

Appendix C

Historical Report

WILSHIRE AND CLOVERDALE PROJECT

Los Angeles, California



Historical Resource Technical Report

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EXECUTIVE SUMMARY

The purpose of this report is to analyze whether a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project Site is located in the Wilshire Community Plan Area and Miracle Mile Community Design Overlay (CDO) District of the City of Los Angeles. It is situated on the south side of Wilshire Boulevard between Detroit Street on the east and Cloverdale Avenue on the west and comprises seven parcels. Four of the parcels are occupied by existing one- and two-story commercial buildings and three of the parcels are occupied by surface parking lots. Teresa Grimes | Historic Preservation (TGHP) was retained to identify historical resources on and in the vicinity of the Project Site, to assess any potential impacts the Project may have on identified historical resources, and to recommend mitigation measures as appropriate. The threshold for determining significant impacts on historical resources in Appendix G of the CEQA Guidelines is whether a proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the historical resource is materially impaired.

The four existing buildings would be retained as part of the Project and a new 46-story residential building (Residential Tower) would be constructed on the surface parking lots. The Residential Tower would provide up to 419 residential units, including 47 Extremely Low-Income affordable units. Additionally, the Residential Tower would include a 2,645 square foot ground floor restaurant adjacent to the residential entrance. Approximately 377 residential parking spaces and 66 commercial parking spaces would be provided within four levels of below grade parking and five levels of above grade parking. When including mechanical levels, an emergency helipad, and above grade parking levels, the Residential Tower would be approximately 530 feet tall.

As the Project would involve new construction, an Area of Potential Impact (API) was established to account for potential impacts on historical resources identified in the immediate surroundings. The API was defined as the Project Site as well as properties within a 500-foot radius from the center of the Project Site. The four existing buildings on the Project Site are located within and are contributing to the Miracle Mile Historic District, which was formally determined eligible for listing in the National Register of Historic Places (National Register) in 1983 and automatically listed in the California Register of Historical Resources (California Register) when the law took effect in 1992. Properties listed in the California Register are defined by CEQA as mandatory historical resources. One of the four buildings includes a storefront historically called The Darkroom, which is a designated Los Angeles Historic-Cultural Monument (HCM). The Miracle Mile Apartments Historic District was listed in the National Register in 2022. It is beyond the Project Site and north of Wilshire Boulevard, but a small portion is within the API. There is one Los Angeles Historic Preservation Overlay Zone (HPOZ) in the API, the Miracle Mile HPOZ. Designated in 2017, it is south of the Project Site. Properties listed in a local register are defined by CEQA as presumptive historical resources. Additionally, there is one object (an air raid siren) within the API that was identified by SurveyLA, the

citywide historic resource survey of Los Angeles. Properties identified by SurveyLA are considered discretionary historical resources by the City of Los Angeles.

Rear additions to the building at 5366-76 Wilshire Boulevard comprising approximately 6,137 square feet of floor area would be removed. These additions, however, are not character-defining features of this building as a result of substantial alterations. The rear of the building would be repaired after the additions are removed and the new wall would be constructed. Rear windows and doors on the other three buildings at 5350-52 Wilshire Boulevard, 5354-56 Wilshire Boulevard, and 5358-64 Wilshire Boulevard would be sealed. The rears of all four buildings would then be hidden by the podium of the Residential Tower. This component of the Project would not result in a substantial adverse change in the integrity of the historical resource because these buildings would continue to qualify as contributors. Therefore, the demolition of these additions and the minor alteration of the rear facades would have a less than significant impact on the Miracle Mile Historic District. Any potential impacts from demolition or alteration activities required for the Project would be reduced to a less than significant level through regulatory compliance with the Cultural Heritage Ordinance and Miracle Mile (CDO) Design Guidelines & Standards.

Furthermore, a Project Design Feature includes the preparation of a Historic Structure Report (HSR) to guide future rehabilitation activities that are not a part of the Project, such as tenant improvements, in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. For each building, the HSR would thoroughly identify the character-defining features; provide documentary, graphic, and physical information about their existing conditions; and make recommendations for their treatment.

The impacts from the construction and operation of the Residential Tower were also analyzed. It was concluded that this component of the Project would have no impact, a less than significant impact, or a less than significant impact with mitigation.

The Project would have no impact on The Darkroom, the Miracle Mile Apartments Historic District, the Miracle Mile HPOZ, or the air raid siren identified by SurveyLA. The introduction of a new visual feature in the vicinity of these historical resources would not diminish their integrity. In all cases, their immediate setting would remain unchanged, and their broad setting is not a character-defining feature. The mere visibility of the Residential Tower from any of these historical resources alone would not result in an impact. These historical resources would not be materially impaired by the Project because they would continue to convey their significance and remain eligible for listing under federal, state, and local landmark or historic district programs, as relevant.

Although the Residential Tower would be taller than any of the contributing buildings in the Miracle Mile Historic District, it is largely located outside the boundary. The spatial relationships between the contributing buildings would not be altered by the Project. Views looking east and west on Wilshire Boulevard would continue to include the contributing buildings with the Residential Tower emerging from the rear. The impact would be less than significant because

the Miracle Mile Historic District would continue to convey its significance and remain eligible for listing in the National and California Registers.

Any potential impacts on the existing buildings on the Project Site from the use of vibratory equipment during the construction of the Residential Tower would be reduced to less than significant by the implementation of mitigation measures.

Furthermore, there would be no cumulative impacts as a result of the Project and related projects, when taken as a whole, that would diminish the number of historical resources within the Miracle Mile Historic District.

In summary, the Project would not result in a significant adverse impact on the identified historical resources. No historical resources would be demolished. Rear additions to one contributing building within the Miracle Mile Historic District would be removed and the wall would be repaired. The Residential Tower would be visible from the historical resources in the vicinity; however, they would remain eligible for listing under federal, state, and local landmark or historic district programs, as relevant.

1. INTRODUCTION

1.1 PURPOSE

The purpose of this report is to analyze whether a proposed project (Project) in the Wilshire Community Plan Area (CPA) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project involves the following addresses and Assessor Parcel Numbers (APN):

TABLE 1: PROPERTIES COMPRISING THE PROJECT SITE			
APN	Address	Date	Description
5089-002-003	5350-52 Wilshire Boulevard	1937	Two story commercial building
5089-002-002	5354-56 Wilshire Boulevard	1937	One story commercial building
5089-002-004	721 S. Detroit Street	N/A	Surface parking lot
5089-002-005	725 S. Detroit Street	N/A	Surface parking lot
5089-002-019	716 S. Cloverdale Avenue	N/A	Surface parking lot
5089-002-026	5358-64 Wilshire Boulevard	1930	Two story commercial building
5089-002-025	5366-76 Wilshire Boulevard	1926	Two story commercial building

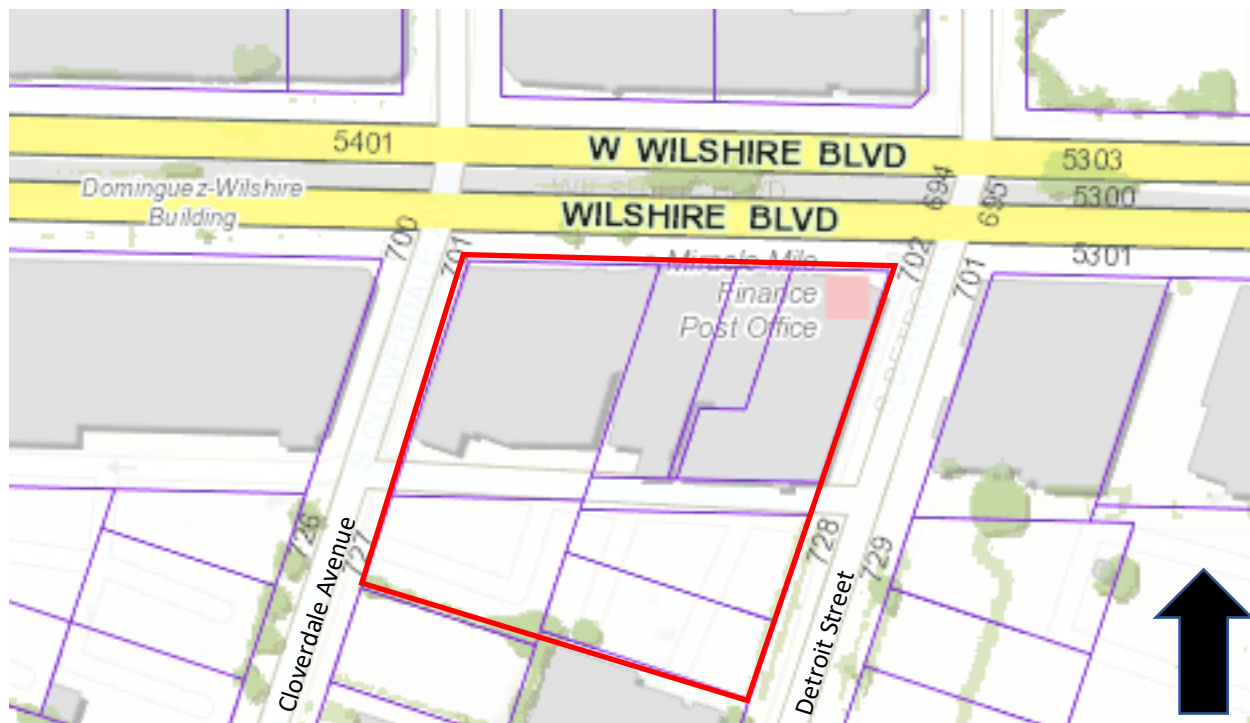


Figure 1: Project Site outlined in red.

