824-0025		5D2	
023367	19-169389	5826 VIRGINIA AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0824-0026		5D2	
023368	19-169390	5827 VIRGINIA AVE		LOS ANGELES	P	1917	HIST.SURV.	0053-0824-0027		5D2	
023369	19-169391	5832 VIRGINIA AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0824-0028		5D2	
023370	19-169392	5837 VIRGINIA AVE		LOS ANGELES	P	1912	HIST.SURV.	0053-0824-0029		5D2	
023371	19-169393	5844 VIRGINIA AVE		LOS ANGELES	P	1909	HIST.SURV.	0053-0824-0030		5D2	
023372	19-169394	5846 VIRGINIA AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0824-0031		5D2	
144528		1820 VIRGINIA RD	VERMONT AVENUE SQUARE HISTORIC DIS	LOS ANGELES	P	1922	PROJ.REVW.	HUD030923A	09/23/03	2D4	AC
127574		2025 VIRGINIA RD		LOS ANGELES		1920	HIST.RES.	DOE-19-01-0122-0000	01/31/01	6Y	
							PROJ.REVW.	HUD010201B	01/31/01	6Y	
164484		2423 VIRGINIA RD		LOS ANGELES	P		PROJ.REVW.	DOJ060915A	12/26/06	6Y	
098239	19-175578	2851 VIRGINIA RD		LOS ANGELES	M		HIST.RES.	DOE-19-94-0184-0000	04/27/94	6Y	
							PROJ.REVW.	HRG940202Z	04/27/94	6Y	
100892	19-176308	VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1911	HIST.RES.	DOE-19-94-0444-9999	07/01/94	2S2	
							PROJ.REVW.	HRG940202Z	07/01/94	2S2	
021995	19-168022	VISTA DEL MAR AVE	VISTA DEL MAR, 1600 BLOCK	LOS ANGELES	P	1922	HIST.SURV.	0053-0645-9999		5S2	
021991	19-168018	1611 VISTA DEL MAR AVE		LOS ANGELES	P	1924	HIST.SURV.	0053-0645-0001		5D2	
021992	19-168019	1612 VISTA DEL MAR AVE		LOS ANGELES	P	1923	HIST.SURV.	0053-0645-0002		5D2	
021994	19-168021	1616 VISTA DEL MAR AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0645-0004		5D2	
021993	19-168020	1621 VISTA DEL MAR AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0645-0003		5D2	
100899	19-176315	1750 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1914	HIST.RES.	DOE-19-94-0444-0007	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100900	19-176316	1751 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P		HIST.RES.	DOE-19-94-0444-0008	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100901	19-176317	1756 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P		HIST.RES.	DOE-19-94-0444-0009	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100902	19-176318	1757 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1913	HIST.RES.	DOE-19-94-0444-0010	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100903	19-176319	1760 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1911	HIST.RES.	DOE-19-94-0444-0011	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
100904	19-176320	1763 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1922	HIST.RES.	DOE-19-94-0444-0012	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100905	19-176321	1764 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P		HIST.RES.	DOE-19-94-0444-0013	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100906	19-176322	1767 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P		HIST.RES.	DOE-19-94-0444-0014	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100907	19-176323	1770 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1914	HIST.RES.	DOE-19-94-0444-0015	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
100908	19-176324	1771 VISTA DEL MAR AVE	VISTA DEL MAR/CARLOS DISTRICT	LOS ANGELES	P	1920	HIST.RES.	DOE-19-94-0444-0016	07/01/94	2D2	
							PROJ.REVW.	HRG940202Z	07/01/94	2D2	
103960	19-176442	VISTA DEL VALLE ST	WATER TANK 114 GRIFFITH PARK	LOS ANGELES		1928	PROJ.REVW.	FEMA960919Z	09/27/96	6Y	
170813		17901 VON KARMAN AVE		LOS ANGELES	P	1985	PROJ.REVW.	FDIC070307A	03/26/07	6Y	
097843	19-175325	11845 VOSE ST	SAN FERNANDO VALLEY GENERATING PLA	LOS ANGELES	M	1924	HIST.RES.	DOE-19-94-0287-0000	10/19/94	2S2	AC
							PROJ.REVW.	HRG940202Z	10/19/94	2S2	AC
116424		532 W 101ST ST		LOS ANGELES	P	1926	HIST.RES.	DOE-19-96-0324-0000	08/02/96	6U	
							PROJ.REVW.	HUD970203Z	08/02/96	6U	
162470		634 W 101ST ST		LOS ANGELES		1938	PROJ.REVW.	HUD060501M	06/01/06	6U	
131258		756 W 101ST ST		LOS ANGELES		1923	HIST.RES.	DOE-19-02-0303-0000	04/02/02	6Y	
							PROJ.REVW.	HUD020402AG	04/02/02	6Y	
181237		1312 W 101ST ST		LOS ANGELES	P	1926	PROJ.REVW.	HUD110131A	02/11/11	6U	
180382		1432 W 101ST ST		LOS ANGELES	P	1927	PROJ.REVW.	HUD100802K	08/05/10	6U	
180373		1440 W 101ST ST		LOS ANGELES	P	1918	PROJ.REVW.	HUD100802K	08/05/10	6U	
							PROJ.REVW.	HUD100802K	08/05/10	6U	
180374		1522 W 101ST ST		LOS ANGELES	P	1929	PROJ.REVW.	HUD100802K	08/05/10	6U	
							PROJ.REVW.	HUD100802K	08/05/10	6U	
066594	19-173626	1549 W 101ST ST		LOS ANGELES	U		PROJ.REVW.	HUD880404C	05/02/88	6Y	
127613		113 W 102ND ST		LOS ANGELES	P	1926	HIST.RES.	DOE-19-04-0424-0000	11/23/04	6Y	
							PROJ.REVW.	FCC040914I	11/23/04	6Y	
							HIST.RES.	DOE-19-01-0160-0000	01/31/01	6Y	
							PROJ.REVW.	HUD010201B	01/31/01	6Y	
152583		115 W 102ND ST		LOS ANGELES	P	1926	HIST.RES.	DOE-19-04-0425-0000	11/23/04	6Y	
							PROJ.REVW.	FCC040914I	11/23/04	6Y	
084090	19-174614	620 W 102ND ST		LOS ANGELES	P	1943	PROJ.REVW.	HUD930730Z	09/02/93	6Y	
084219	19-174620	759 W 102ND ST		LOS ANGELES	P	1937	PROJ.REVW.	HUD930817D	09/17/93	6Y	
083285	19-174523	1152 W 102ND ST		LOS ANGELES	U	1932	PROJ.REVW.	HUD891231F	08/04/93	6Y	
064974	19-173440	1160 W 102ND ST	RESIDENCE	LOS ANGELES	U		PROJ.REVW.	HUD861112D	11/24/86	6Y	
180375		1420 W 102ND ST		LOS ANGELES	P	1928	PROJ.REVW.	HUD100802K	08/05/10	6U	
							PROJ.REVW.	HUD100802K	08/05/10	6U	
066707	19-173636	1506 W 102ND ST	STRUCTURE REHABILITATION	LOS ANGELES	U		PROJ.REVW.	HUD880606R	07/08/88	6Y	
153720		2139 W 102ND ST		LOS ANGELES		1947	PROJ.REVW.	HUD040329B	04/21/04	6U	
153832		2120 W 103RD PL		LOS ANGELES		1947	PROJ.REVW.	HUD040329B	04/21/04	6U	
150115		320 W 103RD ST		LOS ANGELES		1921	HIST.RES.	DOE-19-04-0229-0000	09/30/04	6U	
							PROJ.REVW.	HUD041006D	09/30/04	6U	
175654		523 W 103RD ST		LOS ANGELES	P	1925	PROJ.REVW.	HUD080707A	07/22/08	6U	
082330	19-174494	717 W 103RD ST		LOS ANGELES	P	1926	PROJ.REVW.	HUD930505A	06/14/93	6Y	
175525		725 W 103RD ST		LOS ANGELES	P	1926	PROJ.REVW.	HUD070529J	07/05/07	6U	
125748		1055 W 103RD ST		LOS ANGELES	U	1948	HIST.RES.	DOE-19-99-0389-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/98	6Y	
064878	19-173416	1216 W 103RD ST	RESIDENCE	LOS ANGELES	U		PROJ.REVW.	HUD860814N	09/11/86	6Y	
081618	19-174472	1243 W 103RD ST		LOS ANGELES	U	1924	PROJ.REVW.	HUD871027C	08/29/89	6Y	
082799	19-174499	1252 W 103RD ST		LOS ANGELES	P	1940	PROJ.REVW.	HUD930517K	07/19/93	6Y	
083815	19-174592	1412 W 103RD ST		LOS ANGELES	U	1926	PROJ.REVW.	HUD910909R	08/24/93	6Y	
180379		1518 W 103RD ST		LOS ANGELES	P	1930	PROJ.REVW.	HUD100802K	08/05/10	6U	
175655		532 W 104TH PL		LOS ANGELES	P	1938	PROJ.REVW.	HUD080707A	07/22/08	6U	
082331	19-174495	537 W 104TH PL		LOS ANGELES	P	1926	PROJ.REVW.	HUD930505D	06/14/93	6Y	
090713	19-174926	732 W 104TH PL		LOS ANGELES	P	1926	PROJ.REVW.	HUD940712A	08/15/94	6Y	