These seven parcels (the Project Site) are located on the south side of Wilshire Boulevard between Detroit Street on the east and Cloverdale Avenue on the west (see **Figure 1**). The Project Site is situated within the Miracle Mile Community Design Overlay District and occupied by four buildings constructed between 1926 and 1937 oriented toward Wilshire Boulevard and surface parking lots to the rear. All of the buildings on the Project Site would be retained and a

new 46-story residential building would be constructed on the surface parking lots. See **Section 4.3** for a full description of the Project.

1.2 QUALIFICATIONS OF PREPARER

Teresa Grimes | Historic Preservation (TGHP) was retained to identify historical resources on and in the vicinity of the Project Site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with CEQA. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.

1.3 AREA OF POTENTIAL IMPACT

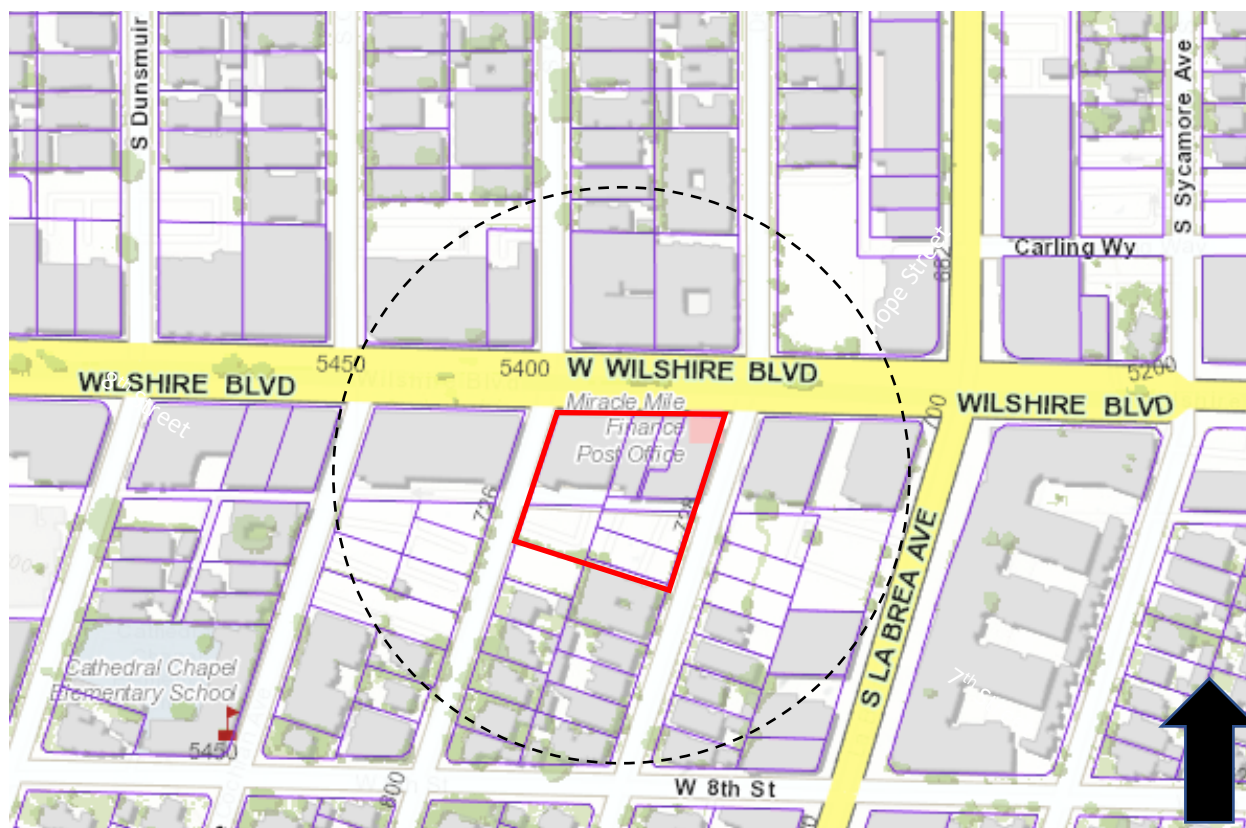


Figure 2: Project Site outlined in red; Area of Potential Impact dashed in black.

A preliminary field inspection of the Project Site and surrounding area was conducted to determine the scope, or Area of Potential Impact (API), of this report. The API is the geographic area within which a project may directly or indirectly impact the character of historical resources. In determining the API three factors were considered: the existing setting of the Project Site; the scale and nature of the Project relative to the existing setting; and the impacts the Project could have on historical resources identified within the API. As the Project involves new construction, the API was identified as a 500-foot radius from the center of the Project Site

(see **Figure 2**). This API was established to account for potential impacts on historical resources in the immediate surroundings. Properties beyond this API were not included because the Project would have no potential to directly or indirectly impact historical resources on these distant properties or their surrounding setting. The buildings and streets immediately surrounding the Project Site create a geographic and visual separation between the properties beyond the API. The Project Site therefore cannot be reasonably considered to be part of the environmental setting of historical resources beyond the API due to this intervening space.

1.4 PREVIOUS DESIGNATIONS AND EVALUATIONS

Although archaeological sites may be considered historical resources for CEQA purposes if they are listed or eligible for listing in the California Register of Historical Resources, this report is limited to historical resources that are part of the built environment. The following sources were consulted to determine if the API includes properties currently listed under federal, state, or local landmark or historic district programs or previously evaluated as potential historical resources:

1. The Built Environment Resources Directory (BERD) was reviewed to determine if any properties within the API are listed or determined to be eligible for listing in the National Register of Historic Places, listed or determined to be eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, or evaluated in historic resource surveys and other planning activities. This research revealed the following:
 - a. The Wilshire Boulevard frontage of the Project Site is located within the boundary of the Miracle Mile Historic District, which was formally determined to be eligible for listing in the National Register of Historic Places in 1983 through the federal Section 106 process. Therefore, the properties were automatically listed in the California Register of Historical Resources following the enactment of the law in 1992.
 - b. The API includes other properties contributing to the Miracle Mile Historic District.

The Miracle Mile Historic District and the contributing buildings on the Project Site are discussed in **Section 3.3**. For more information on the 1983 determination of eligibility see **Appendix B**.

2. The Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, was reviewed to determine if any properties within the API are designated Los Angeles Historic-Cultural Monuments (HCM) or located within a designated Historic Preservation Overlay Zone (HPOZ). This research revealed the following:

- a. The API includes one HCM, The Darkroom. The HCM designation is limited to the façade of the storefront at 5370 Wilshire Boulevard, which is part of the building at 5366-76 Wilshire Boulevard. This building is located on the Project Site and is discussed in **Section 3.3**.
 - b. The API includes one HPOZ, the Miracle Mile HPOZ, which is south of the Project Site. It is discussed in **Section 3.4**.
3. The findings of SurveyLA, the citywide historic resource survey of Los Angeles, are also included in HistoricPlacesLA.org as well as individual survey reports for each Community Plan Area (CPA). This research revealed the following:
 - a. There are three properties within the API that were evaluated as appearing eligible for listing in federal, state, and/or local registers of historical resources by SurveyLA. They include one object and two historic districts. A description of the previously surveyed historical resources within the API can be found in **Section 3.4**.

1.5 METHODOLOGY

The existing buildings on the Project Site were not re-evaluated as potential historical resources because they are listed in the California Register of Historical Resources as part of the Miracle Mile Historic District. However, the buildings were researched and examined to document the history of their construction. In preparing this report, the following tasks were performed:

1. Conducted an intensive field inspection of the Project Site, during which the general condition and physical integrity of the buildings were assessed. Digital photographs of the buildings were taken during the field inspection.
2. Conducted research into the history of the Project Site. Sources included building permit records, city directories, historic aerial photographs, prior survey data, newspaper archives, Sanborn Fire Insurance maps, and drawings at the University of California, Santa Barbara.
3. Conducted research on the Miracle Mile Historic District to document physical changes to the buildings within the boundary since 1983.
4. Reviewed and analyzed the entitlement plans and related documents to determine if the Project would have a significant impact on the identified historical resources as defined by CEQA.

Although archaeological sites may be considered historical resources for CEQA purposes if they are listed or eligible for listing in the California Register of Historical Resources, this report is limited to historical resources that are part of the built environment. Refer to the

Archaeological Resources Section of the Wilshire and Cloverdale Project Draft Environment Impact Report for more information.

2. REGULATORY FRAMEWORK

CEQA defines a historical resource as a property listed in the California Register of Historical Resources (California Register) or determined to be eligible for listing in the California Register by the State Historical Resource Commission. The California Register automatically includes properties listed and formally determined to be eligible for listing in the National Register of Historic Places (National Register) as well as some California State Landmarks and Points of Historical Interest. A property designated under a local preservation ordinance or identified as eligible in a historic resource survey is presumed to be a historical resource unless a preponderance of evidence demonstrates that the property is not architecturally, historically, or culturally significant.¹ The lead agency has the discretion to treat a property as a historical resource if it meets statutory requirements and substantial evidence supports the conclusion. Thus, there are three categories of historical resources:

- *Mandatory historical resources* are properties listed or determined to be eligible for listing in the California Register by the State Historical Resource Commission.²
- *Presumptive historical resources* are properties included in a local register of historical resources as defined by subdivision (k) of Section 5020.1 of the Public Resources.³ Presumptive historical resources may also include properties deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 of the Public Resources Code, unless a preponderance of the evidence demonstrates that the resource is not significant. Subdivision (g) pertains to the requirements of nomination historic resource surveys for listing in the California Register.⁴

¹ Public Resources Code § 5024.1 and Title 14 California Code of Regulations § 4850 & § 15064.5 (a) (2).

² Title 14 California Code of Regulations § 15064.5 (a) (1).

³ A local register of historical resources is defined as a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

⁴ A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

1. The survey has been or will be included in the State Historic Resources Inventory.
2. The survey and the survey documentation were prepared in accordance with office procedures and requirements.
3. The properties were evaluated and determined by the office (SHOP) to have a significance rating of Category 1 to 5 on DPR Form 523.
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the integrity of the resource.

- *Discretionary historical resources* are properties determined to be eligible for listing in the California Register by the lead agency. The determination must be supported by substantial evidence in light of the whole record.⁵

The National Register, California Register, and Los Angeles designation programs are discussed below.

2.1 NATIONAL REGISTER OF HISTORIC PLACES

The National Register 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."⁶

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:⁷

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

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns or trends in history by which a specific...property or site is understood and its

⁵ Title 14 California Code of Regulations § 15064.5 (a) (3) (4).

⁶ Title 36 Code of Federal Regulations Part 60.2.

⁷ Title 36 Code of Federal Regulations Part 60.4.

meaning...is made clear.”⁸ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as “the ability of a property to convey its significance.”⁹ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district “derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.”¹⁰

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.¹¹ A district’s significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and

⁸ Patrick Andrus and Rebecca Shrimpton, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, 1997), 7.

⁹ *National Register Bulletin #15*, 44.

¹⁰ Ibid.

¹¹ Title 36 Code of Federal Regulations Part 60.3 (d).

- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.¹²

Within historic districts, properties are identified as contributing and non-contributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.¹³

2.2 SECRETARY OF THE INTERIOR'S STANDARDS

Projects that may affect historical resources are considered to have a less than significant impact if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).¹⁴ Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.¹⁵ The Standards were issued by the National Park Service and are accompanied by Guidelines for four types of treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common treatment is rehabilitation, which is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."¹⁶ The Standards for Rehabilitation assume that at least some repair or alteration of the historic resource will be needed in order to provide for continued or new uses.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

¹² *National Register Bulletin #21: Defining Boundaries for National Register Properties* (Washington D.C.: U.S. Department of the Interior, 1995), 12.

¹³ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

¹⁴ Title 14 California Code of Regulations § 15126.4 (b).

¹⁵ Title 14 California Code of Regulations § 15331.

¹⁶ Anne E. Grimmer, *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of Interior, National Park Services, Technical Preservation Services, 2017), 2.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance.

2.3 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies,

private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹⁷

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the SOHP and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹⁸

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.¹⁹

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and districts. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California

¹⁷ Public Resources Code § 5024.1 (a).

¹⁸ Public Resources Code § 5024.1 (d).

¹⁹ Public Resources Code § 5024.1 (c).

Register if it maintains the potential to yield significant scientific or historical information or specific data.²⁰

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP for recording historical resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- | | |
|------------|---|
| 2S2 | Individual property determined eligible for the National Register by a consensus through the Section 106 process and listed in the California Register. |
| 2D3 | Contributor to a district determined eligible for the National Register by a Part 1 Tax Certification and listed in the California Register. |
| 3S | Appears eligible for the National Register as an individual property through survey evaluation. |
| 3CS | Appears eligible for the California Register as an individual property through survey |

²⁰ Title 14 California Code of Regulations § 4852 (c).

evaluation.

- 5S1** Individual property that is listed or designated locally.
- 5S3** Appears to be individually eligible for local listing or designation through a survey evaluation.
- 5D1** Contributor to a district that is locally listed or designated locally.
- 6Z** Found ineligible for the National Register, California Register, or local designation through a survey evaluation.

2.4 LOS ANGELES CULTURAL HERITAGE ORDINANCE

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Section 22.171 *et seq.* of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. A monument is any site, building, or structure of particular historic or cultural significance to the City of Los Angeles and may be designated if it meets at least one of the following criteria:

1. The proposed HCM 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; or
2. The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history; or
3. The proposed HCM 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.²¹

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

2.5 LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE ORDINANCE

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. A HPOZ is a significant concentration, linkage, or continuity of sites, buildings,

²¹ Los Angeles Administrative Code § 22.171.7.

structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of a HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or city; or
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.²²

2.6 LOS ANGELES GENERAL PLAN CONSERVATION ELEMENT

The City of Los Angeles General Plan includes a Conservation Element. Section 5 of the Conservation Element recognizes the City's responsibility for identifying and protecting its cultural and historical heritage. The Conservation Element establishes a policy to continue to protect historical and cultural sites and/or resources potentially affected by proposed land development, demolition, or property modification activities, with the related objective to protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.²³

2.7 WILSHIRE COMMUNITY PLAN

The Land Use Element of the City's General Plan includes 35 community plans. Community plans are intended to provide an official guide for future development and propose approximate locations and dimensions for land use. The community plans establish standards and criteria for the development of housing, commercial uses, and industrial uses, as well as circulation and service systems. The community plans implement the City's General Plan Framework at the local level and consist of both text and an accompanying generalized land use map. The community plans' text express goals, objectives, policies, and programs to address growth in the community, including those that relate to utilities and service systems required to support such growth. The community plans' maps depict the desired arrangement of land uses as well as street classifications and the locations and characteristics of public service facilities.

The Wilshire Community Plan includes the following objectives and policies related to historical resources:

²² Ordinance No. 184903, accessed July 7, 2022, https://preservation.lacity.org/sites/default/files/Citywide%20HPOZ%20Ordinance_current_1.pdf.

²³ City of Los Angeles General Plan, September 2001, Conservation Element, II-6 - II-9.