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Resource Name	Street number	Fraction	Street Name	Unit #	Alternate Address	APN	Current Survey	2003 Survey	1997 Survey	1986 Survey	Status Code	HRI Status Code
458		6026		CARLOS AVE			5545002020						
459		6034		CARLOS AVE			5545002019						
460		6040		CARLOS AVE			5545002018						
461		6044		CARLOS AVE			5545002017	6Z					
462		6052		CARLOS AVE			5545002016						
463		6109		CARLOS AVE			5546031024	6Z					
464	Vista Del Mar/Carlos District	6118		CARLOS AVE			5546032004	2D2	2D2	2D2	5D	2D2	2D2
465	Vista Del Mar/Carlos District	6122		CARLOS AVE			5546032005	2D2	2D2	2D2	5D	2D2	2D2
466	St. Stephen Episcopal Church	6125		CARLOS AVE			5546031030	3CS	4S			4S	
467	Vista Del Mar/Carlos District	6128		CARLOS AVE			5546032006	2D2	2D2	2D2	5D	2D2	2D2
468	Vista Del Mar/Carlos District	6136		CARLOS AVE			5546032007	2D2	2D2	2D2	5D	2D2	2D2
469		6140		CARLOS AVE			5546032008						
470	Vista Del Mar/Carlos District	6142		CARLOS AVE			5546032009						2D2
471	Vista Del Mar/Carlos District	6145		CARLOS AVE			5546031011	2D2	2D2; 3D	2D2	5D	2D2	2D2
472		6038		CARLTON WAY	(101)		5545007065	6Z	DEMO	2D2; 4D		2D2	2D2
473		6038		CARLTON WAY	(106)		5545007070	6Z	DEMO	2D2; 4D		2D2	2D2
474		6038		CARLTON WAY	(206)		5545007079	6Z	DEMO	2D2; 4D		2D2	2D2
475		6038		CARLTON WAY	(208)		5545007081	6Z	DEMO	2D2; 4D		2D2	2D2
476		6038		CARLTON WAY	(102)		5545007066	6Z	DEMO	2D2; 4D		2D2	2D2