- Goal 17: Preserve and restore cultural resources, neighborhoods and landmarks which have historical and/or cultural significance.
- Objective 17-1: Ensure that the Wilshire Community's historically significant resources are protected, preserved, and/or enhanced.
- Policy 17-1.1: Encourage the preservation, maintenance, enhancement and reuse of existing historic buildings and the restoration of original façades.
- Objective 17-2: Preserve and enhance neighborhoods having a distinctive and significant historical character.
- Objective 17-3: Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.²⁴

2.8 APPROVAL OF PERMITS FOR HISTORICAL AND CULTURAL BUILDINGS

The Los Angeles Municipal Code (LAMC) states that the Los Angeles Department of Building and Safety “shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register, or has been included on the City of Los Angeles list of HCMs, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the CEQA Initial Study and Check List, as specified in Section 19.05 of the LAMC. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.”²⁵

2.9 MIRACLE MILE COMMUNITY DESIGN OVERLAY

The Miracle Mile Community Design Overlay (CDO) applies to commercially zoned areas along Wilshire Boulevard between Fairfax Avenue to the west and Sycamore Avenue to the east, an area generally known as the Miracle Mile neighborhood. The intent of the Miracle Mile CDO Guidelines & Standards is to provide guidance and direction in the design of new and rehabilitation of existing building and storefronts to improve their appearance, enhance the identity, and promote the pedestrian environment of the Miracle Mile Historic District.²⁶ Section 7 of the Standards & Guidelines state “Any alterations to a structure with historic status

²⁴ City of Los Angeles, Wilshire Community Plan, adopted September 19, 2001, last amended September 7, 2016.

²⁵ Los Angeles Municipal Code § 91.106.4.5.

²⁶ Los Angeles Municipal Code § 13.08E.

is required to obtain a CEQA Clearance. This clearance requires adherence to the Secretary of Interior Guidelines in order to mitigate the impact to these historic resources. The guidelines and standards below are based upon the Secretary of Interior Standards and therefore should be congruent with applicable historic requirements.²⁷

3. ENVIRONMENTAL SETTING

3.1 BRIEF HISTORY OF THE AREA

The API is located in the Wilshire Community Plan Area of the City of Los Angeles in a neighborhood known as the Miracle Mile. Historically, the Miracle Mile referred specifically to the stretch of Wilshire Boulevard between Fairfax Avenue and La Brea Avenue but is now generally applied to residential areas extending north and south of Wilshire Boulevard. In the early 1920s, Wilshire Boulevard west of Western Avenue was an unpaved farm road, extending through dairy farms and bean fields. Developer A.W. Ross saw potential for the area and began to develop this stretch of Wilshire Boulevard as a commercial district to rival Downtown Los Angeles.

Ross had, until the early 1920s, a rather uneventful career. However, when the Ambassador Hotel opened near the intersection of Wilshire Boulevard and Normandie Avenue in 1921, it caught Ross's attention. He recognized that Los Angeles would decentralize from Downtown, thanks to the rise in automobile travel. As neighborhoods like Hancock Park developed, he also considered that these residents would rather shop closer to home than make the trip into Downtown Los Angeles. His idea was to purchase the vacant land along Wilshire Boulevard in speculation of new development.²⁸

People dismissed the idea as "Ross's Folly." Bankers and friends alike tried to convince Ross that purchasing open agricultural fields outside the city limits and neighboring foul-smelling, oozing tar pits, loud oil derricks and dusty airfields was a terrible investment, citing his past failures as a developer. However, Ross felt confident in his calculations: he had decided that approximately four miles was a reasonable distance that a shopper would willingly travel and drew circles four miles in diameter on a map around new residential subdivision. Every place the circles intersected Ross bought up open land.²⁹

²⁷ Miracle Mile Community Design Overlay District, Design Guidelines & Standards (City of Los Angeles, January 16, 2005), 19.

²⁸ Kevin Roderick, *Wilshire Boulevard: Grand Concourse of Los Angeles* (Santa Monica: Angel City Press, 2005), 124-125.

²⁹ *Ibid.*, 125.



Figure 3: View looking west from Wilshire Boulevard and La Brea Avenue, 1939, Los Angeles Public Library Photograph Collection.

The first lots he sold were on the south side of Wilshire Boulevard, where small commercial establishments began to crop up. It was at this time that the stretch was given the name “Miracle Mile,” when a friend declared that it was a “miracle” development was taking place at all!³⁰ Ross’s investment was proceeding smoothly until he hit a snag in 1925. That year, the City of Los Angeles annexed the Miracle Mile and zoned it residential. Ross lost in his appeals to voters and even the California Supreme Court to continue with commercial development, coming against powerful business interests Downtown who started to view Wilshire Boulevard as competition. Despite this loss, Ross was able to discover a loophole in the new law that would allow for spot-zoning through an arduous process of planning commission and city council meetings on a case-by-case basis. However, this method allowed Ross to have greater influence of what was constructed, guiding new development towards attractive designs and control the density.³¹

Wilshire Boulevard took its place as a new shopping destination in Los Angeles as striking Art Deco style office towers and department stores began appearing along the stretch, including the Wilshire Tower (home to Silverwood’s and Desmond’s), the Dominguez-Wilshire Building

³⁰ Ibid., 125

³¹ Ibid., 130.

(home to Myer Siegel), the E. Clem Wilson Building, and the May Company Wilshire. The arrival of Coulter Dry Goods in 1938 was a major milestone for Wilshire Boulevard as their new store was a flagship not merely a branch. Coulter's decided to leave Downtown for the Miracle Mile.³²

However, after World War II, the same things that made Wilshire Boulevard a success—automobile travel and suburban sprawl—turned against it. Much in the way that Wilshire Boulevard overtook Downtown Los Angeles as the city's retail hub, populations shifted even further out and into new areas like the San Fernando Valley, where huge new shopping malls were being built. Stores on Wilshire struggled to compete and were forced to close their doors or relocate to the suburbs.³³



Figure 4: View looking east on Wilshire Boulevard from Hauser Boulevard, Circa 1935, Los Angeles Public Library Photograph Collection.

³² Ibid., 122.

³³ Nathan Masters, "How the Miracle Mile Got Its Name: A Brief History of L.A.'s Unlikely Retail District," *KCET*, April 11, 2012.

It was a new kind of growth that helped to revitalize Wilshire Boulevard. Corporations, banks, and insurance companies began constructing office buildings. In 1948, Prudential Insurance retained the architecture firm of Wurdeman and Becket to design an International Style building that spanned the block from Curson Avenue to Masselin Avenue.³⁴ The building's tower originally held the western headquarters of Prudential Insurance. A portion of the east wing housed Ohrbach's department store until 1965, when the store relocated to another Becket design down the street, the former Seibu Department Store. After the City repealed the ordinance that prevented the construction of buildings taller than 150 feet in 1957, even more office buildings were constructed on Wilshire Boulevard. In 1971, the Mutual Benefit Life Insurance Company teamed with San Francisco's Shorenstein Company to develop another block in the Miracle Mile from Ogden Drive to Spaulding Avenue. The developers commissioned the architecture firm of William L. Pereira and Associates to design the 30-story building.³⁵



Figure 5: View looking southeast from Wilshire Boulevard from Ridgeley Drive, 1972, Los Angeles Public Library Photograph Collection.

The Los Angeles County Museum of Art moved to Hancock Park in 1965, attracting thousands of patrons while old department stores found new lives: the Orbach's building became the Petersen Automotive Museum in 1994; the May Company Wilshire building was repurposed as LACMA West, and now serves as the Academy Museum of Motion Pictures. Other institutions like the George C. Page Museum³⁶ and Craft and Folk Art Museum would follow. Development

³⁴ The building is now called Museum Square or SAG-AFTRA Plaza.

³⁵ The building is now referred to by the address 5900 Wilshire Boulevard.

³⁶ The building is now called the Natural History Museum at La Brea Tar Pits.

is continuing along this stretch of Wilshire Boulevard as it begins to reclaim its status as a Los Angeles destination.

3.2 HISTORY OF THE PROJECT SITE

The Project Site extends from Detroit Street on the east to Cloverdale Avenue on the west and includes four buildings with Wilshire Boulevard addresses (see **Table 1** and **Figure 1**): 5350-52 Wilshire Boulevard; 5354-56 Wilshire Boulevard, 5358-64 Wilshire Boulevard, and 5366-76 Wilshire Boulevard. Each building is discussed below in the order in which it was constructed, which is west to east.

5366-76 Wilshire Boulevard



Figure 6: Project Site, view looking southeast from corner of Wilshire Boulevard and Cloverdale Avenue, July 2022, TGHP.

Construction History

5366-76 Wilshire Boulevard is a two-story building with an unreinforced masonry structure that was constructed in 1926 for A.W. Ross, the developer of the Miracle Mile, and designed by the architect Edward J. Borgmeyer. It was originally a Spanish Colonial Revival style building 116 feet long and 62 feet deep (see **Figures 7 and 8**).³⁷ A variety of tenants occupied the ground floor storefronts, while the second floor was used as residential apartments. Borgmeyer was a prominent architect in the Los Angeles area during the early twentieth century whose work included numerous theaters.³⁸

³⁷ Los Angeles Department of Building and Safety Permit No. 1926LA13503.