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Resource Name	Street number	Fraction	Street Name	Unit #	Alternate Address	APN	Current Survey	2003 Survey	1997 Survey	1986 Survey	Status Code	HRI Status Code
1104		1570		GOWER ST			5545008039	3CD	5S1	3S	5D	5S1	
1105		1600		GOWER ST			5545007031						
1106		1601		GOWER ST			5546027010	6Z					
1107		1606		GOWER ST			5545007002	6Z					
1108		1607		GOWER ST			5546027011						
1109		1607		GOWER ST			5546027403						
1110		1617		GOWER ST			5546027013	6Z					
1111		1621		GOWER ST			5546027014	6Z					5S
1112		1622		GOWER ST			5545006023	6Z					
1113		1625		GOWER ST			5546027020						
1114		1640		GOWER ST			5545006024						
1115		1645		GOWER ST			5546027017		5S1 6Z1				
1116		1715		GOWER ST			5546032019	6Z					
1117		1719		GOWER ST			5546032003						
1118		1720		GOWER ST			5545002900	6Z	5S3				
1119		1724		GOWER ST			5545002901						
1120		1725		GOWER ST			5546032002	6Z					
1121		1726		GOWER ST			5545002902	6Z					
1122	Vista Del Mar/Carlos District	1735		GOWER ST			5546032001	2D2	2D2	2D2		2D2	2D2

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Resource Name	Street number	Fraction	Street Name	Unit #	Alternate Address	APN	Current Survey	2003 Survey	1997 Survey	1986 Survey	Status Code	HRI Status Code
2966		5826		VIRGINIA AVE			5534017015						5D
2967		5831		VIRGINIA AVE			5534018006	6Z					
2968		5832		VIRGINIA AVE			5534017016	6Z	6Z1	5D			5D
2969		5836		VIRGINIA AVE			5534017017	6Z					
2970		5837		VIRGINIA AVE			5534018005						5D
2971		5841		VIRGINIA AVE			5534018004	6Z					
2972		5842		VIRGINIA AVE			5534017018	6Z					5D
2973		5846		VIRGINIA AVE			5534017019	6Q	6Z1	5D			5D
2974		5847		VIRGINIA AVE			5534018003	6Z					
2975		5853		VIRGINIA AVE			5534018002	6Z					
2976		1600		VISTA DEL MAR ST			5546028029						
2977		1604		VISTA DEL MAR ST			5546028030	6Z					
2978		1611		VISTA DEL MAR ST			5546028017		5D	5D		5D	5D
2979		1612		VISTA DEL MAR ST			5546028031	6Z	demo	5D		5D	5D
2980		1615		VISTA DEL MAR ST			5546028018						
2981		1616		VISTA DEL MAR ST			5546028032	3CS	5D	5D		5D	5D
2982		1621		VISTA DEL MAR ST			5546028020	6Z				5D	5D
2983		1631		VISTA DEL MAR ST			5546028024						
2984	Vista Del Mar/Carlos District	1750		VISTA DEL MAR ST			5546031016	2D2	3D; 2D2	2D2	5D	2D2	2D2

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Resource Name	Street number	Fraction	Street Name	Unit #	Alternate Address	APN	Current Survey	2003 Survey	1997 Survey	1986 Survey	Status Code	HRI Status Code
2985	Vista Del Mar/Carlos District	1756		VISTA DEL MAR ST			5546031015	2D2	2D2	2D2	5D	2D2	2D2
2986	Vista Del Mar/Carlos District	1757		VISTA DEL MAR ST			5546031010	2D2	2D2	2D2	5D	2D2	2D2
2987	Vista Del Mar/Carlos District	1760		VISTA DEL MAR ST			5546031014	2D2	2D2	2D2	5D	2D2	2D2
2988	Vista Del Mar/Carlos District	1762		VISTA DEL MAR ST			5546031013	2D2	2D2	2D2	5D	2D2	2D2
2989	Vista Del Mar/Carlos District	1763		VISTA DEL MAR ST			5546031009	2D2	2D2	2D2	5D	2D2	2D2
2990	Vista Del Mar/Carlos District	1765		VISTA DEL MAR ST			5546031008	2D2				2D2	2D2
2991	Vista Del Mar/Carlos District	1770		VISTA DEL MAR ST			5546031012	2D2	2D2	2D2	5D	2D2	2D2
2992	Vista Del Mar/Carlos District	1771		VISTA DEL MAR ST			5546031007	6Z	2D2	2D2	5D	2D2	2D2
2993		1776		VISTA DEL MAR ST			5546031028						
2994		1105		WESTERN AVE			5536011003	3CD					
2995		1109		WESTERN AVE			5536011004	3CD					
2996		1110		WESTERN AVE			5536010036						
2997		1116		WESTERN AVE			5536010004	6DQ					
2998		1119		WESTERN AVE			5536011019						
2999		1138		WESTERN AVE			5536010005	6DQ					
3000		1156		WESTERN AVE			5536009002	6DQ					
3001		1157		WESTERN AVE			5536008002	6DQ					
3002		1162		WESTERN AVE			5536009003	3CD	5S3		5		
3003		1163		WESTERN AVE			5536008003	6DQ	6Z1	4D		5D	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1765 VISTA DEL MAR ST