³⁸ Borgmeyer designed the Savoy Theater (1913) in the South Central neighborhood of L.A., the Ritz Theater (1917) in South Pasadena, the Huntington Theater (1920) in Huntington Park, the Forum Theater (1924) in the Pico Union neighborhood of L.A., the Azteca Theater (1925) in San Fernando, the Head and Ingram Theater (1925) in Anaheim, among others.

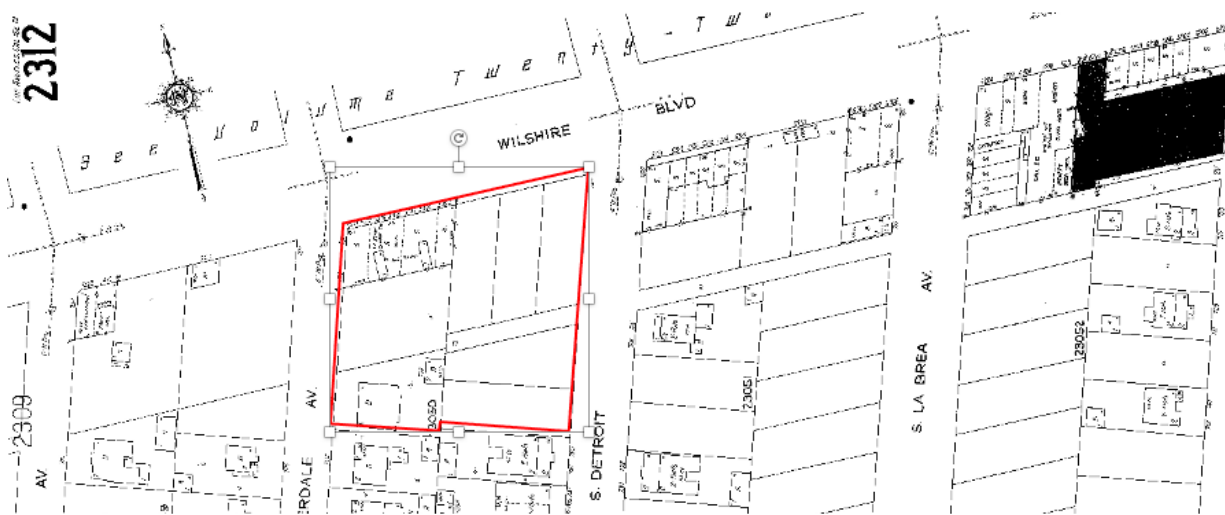


Figure 7: 1927 Sanborn Map, Volume 23, Project Site outlined in red.

New Shops Will Rise in Exclusive Area



Wilshire Block

Plans have been completed for the erection of a combination store, office and apartment-building at the corner of Wilshire and Cloverdale avenue.

Figure 8: 5366-76 Wilshire Boulevard was illustrated in the *Los Angeles Times* on May 16, 1926.

In 1931, a 20-foot by 20-foot addition was constructed at the rear.³⁹ In 1938, the storefronts from 5372-76 were altered and another addition was constructed at the rear. The owner at this time was Louis Conrad and Associates and the architect was Marcus P. Miller.⁴⁰ Based upon the historic photographs (see **Figures 11 and 12**), this is when the original Spanish Colonial Revival style of the building was replaced with the Moderne style. The Darkroom storefront at 5370

³⁹ Los Angeles Department of Building and Safety Permit No. 1931LA23282.

⁴⁰ Los Angeles Department of Building and Safety Permit No. 1938LA01502.

Wilshire Boulevard (discussed separately below) was also created at this time. In 1939, the same owner and architect were responsible for yet another rear addition (see **Figure 9**).⁴¹



Figure 9: Project Site, 5366-76 Wilshire Boulevard, original portion of building shaded in blue, additions shaded in green and orange.

Tenant History

The building has been occupied by a variety of businesses since its original construction. The tenants listed in available Los Angeles City Directories are included in **Table 2**. From 1938 through 1956, the second floor was occupied by the Wilshire Women's Athletic Club.⁴² The address for the club was 5364 Wilshire Boulevard, which later became associated with the building to the east. The Darkroom occupied the storefront at 5370 Wilshire Boulevard until 1986, making it the longest tenant in the building.

TABLE 2: CITY DIRECTORY LISTINGS FOR 5366-76 WILSHIRE BOULEVARD	
Year	Tenant
1927	Wilshire Awning Company (5376 Wilshire Blvd.)
1928	Geo Alexander and Mort Nathan Real Estate (5366 Wilshire Blvd.), Wilshire Awning Company (5376 Wilshire Blvd.)

⁴¹ Los Angeles Department of Building and Safety Permit No. 1939LA46969.

⁴² Los Angeles Department of Building and Safety Permit No. 1939LA28337.

TABLE 2: CITY DIRECTORY LISTINGS FOR 5366-76 WILSHIRE BOULEVARD

Year	Tenant
1929	Thomas Newcomb Real Estate (5366 Wilshire Blvd.), Wilshire Awning Company (5376 Wilshire Blvd.)
1930	Geo Alexander and Mort Nathan Real Estate (5366 Wilshire Blvd.), Wilshire Awning Company (5376 Wilshire Blvd.)
1931	Geo Alexander and Mort Nathan Real Estate (5366 Wilshire Blvd.), Alice Alder Beauty Shop (5370 Wilshire Blvd.), Wilshire Awning Company (5376 Wilshire Blvd.)
1932	Alexander and Nathan Real Estate (5366 Wilshire Blvd.), Alice Alder Beauty Shop (5370 Wilshire Blvd.)
1933	Alice Alder Beauty Shop (5370 Wilshire Blvd.)
1934	Elizabeth Rives Beauty Shop (5370 Wilshire Blvd.), Max and Sophie Wexler Women's Clothing (5376 Wilshire Blvd.)
1935	L.J. Callahan Cleaners (5366 Wilshire Blvd.), Jackson Weaver Beauty Shops (5370 Wilshire Blvd.), Edith Hanna Women's Clothing (5376 Wilshire Blvd.)
1936	L.J. Callahan Cleaners (5366 Wilshire Blvd.), Edith Hanna Women's Clothing (5376 Wilshire Blvd.)
1937	Jackson Weaver Beauty Shops (5370 Wilshire Blvd.), Edith Hanna Women's Clothing (5376 Wilshire Blvd.)
1938	Jackson Weaver Beauty Shops (5370 Wilshire Blvd.)
1939	Sally's Home Made Candles (5366 Wilshire Blvd.), Chandler Boot Store (5376 Wilshire Blvd.)
1940	Wilshire Women's Athletic Club (5364 Wilshire Blvd.), Sally's Home Made Candles (5366 Wilshire Blvd.), Diamond and Mark Cameras (5370 Wilshire Blvd.), Chandler Boot Store (5376 Wilshire Blvd.)
1941	Wilshire Woman's Athletic Club (5364 Wilshire Blvd.), Sally's Home Made Candles (5366 Wilshire Blvd.), Benjamin Hubschman Photographic Supplies (5370 Wilshire Blvd.), Chandler Boot Store (5376 Wilshire Blvd.)
1942	Wilshire Woman's Athletic Club (5364 Wilshire Blvd.), Sally's Home Made Candles (5366 Wilshire Blvd.), Benjamin Hubschman Photographic Supplies (5370 Wilshire Blvd.), Chandler Boot Store (5376 Wilshire Blvd.)
1946	Wilshire Woman's Athletic Club (5364 Wilshire Blvd.), Hong Kong Chop Suey Parlor (5368 Wilshire Blvd.), The Darkroom (5370 Wilshire Blvd.), Sheela's Sportswear Shop (5374 Wilshire Blvd.)
1951, 1956	Wilshire Woman's Athletic Club (5364 Wilshire Blvd.), Embassy Men's Shop (5368 Wilshire Blvd.), The Darkroom (5370 Wilshire Blvd.), Davis Sportswear (5374 Wilshire Blvd.), Leed's Shoe Store (5376 Wilshire Blvd.)
1960, 1965	Joel's Photo Studio (5368 Wilshire Blvd.), The Darkroom (5370 Wilshire Blvd.), Leed's Shoe Store (5376 Wilshire Blvd.)
1971, 1975	Dale's Jewelers (5366 Wilshire Blvd.), Joel's Photo Studio (5368 Wilshire Blvd.), The Darkroom (5370 Wilshire Blvd.)
1981, 1986	Dale's Jewelers (5366 Wilshire Blvd.), Joel's Photo Studio (5368 Wilshire Blvd.), The Darkroom (5370 Wilshire Blvd.)
1987	Dale's Jewelers (5366 Wilshire Blvd.), Sher-E Punjav Cuisine (5370 Wilshire Blvd.), Sanders House of Lights (5376 Wilshire Blvd.)
1990, 1995	Ann's Piano and Organ (5366 Wilshire Blvd.), Joel's Photo Studio (5368 Wilshire Blvd.)
2001, 2006	Building (5366 Wilshire Blvd.), Address listed but no name given (5368, 5370 Wilshire Blvd.)