P1. Other Identifier: Vista Del Mar/Carlos District

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1765 VISTA DEL MAR ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

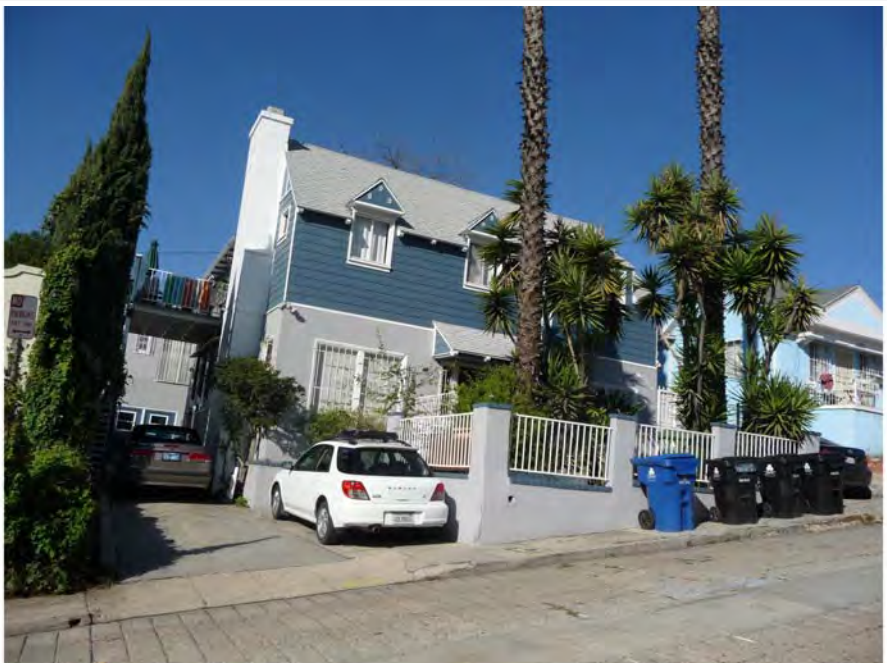
APN:5546031008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1918
Assessor

*P7. Owner and Address:
SALAS,ERICK M
1765 VISTA DEL MAR ST
LOS ANGELES, CA 90028

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 **of** 2 ***Resource Name or #:** (Assigned by recorder) 1765 VISTA DEL MAR ST

***Recorded By:** Tanya Sorrell ***Date:** 01/28/2009 ___Continuation X Update

Update Status: Retains Integrity
aluminum vertical slider windows, new siding on upper story, possible addition of decorative features, stucco and metal fence in forth.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1771 VISTA DEL MAR ST

P1. Other Identifier: Vista Del Mar/Carlos District

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1771 VISTA DEL MAR ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

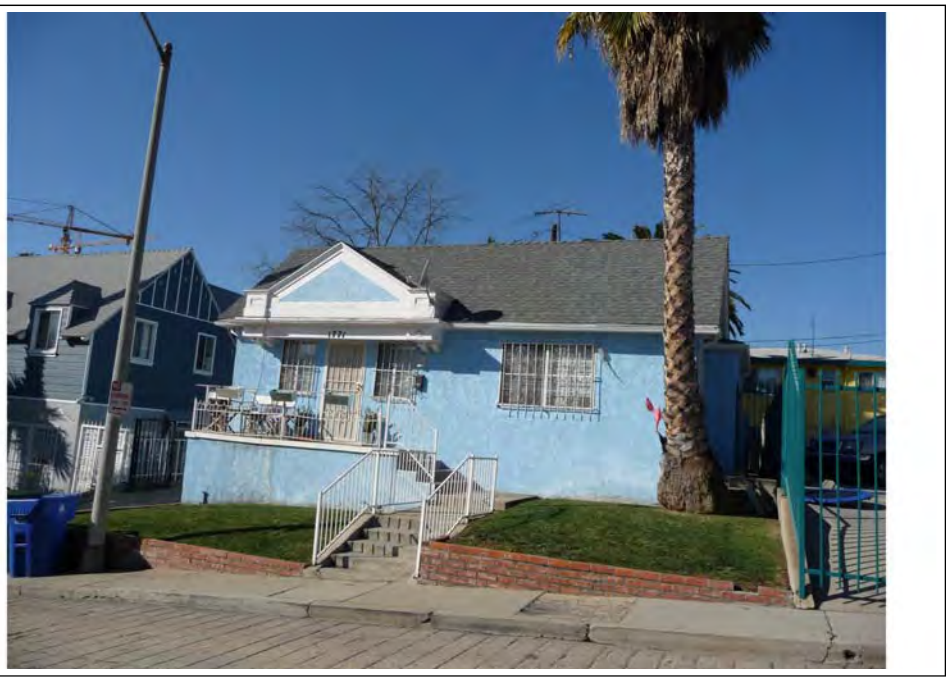
APN:5546031007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
01/28/09

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1920
Assessor

*P7. Owner and Address:
RUBINFELD FAMILY LMTD PTNSHP
P O BOX 4270
BURBANK, CA 91503

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

Appendix F – 6210 Yucca Street DPR Forms (2009)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 6210 YUCCA ST

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 6210 YUCCA ST City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5546031031

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)

01/28/09

*P6. Date Constructed/Age and Sources: X Historic

___ Prehistoric ___ Both

1953

Assessor

*P7. Owner and Address:

RUBINFELD FAMILY LMTD PTNSHP
PO BOX 4270
BURBANK , CA 91503

*P8. Recorded by:

Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

Appendix G – DPR Continuation Forms

P3a. Description (cont):

1765 Vista del Mar Avenue is located in the neighborhood of Hollywood, City of Los Angeles, California, on an approximately 4,043 square foot parcel and occupies the majority of the lot (Figures 6 and 7). The two-story residence was originally designed as a one-story stucco home with a flat roof, most likely in the Spanish Colonial Revival style like its neighbor at 1763 N. Vista del Mar. However, the second floor addition in 1935 has altered the residence, giving it a Minimal Traditional appearance. The residence is composed of a rectangular floor plan and an asymmetrical façade oriented east fronting Vista del Mar Avenue near the corner of Yucca Street. The residence consists of wood-frame construction on a concrete foundation and is clad with stucco on the first floor and wood clapboard siding on the second floor. A string course divides the two floors and cladding materials. There is a detached garage and servant's quarters (currently in use as a studio apartment) located behind the residence (alteration). The residence is topped with a high-pitched cross-gabled roof with composite shingles, overhanging eaves, and exposed rafter tails.

1765 Vista del Mar retains integrity of location and setting. It retains partial integrity of materials and workmanship, and no integrity of design, feeling, or association. Although the second floor addition occurred early in the residence's history, the changes occurred outside of the period of significance for the home and the Vista del Mar/Carlos District. The 1935 alteration significantly affected the residence's shape, scale, massing, style, and use. The residence retains little with which to associate it as a representation of early residential development in Hollywood.

B10. Significance (cont):

While 1765 Vista del Mar is associated with the historic context of Streetcar Suburbanization and Early Residential Development in Los Angeles, it is substantially altered and no longer physically conveys its historical associations. The subject residence does not retain integrity from the period of significance (1918) and is not eligible for individual listing under any of the applicable federal, state or local eligibility criteria. Although the property has been previously declared a contributor to the Vista Del Mar Historic District, it should not be presently be considered a contributor due to the significant alterations that fall outside the district's period of significance (1913-1922). The residence is not specifically identified with historic personages important to local, state, or national history. Because it is significantly altered, 1765 N. Vista del Mar Avenue does not appear individually eligible for listing in the national, state or local registers as an exceptional, distinctive, outstanding, or singular example of a type or style. The residence was originally designed by local architect Harold B. Dunn in 1918. However, integrity issues caused by the addition of a second floor in 1935 have completely altered the residence's design. Therefore, 1765 Vista del Mar no longer conveys its association with Harold Dunn. Constructed in 1918, the residence was developed in Tract 2209, originally subdivided from the Del Mar Tract in 1913 and is associated with the SurveyLA themes of Streetcar Suburbanization as well as Early Residential Development in Los Angeles. Although the residence does meet the eligibility standards identified in Los Angeles' Citywide Historic Context Statement under Streetcar Suburbanization (1888-1933) and Early Residential Development (1880-1930), it no longer retains the character-defining features that associate it with these themes. Alterations made in 1935, including the significant addition of a second floor have resulted in a completely different building than what was originally built in 1918. Originally a one-story, single-family dwelling, the residence is now a two-story, multi-family structure with Minimal Traditional styling popularized in the 1930s. The impacts to the residence's integrity have resulted in a building that is no longer representative of events significant to the broad patterns of national or state history. Therefore, 1765 Vista del Mar does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register. 1765 Vista del Mar is not identified with historic personages in national, state, or local history. The original owner of the property is listed as Harold B. Dunn, a local architect who most likely never actually resided at 1765 N. Vista del Mar. The first resident and owner was most likely William Freeman, who was listed at the residence in 1920 until 1922. During the 1920s the Residence experienced a high rate of turn-over for its occupants. Jas Hum, Madlyn Elkins, Gunther Lessing, and Carrie Hoyle all lived there at some point during the decade. The longest occupant was Alice Montrose, who lived in the residence for over a decade (1932-1942). It was Mrs. Montrose who added the second floor in 1935. There is no evidence that any of the occupants or identified owners were historically significant personage at the local, state, or national level. Therefore, 1765 Vista del Mar is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.The residence at 1765 Vista del Mar is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. The residence is not an exceptional, distinctive, outstanding, or singular example of a type or style. Although the original style of the residence is not known, records indicate it once had a flat roof and therefore may have been a Spanish Colonial Revival style home. However alterations in 1935 added a second floor with a cross-gabled roof and Minimal Traditional details. Therefore, it is not architecturally distinctive because it no longer retains its original character-defining features from its 1918 period of significance. The residence has lost its integrity of design, feeling, and association. Furthermore, it has degraded integrity of materials and workmanship. The residence was originally designed by local Hollywood architect Harold B. Dunn. However, alterations in 1935 have compromised Dunn's original design and therefore the Residence no longer conveys this significance. Therefore, 1765 Vista del Mar does not appear to satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master. The Residence at 1765 Vista del Mar was the first constructed on the site and therefore, is not likely to yield any information important to prehistory or history. Therefore, 1765 Vista del Mar does not meet the above criterion at the national or state level.

P3a. Description (cont):

Constructed in 1920, the bungalow at 1771 Vista del Mar is located on an approximately 4,042 square foot parcel oriented facing west towards Vista del Mar. Sited on the approximate center of the gently sloping lot 3, the bungalow is set back behind a grass lawn. There is a concrete driveway that runs parallel to the south property line to the rear one-car garage. Behind the bungalow is landscaped backyard enclosed by a chain-link fence. The bungalow has an overall rectangular plan, concrete foundation, wood-frame construction covered in stucco (alteration, originally the bungalow was sheathed with wood clapboard siding), and a hipped roof with two side gables. The roof is sheathed in composition shingles (alteration).

B10. Significance (cont):

The residence at 1771 Vista del Mar is associated with the historic context of Streetcar Suburbanization and Early Residential Development in Los Angeles. As explained in the integrity section above, the residence presently does not retain integrity from the period of significance (1920) and is ineligible for individual listing under any of the applicable federal, state or local eligibility criteria. Although the residence at 1771 Vista del Mar was previously found a contributor to the Vista Del Mar/Carlos Historic District in 1984 and 1994, later the 2010 Historic Resources Survey of the Hollywood Redevelopment Project Area found the property ineligible because of the extensive alterations greatly diminishing the residence's integrity and was assigned a CHR status code of 6Z. While 1771 Vista del Mar remains a contributor to a California Register listed historic district by virtue of the 1984 and 1994 surveys, the residence should no longer be considered a contributor due to the significant alterations that fall outside the district's period of significance (1913-1922) which substantially compromised its integrity and detract significantly from its eligibility. Furthermore, the residence is not identified with historic events or personages important to local, state, or national history. Because the residence is significantly altered, 1771 N. Vista del Mar Avenue does not appear individually eligible for listing in the national, state or local registers as an exceptional, distinctive, outstanding, or singular example of a type or style. The residence was originally designed by local architect F.M. Tyler in 1920, but because of the lack of integrity, the residence no longer conveys its association with F.M. Tyler. Constructed in 1920, the residence at 1771 Vista del Mar was developed in Tract 2209, originally subdivided from the Del Mar Tract in 1913 and is associated with the SurveyLA themes of Streetcar Suburbanization as well as Early Residential Development in Los Angeles. Although the Residence does meet the eligibility standards identified in Los Angeles' Citywide Historic Context Statement under Streetcar Suburbanization (1888-1933) and Early Residential Development (1880-1930), it no longer retains the character-defining features that associate it with these themes. Originally a Craftsman style dwelling, the removal of wood clapboard siding, original windows, and doors, the enclosure of the side porch, and the alteration of the entry pediment, have converted the residence into a Minimal Traditional style residence popularized in the 1930s. Because the residence can no longer convey its original appearance, it is no longer representative of the development of Tract 2209 and the early improvement of Hollywood. Therefore, the residence at 1771 Vista del Mar does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register. The residence at 1771 Vista del Mar is not identified with historic personages in national, state, or local history. Research on the original owner of the property P.C. Gemert, in addition to other owners including Frank Gentles and Harry Rubinfield, did not uncover any notable historical associations. Furthermore, there does not appear to be any historical events that occurred at the residence. Therefore, the residence at 1771 Vista del Mar is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event. The residence at 1771 Vista del Mar is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. Because the residence is altered and no longer represents its original Craftsman style appearance as original designed in 1920, the residence is not an exceptional, distinctive, outstanding, or singular example of a type or style. Although the original style of the Residence is not known, records indicate it once had a flat roof and therefore may have been a Spanish Colonial Revival style home. The removal of original materials such as the roofing, windows, doors, and clapboard sheathing, in addition to the enclosure of the side porch and alteration of the entry pediment has impacts the residence's ability to convey its architectural associations from the period of significance. Therefore, the residence has lost its integrity of design, materials, workmanship, feeling, and association. The Residence was originally designed by local architect F.M. Tyler. However, alterations have compromised Tyler's original design and therefore the residence no longer conveys this significance. Therefore, the residence at 1771 Vista del Mar does not appear to satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master. The Residence at 1771 Vista del Mar was the first constructed on the site and is not likely to yield any information important to prehistory or history. Therefore, the subject property does not meet the above criterion at the national or state level.

P3a. Description (cont):

The Yucca Argyle Apartments is a three-building apartment complex including associated carport and paved surface parking areas located on the southeast corner of Argyle and Yucca Streets. The complex is bordered by: Yucca Street to the north; Vista Del Mar Street and single-family residences to the east; vacant land followed by a mixed-use residential and commercial development to the south; and Argyle Avenue to the west. Notably, the Capitol Records Building is located one block to the west of the complex along Yucca Street, and adjacent to the Vista del Mar/Carlos National Register Historic District. The 101/Hollywood Freeway is located one-and-one-half blocks to the north along Argyle Avenue and Hollywood Boulevard is located two blocks to the south along Argyle Avenue.

The Yucca Argyle Apartments retain a moderate level of integrity in terms of design, materials, workmanship, and a high level of integrity of feeling, setting, association, and location. With few alterations throughout the apartments' history, the Yucca Argyle Apartments retains enough integrity to be eligible under the applicable the SurveyLA theme of garden apartments.

B10. Significance (cont):

The Yucca Argyle Apartments is associated with the theme of Courtyard Apartments (1910-1980 and retains a moderate level of integrity from the period of significance (1953) with few alterations documented in the sites construction history. However, the Yucca Argyle Apartments do not appear significantly related to important events in national, state, or local history. Research of the apartments' residents did not reveal historic personages relevant to national, state, or local history. Furthermore, the Yucca Argyle Apartments are not the work of a master architect or builder and represent a common example of multi-family housing constructed in the mid-century throughout Southern California. The Yucca Argyle Apartments do not exhibit distinguishing architectural characteristics of an architectural type specimen. Therefore the Yucca Argyle Apartments do not appear to meet national, state, or local criteria for eligibility as a historic resource.