TABLE 2: CITY DIRECTORY LISTINGS FOR 5366-76 WILSHIRE BOULEVARD

Year	Tenant
	Blvd.), La Brea Acupuncture (5372 Wilshire Blvd.)
2012	Busby's, El Toro Cantina (5364, 5370 Wilshire Blvd.)
2018	Busby's (5364 Wilshire Blvd.)

Alterations

As previously stated, the original Spanish Colonial Revival design was destroyed by the 1938 remodel. Subsequent alterations damaged the 1938 Moderne design. There are dozens of permits on record for alterations to the building including interior tenant improvements as well as exterior changes such as storefronts and signs. The building permit history is unclear because each permit does not necessarily describe the location of the work. Major alterations include the reduction of the parapet wall in 1961,⁴³ the addition of the aluminum sunscreen across the second story of the north façade in 1971,⁴⁴ and the seismic retrofit of the building between 1982 and 1988.⁴⁵



Figure 10: View looking northeast from Wilshire Boulevard and Cochran Avenue, red arrow pointing at 5366-76 Wilshire Boulevard, 1929, Miracle Mile Residents Association.

⁴³ Los Angeles Department of Building and Safety Permit No. 1961LA87264.

⁴⁴ Los Angeles Department of Building and Safety Permit No. 1971LA30431.

⁴⁵ Los Angeles Department of Building and Safety Permit No. 1982LA50964, 1983LA74195, 1987LA81859, 1988LA17104.



Figure 11: View looking southwest from Wilshire Boulevard and La Brea Avenue, 1932, Los Angeles Public Library Photograph Collection.



Figure 12: View looking southwest from Wilshire Boulevard and Detroit Street, red arrow pointing at 5366-76 Wilshire Boulevard, 1939, USC Digital Library.

Louis Conrad

Louis Conrad was born in Russia on July 24, 1877. When he moved to the United States is unknown, but he was a naturalized citizen living in Boyle Heights and working as a pharmacist by 1909.⁴⁶ During the early 1920s, he was the secretary and treasurer of the Los Angeles Realty Corporation.⁴⁷ By 1926, he had established his own real estate development company, Louis Conrad and Associates.⁴⁸ In addition to developing buildings in Downtown L.A., Conrad developed other buildings in the Miracle Mile including 5355-58 Wilshire Boulevard (demolished) and 5358-64 Wilshire Boulevard, which is on the Project Site and discussed below. Both of these buildings were designed by Marcus P. Miller. Conrad passed away in December of 1939 at the age of 63.

Marcus P. Miller

Marcus Phillips Miller was born in Illinois on August 5, 1892. By 1917, he was working as a draftsman for the Chicago architectural firm of Davidson and Weiss.⁴⁹ According to the finding aid for his papers at the University of California, Santa Barbara, he worked for the architectural firm of Curlett and Beelman from 1920 to 1927 as the head of the Specifications and Contracts Department; however, this information could not be corroborated. The same source indicates that Miller was partners with the architect William V. Kernan from 1927 to 1937. Although a few newspaper articles announced that commissions had been awarded to Kernan and Miller, the two architects appear to have mostly worked independently during this period. The only significant example of their partnership seems to be a trading floor in the Board of Trade Building on Spring Street for the California Stock Exchange.⁵⁰

Although Miller's body of work is not well documented in any of the architectural histories of Los Angeles, he was responsible for the design of several notable examples of Art Deco and Streamline Modern buildings including the Montecito Apartment Building in Hollywood (1931), the Los Convalescent Hospital in Montebello (1931), the modernization of the Fred Harris Building in Downtown L.A., the Von's Market in Santa Monica (1939), and the Thrifty Drug Store in South Pasadena (1941).

Miller spent three years during the 1930s working on a project that was never realized, an eight-story hotel in Eagle Rock for the financier Alonzo Mather.⁵¹ Conrad, who also owned the building 5366-76 Wilshire Boulevard, hired Miller to design other buildings including his own home in Hancock Park (1936), an office building in Downtown L.A. (1937), and the Melody Lane Café in the Miracle Mile (1937). Other repeat clients included the Eastern Columbia Company,

⁴⁶ "Louis Conrad Will Be Buried Today," *Los Angeles Times*, December 10, 1939; and U.S. World War I Draft Registration Cards, September 12, 1918.

⁴⁷ "Loft Buildings Planned," *Los Angeles Times*, June 24, 1923.

⁴⁸ "Mercantile Structure Announced," *Los Angeles Times*, February 7, 1926.

⁴⁹ 1917 World War I Draft Registration Card.

⁵⁰ "Trading Room Almost Complete," *Los Angeles Times*, June 9, 1929.

⁵¹ "First Picture of Long-Rumored Project for Alonzo C. Mather," *Los Angeles Times*, July 30, 1933.

Citizen's Trust and Savings Bank, Roymar Realty, Sontag Drug Store, Jacob Stern & Sons, and Weaver Jackson Beauty Shops. Miller passed away in November of 1949 at the age of 57.

5358-64 Wilshire Boulevard



Figure 13: Project Site, view looking south toward 5358-64 Wilshire Boulevard, July 2022, TGHP.

Construction History

5358-64 Wilshire Boulevard was constructed in 1930 for Stanley D. Smith and designed by the architect Gilbert Stanley Underwood.⁵² The two-story unreinforced masonry building was originally 46 feet 5 inches long and 80 feet deep.⁵³ Based upon the historic photograph below (see **Figure 15**), the building originally had a terra cotta façade with crests in each corner of the parapet. Two large windows flanked one medium window on the second story. There were two storefronts with an open staircase to the second floor. Underwood was a noted architect best known for designing train stations for the Union Pacific Railroad and lodges for the National Park Service. His work in Los Angeles includes the Wilshire Tower at 5514 Wilshire Boulevard.

⁵² Los Angeles Department of Building and Safety Permit No. 1930LA14574.

⁵³ Los Angeles Department of Building and Safety Permit No. 1926LA13503.

By 1939, the building was owned by Louis Conrad and Associates, which hired Marcus P. Miller to design interior alterations, new storefronts, and a rear addition.⁵⁴ The original Underwood design destroyed and replaced with the 1939 remodel. The new façade was Moderne in style and stripped away the terra cotta, which was replaced with cement plaster with horizontal banding. The two storefronts were retained but the staircase to the second floor was enclosed. The three windows were removed and replaced with six windows. The principal feature of the design was a vertical element at the west end with a panel of glass blocks and a wing wall that extended above the roofline.

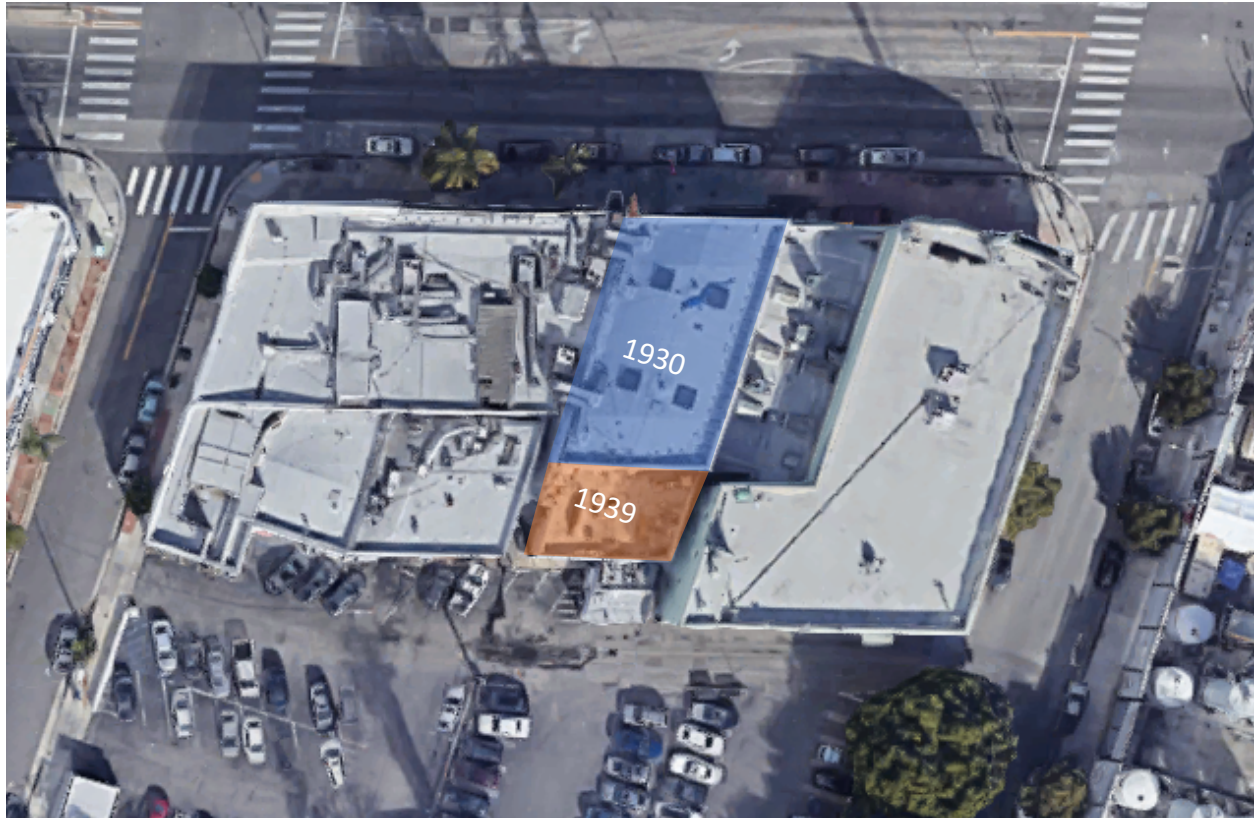


Figure 14: Project Site, 5358-64 Wilshire Boulevard, original portion of building shaded in blue, additions shaded in orange.

Tenant History

The building has been occupied by a variety of businesses since its original construction. The tenants listed in available Los Angeles City Directories are included in **Table 3**. The ground floor was one of several gyms operated by Vic Tanny during the early 1960s, followed by Jack La Lanne's European Health Spa during the 1970s and 1980s.

⁵⁴ Los Angeles Department of Building and Safety Permit No. 1939LA23318, 1939LA43216, and 1939LA46969.

TABLE 3: CITY DIRECTORY LISTINGS FOR 5358-64 WILSHIRE BOULEVARD

Year	Tenant
1932	Southern California Music Co. (5364 Wilshire Blvd.)
1934	D.J. Biddle Cigars and Tobacco (5364 Wilshire Blvd.)
1935	C.J. Stimmel Cleaners (5358 Wilshire Blvd.)
1937	J.C. Solomon Cleaners (5358 Wilshire Blvd.)
1938	Earl Lackman Cleaners (5358 Wilshire Blvd.)
1939	Marjorie Cottrell Women's Clothing (5358 Wilshire Blvd.)
1941, 1946	Websters Coffee Shop (5358 Wilshire Blvd.), Hollywood Decorative Studio (5360 Wilshire Blvd.), First Capital Wilshire-La Brea Billiard (5364 Wilshire Blvd.)
1951, 1956	Hickory House (5358 Wilshire Blvd.), Schenasi Decorator (5360 Wilshire Blvd.), Electrolosys Salon
1960, 1965	Vic Tanny's (5364 Wilshire Blvd.), Dale's Jewelers (5366 Wilshire Blvd.)
1971, 1975	Jack La Lanne's Spa (5364 Wilshire Blvd.), Dale's Jewelers (5366 Wilshire Blvd.)
1981, 1986	Jack La Lanne's Spa (5364 Wilshire Blvd.), Dale's Jewelers (5366 Wilshire Blvd.)
1990, 1995	Jack La Lanne's Spa (5364 Wilshire Blvd.), Ann's Piano and Organ (5366 Wilshire Blvd.); Joel's Photo Studio (5368 Wilshire Blvd.)
2001, 2006	The Conga Room (5364 Wilshire Blvd.), Building (5366 Wilshire Blvd.)
2012	Lagos African Cuisine (5358 Wilshire Blvd.), Busby's, El Toro Cantina (5364, 5370 Wilshire Blvd.)
2018	Ariyoshi Sushi (5358 Wilshire Blvd.), Next Gen Video Games (5360 Wilshire Blvd.), Busby's (5364 Wilshire Blvd.)

Alterations

The building has been substantially altered. There are dozens of permits on record for alterations to the building including interior tenant improvements as well as exterior changes such as storefronts and signs. The building permit history is unclear because each permit does not necessarily describe the location of the work. Major alterations include the reduction of the parapet wall in 1956⁵⁵ and the resizing and replacement of windows on the second story at an unknown date, but sometime after 1978. All that remains from the 1939 construction are bits of the horizontal bands on the second story and the vertical glass block window and wing wall at the west end of the north façade.

⁵⁵ Los Angeles Department of Building and Safety Permit No. 1958LA36180.



Figure 15: 5358-64 Wilshire Boulevard, 1937, courtesy of the National Building Museum.



Figure 16: View looking southeast from Wilshire Boulevard and Cloverdale Avenue, red arrow pointing at 5358-64 Wilshire Boulevard, 1978, Los Angeles Public Library Photograph Collection, Ann Laskey photographer.

5354-56 Wilshire Boulevard



Figure 14: Project Site, view looking south toward 5354-56 Wilshire Boulevard, July 2022, TGHP.

Construction History

5354-56 Wilshire Boulevard was constructed in 1937 for the Union Bank and Trust Corporation and designed by the architect Marcus P. Miller.⁵⁶ The one-story building is 33 feet long and 90 feet deep.⁵⁷ The original design appears to have consisted of two storefronts of equal size with moldings above connecting the façade of the building at 5350-52 Wilshire Boulevard and a parapet wall (see **Figure 18**). Storefronts had deeply recessed entrances flanked by display windows, much like the other buildings on the block.

⁵⁶ Los Angeles Department of Building and Safety Permit No. 1930LA14574.

⁵⁷ Los Angeles Department of Building and Safety Permit No. 1926LA13503.



Figure 15: Project Site, 5354-56 Wilshire Boulevard shaded in blue.

Tenant History

The building has been occupied by a variety of businesses since its original construction. The tenants listed in available Los Angeles City Directories are included in **Table 4**. From 1946 to 1965, the western storefront was occupied by a Christian Science Reading Room. Since that time, the two storefronts have been leased by various restaurants and hair salons.

TABLE 4: CITY DIRECTORY LISTINGS FOR 5354-56 WILSHIRE BOULEVARD	
Year	Tenant
1939	Fitzwell Shoes (5356 Wilshire Blvd.)
1940	Fitzwell Shoes (5354 Wilshire Blvd.), Louis Wolf Leather Goods (5356 Wilshire Blvd.)
1941	Fitzwell Shoes (5354 Wilshire Blvd.)
1942	F.L. Emerson Shoes (5354 Wilshire Blvd.)
1946	Christian Science Churches Reading Room (5354 Wilshire Blvd.), Tunstall's Gifts (5356 Wilshire Blvd.)
1951	Christian Science Churches Reading Room (5354 Wilshire Blvd.), Matus Camera Supply (5356 Wilshire Blvd.)
1956	Christian Science Churches Reading Room (5354 Wilshire Blvd.)
1960	Christian Science Churches Reading Room (5354 Wilshire Blvd.), Nixon Club (5356 Wilshire Blvd.)
1965	Christian Science Churches Reading Room (5354 Wilshire Blvd.)
1971	Jack LaLanne's Nutrition Center (5354 Wilshire Blvd.), Spartan Hair Fashions (5356

TABLE 4: CITY DIRECTORY LISTINGS FOR 5354-56 WILSHIRE BOULEVARD

Year	Tenant
	Wilshire Blvd.)
1975	Jack LaLanne's Nutrition Center (5354 Wilshire Blvd.), Michael's Hair Fashion (5356 Wilshire Blvd.)
1981	Jack LaLanne's Nutrition Center (5354 Wilshire Blvd.); Michael's Hair Fashion (5356 Wilshire Blvd.)
1986	Fernando's Natural Food (5354 Wilshire Blvd.), Michaels Hair Fashion (5356 Wilshire Blvd.)
1990	JM Cafeteria (5354 Wilshire Blvd.), Michael's Hair Fashion (5356 Wilshire Blvd.)
1995	Michael's Hair Fashion (5356 Wilshire Blvd.)
2001	Alejandro's Deli (5354 Wilshire Blvd.), Ana Skincare, Eclectic Salon (5356 Wilshire Blvd.)
2006	Panini Grill and Deli (5354 Wilshire Blvd.); Ana Lau Skin Care, Eclectic Salon (5356 Wilshire Blvd.)
2012	Panini Grill and Deli (5354 Wilshire Blvd.), Ana Lau Skincare (5356 Wilshire Blvd.)
2018	Vees Cafe (5354 Wilshire Blvd.), RVM Salon (5356 Wilshire Blvd.)