The Yucca Argyle Apartments do not appear to be significantly associated with contributions to the broad patterns of national, state, or local history. The area where the Yucca Argyle Apartments are located was originally part of Tract 3148 purchased by Albert G. Bartlett and subdivided in 1917. Bartlett constructed his family home on the location along with elaborate gardens covering seven acres of land. Single-family residential neighborhoods developed around Bartlett's estate while Hollywood's commercial districts along Hollywood Boulevard grew in the early twentieth century. By the time the Yucca Argyle Apartments were constructed in 1953, the area was fully developed with single-family, multi-family, and commercial properties. The Yucca Argyle Apartments is a typical and unremarkable example of post-war multi-family residential architecture, a multi-family housing type that was popular in Southern California from the years following World War II through the early 1960s. Similar apartment complexes were constructed throughout Los Angeles during the post-war years to accommodate a growing population. Although postwar development is significant to Los Angeles' history, the Yucca Argyle Apartments are isolated from similar development. A Sanborn map from 1955 shows the area surrounding the Yucca Argyle Apartments populated with pre-war multi-family housing, single family housing, and commercial buildings, as well as many open lots used for parking for the busy commercial area of Hollywood Boulevard and Vine Street. Therefore, the Yucca Argyle Apartments do not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register.

The Yucca Argyle Apartments is not identified with historic personages in national, state, or local history. Originally constructed as an income producing property by the Junior Realty Company in 1953, the Yucca Argyle Apartments served a high volume of renters throughout their history. PCR investigated occupants from 1956 to 1965 and found no persons significantly associated with national, state, or local history. Therefore, the Yucca Argyle Apartments is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.

The Yucca Argyle Apartments is a typical example of a post-war multi-family residential complex constructed throughout the Los Angeles area and Southern California. The Yucca Argyle Apartments incorporates the massing, low-pitched roof, overhanging eaves, stucco finish, cantilevered canopies, and general lack of applied ornamentation commonly associated with post-war residential architecture. Two of the three buildings are arranged in a u-shaped footprint with central courtyards. However, unlike other courtyard apartments seeking to take advantage of Southern California's ideal climate by creating an outdoor common area, the Yucca Argyle Apartments fail to make use of the landscaped courtyard. The apartments have no balconies or patios and the landscaped courtyards are dominated by concrete pathways with minimal landscaping present. Therefore, the Yucca Argyle Apartments are not an ideal representation of the courtyard apartment. Furthermore, the apartments are not the work of a master architect or builder. They are simple income producing multi-family residential structures. Therefore, the Yucca Argyle Apartments are not eligible for listing under the National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.

The Yucca Argyle Apartments are located on the former building site of the Albert G. Bartlett Residence, constructed in the early twentieth century. However, due to the significant disturbance of the site due to the construction of the apartment buildings, substantial foundations and grading, and instillation of necessary utilities, the site is not likely to yield any information important to prehistory or history. Therefore, the Yucca Argyle Apartments do not meet the above criterion at the national or state level.

APPENDIX J: RESUMES

HISTORIC RESOURCES GROUP



PAUL D. TRAVIS, AICP
MANAGING PRINCIPAL

Years of Experience: 13

Education

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

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

Lectures

California Preservation Foundation

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

Professional Affiliations

American Institute of Certified Planners, Member

American Planning Association, Urban Design & Preservation Division, Member

American Planning Association, Los Angeles Chapter, Member

California Preservation Foundation, Guest Speaker, Workshop Leader

National Trust for Historic Preservation, Member

Experience Profile

Paul Travis specializes in master planning, CEQA, NEPA and Section 106 environmental review, and historic resources assessment. At HRG, Paul manages planning-related projects with a focus on large, multi-property sites including college campuses, historic downtowns, neighborhoods and districts, industrial sites, motion picture studios, and military bases. Paul has drafted preservation plans for the University of Southern California, NBC Universal Studios, Hollywood, and Los Angeles International Airport. He has participated in the development of community plans or specific plans for Paso Robles, Fresno, and Whittier; and has been involved in the master planning process for Loyola Marymount University, Occidental College, Mount St. Mary's College, Fox Studios, the Alameda Naval Station, and the Downey NASA site. Recent survey experience includes historic resource surveys for the cities of Los Angeles, Ventura, Glendale, Paso Robles, San Diego, and Fresno.
Prior to working at HRG, Paul worked as a research assistant at the Lewis Center for Regional Policy Studies performing academic research for study of transit-oriented development along the Pasadena Gold Line light rail system. Responsibilities include gathering and analysis of ridership data and adjacent development activity, and field observation of conditions surrounding transit stops.

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

Selected Project Experience

NBC Universal Evolution Plan, Los Angeles, California
Client: NBC Universal
Project Role: Principal-in-Charge and Project Manager
Dates: 2006 to current
Since 2006, HRG has been the historic preservation consultant for the NBC Universal Evolution Plan and its associated EIR. The overall purpose of the Evolution Plan was to provide a clear set of comprehensive guidelines under which future development of the Universal City property would occur. Working in conjunction with the architectural team, HRG developed a Preservation Plan to guide the rehabilitation of historic buildings, structures, and sites within the historic district; and established basic criteria for new construction within the historic district to maintain its historic character. The Preservation Plan provides a guide for architects and designers in creating compatible new construction within the historic district.

LAX Historic Assessments, Environmental Review, and Preservation Plan
Los Angeles, California
Client: Various including CDM Smith, Ricondo Associates, Gensler
Project Role: Principal-in-Charge and Project Manager
Dates: 2014 to current
Originally named Mines Field when the first landing strips opened in 1928, Los Angeles World Airport has grown to be the largest airport in California. Its extensive history, encompasses the nascent development of the aviation industry in California, World War II, the jet age, deregulation, and widespread flight travel in the late-20th and early-21st centuries. Careful planning was required to recognize the airport's rich history while accommodating necessary facilities upgrades to meet current and future needs. HRG has worked with the airport for over three years to identify historic resources located on the airport site, conduct environmental review under CEQA, NEPA and Section 106 for multiple projects, and prepare a comprehensive Preservation Plan to guide the preservation of historic resources.

City of Fresno Fulton Corridor Specific Plan, Fresno, California
Client: City of Fresno
Project Role: Principal-in-Charge and Project Manager
Dates: 2010 to 2014
In an effort to turn around decades of urban decline, the City of Fresno embarked on a planning effort to revitalize the City's Downtown and its surrounding neighborhoods. The project included the creation of a future vision of the plan areas, policy and regulatory overhauls to support that vision, and replacement of the existing zoning with a form-based code. To support this effort, HRG conducted an intensive survey of Downtown Fresno and reconnaissance surveys of its surrounding neighborhoods to inform the planning process with a comprehensive understanding of historic resources located within the planning areas. Armed with an in-depth knowledge of the City's historic resources, HRG consulted on policies and regulatory processes to strengthen the City's preservation efforts within the plan areas. HRG also provided environmental review of the proposed plans in compliance with CEQA and consulted on Section 106 review.

HISTORIC RESOURCES GROUP



HEATHER GOERS
ARCHTIECTURAL HISTORIAN

Years of Experience: 9

Education

Master of Historic Preservation, University of Southern California

Bachelor of Arts, Humanities, University of Chicago

Professional Affiliations

California Garden and Landscape History Society, member

California Preservation Foundation, Guest Speaker & Workshop Leader

Hollywood Heritage, Board of Directors

Los Angeles Conservancy, Member and Volunteer

Experience Profile

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

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

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

Heather has guest-lectured on research methodology and cultural landscapes for the California Preservation Foundation and at Hollywood Heritage, Cal Poly Pomona, and the University of Southern California. She maintains memberships with Hollywood Heritage, where she serves on the Board of Directors; with the Los Angeles Conservancy, where she is a five-year volunteer; and the California Garden and Landscape History Society.

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

Selected Project Experience

SurveyLA
Entertainment Industry Support Services Historic Context Statement
Freeman House Historic Structures Report Update
Gamble House Cultural Landscape Report
Hollyhock House Supplemental Historic Structures Report
Holmby Westwood HPOZ Survey
Sunset Gower Studios Preservation Planning
Thacher School Survey & Assessment

HISTORIC RESOURCES GROUP



MOLLY IKER - JOHNSON
ASSOCIATE ARCHTIECTURAL HISTORIAN

Years of Experience: 4

Education

Master of Arts, Historic Preservation, University of Delaware, Newark, 2015

Bachelor of Arts, History and Bachelor of Music in Instrumental Performance, Chapman University, Orange, CA, 2013

Professional Affiliations

Los Angeles Conservancy

National Trust for Historic

Preservation

Society of Architectural Historians

Vernacular Architecture Forum

Experience Profile

Molly Iker-Johnson is an Associate Architectural Historian at Historic Resources Group. She has a Bachelor of Arts in History and a Bachelor of Music in Instrumental Performance from Chapman University and a Master of Arts in Historic Preservation from the University of Delaware. She has been with Historic Resources Group since 2014.

Prior to joining HRG, Molly worked as a Graduate Research Assistant for the Center for Historic Architecture and Design, a historic preservation organization located at the University of Delaware. Her responsibilities included assisting with large-format re-photography of early 20th century photographs taken by Delaware seed analyst Roydon Hammond, aiding in the compilation of lists of historically significant sites along Delaware's Byways, and creating photographic databases of historic sites along Delaware's Byways and Newark, Delaware's Main Street. She also worked for such organizations as Chapman University's Honors Program and CBS' Consumer Products division. At HRG, Molly works on historic resources surveys, historic context statements, historic assessments, and National Register nominations. She has worked on several large-scale historic resources surveys, including Citywide survey updates in Palm Springs, South Pasadena, and Santa Monica. Molly meets the Secretary of the Interior's Professional Qualifications Standards in History and Architectural History.

HISTORIC RESOURCES GROUP



ROBBY ARANGUREN
PLANNING ASSOCIATE & GIS SPECIALIST

Years of Experience: 9

Education

Bachelor of Arts Degree in Interdisciplinary Studies: Architecture, Urban Planning, and Business (Real Estate)
University of Texas, Arlington, 2009

Honors

California Preservation Foundation

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

Organizations

California Preservation Foundation

Los Angeles Conservancy

Los Angeles GIS Data Portal

Experience Profile

Robby Aranguren is a Planning Associate/GIS Specialist with 9 years of experience in historic preservation in Southern California. Robby joined Historic Resources Group in 2010.

At HRG, Robby provides mapping, photography and database management. He is proficient with the Microsoft Access Database, FiGSS GIS Survey System, Photoshop, Google SketchUp, ArcMap and ArcCatalog. He has worked on numerous large-scale historic resources surveys, building and manipulating large databases.

Selected projects at HRG include GIS mapping and database management for SurveyLA, South Glendale Survey, Palm Springs Citywide Survey, South Pasadena Citywide Survey, Riverside Modernism Survey, Tax Credits for the Wallis Annenberg Center for the Performing Arts and Lincoln Place Apartments, and paint analysis for the Glendale Central Air Terminal and CBS Columbia Square.

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

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