Alterations

The building has been substantially altered. The storefronts have been replaced and a large fascia has been added above the storefronts that extends across the north facades of 5350-52 and 5354-56 Wilshire Boulevard, making the two buildings appear as one.⁵⁸ All that remains from the 1937 construction is the parapet wall with alternating horizontal and vertical banding.

5350-52 Wilshire Boulevard

Construction History

5350-52 Wilshire Boulevard was constructed in 1937 as a S.H. Kress Department Store and designed by the architect Edward F. Sibbert.⁵⁹ The two-story building has an L-shaped plan and a reinforced concrete structure. The Wilshire Boulevard frontage is approximately 60 feet long and the Detroit Street frontage is approximately 130 feet long.⁶⁰ Kress was a chain of department stores founded by Samuel Henry Kress, which operated from 1869 to 1981. Edward F. Sibbert was a well-known architect in New York who was closely associated with the chain. Between 1929 and 1944 he designed more than 50 stores for the chain, which were mostly in the Art Deco style.⁶¹

⁵⁸ Los Angeles Department of Building and Safety Permit No. 1976LA37107.

⁵⁹ Los Angeles Department of Building and Safety Permit No. 1937LA17053.

⁶⁰ Los Angeles Department of Building and Safety Permit No. 1926LA13503.

⁶¹ "Our Founder, Samuel H. Kress," Kress Foundation, accessed on August 19, 2022, <https://www.kressfoundation.org/About/Our-Founder>.



Figure 16: Project Site, view looking southwest toward 5350-52 Wilshire Boulevard, July 2022, TGHP.



Figure 17: Project Site, 5350-52 Wilshire Boulevard shaded in blue.

Tenant History

The building tenants listed in available Los Angeles City Directories are included in **Table 5**. The building was occupied by the Kress Department Store until the early 1960s. Occupants during the 1970s appear to have been retail businesses. According to the building permit record, the use of the ground floor was changed to a U.S. Post Office in 1977.⁶²

TABLE 5: CITY DIRECTORY LISTINGS FOR 5350-52 WILSHIRE BOULEVARD	
Year	Tenant
1941	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.)
1946	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.)
1951	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.)
1956	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.)
1960	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.)
1963	Wilshire Interiors (5352 Wilshire Blvd.)
1965	Wilshire Interiors (5352 Wilshire Blvd.)
1981	Pants Bazaar, Rich Rags (5353 Wilshire Blvd.)
1986	U.S. Postal Service (5350 Wilshire Blvd.), Meghrig M and Sons (5352 Wilshire Blvd.)
1990	U.S. Postal Service (5350 Wilshire Blvd.), Meghrig M and Sons (5352 Wilshire Blvd.)
1995	U.S. Postal Service (5350 Wilshire Blvd.), Meghrig GM Gallery (5352 Wilshire Blvd.)
2001	First Quintile Capital MNG (5350 Wilshire Blvd.), The Hair Shop (5352 Wilshire Blvd.)
2012	U.S. Postal Service (5350 Wilshire Blvd.), Meghrig Coin and Stamp Supply (5352 Wilshire Blvd.)
2018	Rack & Sack (5350 Wilshire Blvd.), Meghrig Coin and Stamp Supply (5352 Wilshire Blvd.)

Alterations

The building remained essentially intact until it was converted into a U.S. Post Office. By that time, the owner, Gary M. Meghrig also owned the adjacent one-story building at 5354-56 Wilshire Boulevard. The second story of the exterior is substantially intact. The most significant alteration to the exterior has been the replacement of the storefronts and the addition of a large fascia above the mezzanine level windows that extends across the north facades of 5350-52 and 5354-56 Wilshire Boulevard, making the two buildings appear as one.⁶³

⁶² Los Angeles Department of Building and Safety Permit No. 1977LA51540.

⁶³ Los Angeles Department of Building and Safety Permit No. 1976LA37107.



Figure 18: 5350-52 Wilshire Boulevard, 1937, courtesy of the National Building Museum.

3.3 HISTORICAL RESOURCES ON THE PROJECT SITE

There are two types of historical resources on the Project Site including one district and one building. All four buildings on the Project Site contribute to the Miracle Mile Historic District, which was officially determined eligible for listing in the National Register in 1983 and listed in the California Register in 1992. The Darkroom is a storefront at 5370 Wilshire Boulevard, which is attached to one of the contributing buildings noted above. It was also designated HCM No. 451 in 1989. These two historical resources are described but not re-evaluated for reasons explained below.

Miracle Mile Historic District

The Wilshire Boulevard frontage of the Project Site is located within the boundary of the Miracle Mile Historic District (District), which was formally determined eligible for listing in the National Register in 1983. As a result, it was listed in the California Register following the enactment of the law in 1992. Therefore, the existing buildings on the Project Site are part of a mandatory historical resource. For more information on the determination of eligibility see **Appendix B**.

The District was found significant under National Register Criterion C in the context of architecture as an excellent collection of Art Deco and Streamline Moderne commercial buildings from the 1920s and 1930s. Nineteen buildings on five blocks between La Brea Avenue on the east and Burnside Avenue on the west were identified as contributors to the District. The District was not recorded on Department of Parks and Recreation (DPR) inventory forms. A

period of significance was not included in the summary statement of significance; however, the contributing buildings were constructed between 1926 and 1937. The documentation did not include an assessment of integrity of contributing and non-contributing buildings or the District as a whole.

When the District was determined eligible in 1983, the documentation included several errors, inconsistencies, and omissions, which are discussed below.

5354-56 Wilshire Boulevard is located on APN 5089-002-002. This one-story building was constructed in 1937 for the Union Bank & Trust Company and designed by the architect Marcus P. Miller.⁶⁴ It was erroneously included with the building at 5350-52 Wilshire Boulevard (APN 5089-002-003), and the two buildings were counted as one contributing building. Since it was included with the building at 5350-52 Wilshire Boulevard, it was not described in the determination of eligibility report. Thus, the physical features of the building in 1983 are unknown. In any case, the building does not retain integrity from the period of significance as a result of substantial alterations. All that remains is the overall massing and the parapet along the north façade. It is nonetheless considered a contributing building and treated as such in this report because only the State Historical Resource Commission has the authority to remove a property from the California Register.

5366-76 Wilshire Boulevard is located on APN 5089-002-005. The construction date of this two-story building is erroneously identified as 1935. Constructed in 1926, it is the oldest building in the District. It is correctly counted as one contributing building in the narrative of the documentation, but the storefront at 5366 Wilshire Boulevard is indicated as a contributing building and the storefront at 5376 as a non-contributing building on the map. The building does not retain integrity from the period of significance as a result of substantial alterations. All that remains is the overall massing and a section of the second story along the north façade. It is nonetheless considered a contributing building and treated as such in this report for the same reason noted above; only the State Historical Resource Commission has the authority to remove a property from the California Register.

These two properties are pictured and discussed in greater detail in **Section 3.2**.

Since 1983, a number of buildings within the District have been demolished or partially demolished, substantially altered, or identified as individually eligible in a historic resource survey.

5320-40 Wilshire Boulevard was a two-story Spanish Colonial Revival style building at the southeast corner of Wilshire Boulevard and Detroit Street (see **Figures 10 and 19**). It was demolished in 2015 for the construction of the Wilshire/La Brea Station of the Los Angeles County Metro Rail system (see **Figure 20**). Thus, the property can no longer be considered contributing to the significance of the District as the building no longer exists.

⁶⁴ Los Angeles Department of Building and Safety Permit No. 1937LA33918.



Figure 19: 5320-40 Wilshire Boulevard, 1978, Los Angeles Public Library Photograph Collection, Anne Laskey photographer.



Figure 20: 5320-40 Wilshire Boulevard, July 2022, TGHP.

5355-59 Wilshire Boulevard was a one-story Art Deco style building on the north side of the street between Cloverdale Avenue and Detroit Street (see **Figure 21**). It was described in the determination of eligibility report as follows:

The simple, flat façade is sheathed with alternating horizontal bands of turquoise and light orange terra cotta. The roof edge is capped with a pressed metal band decorated with zigzag patterns. Above the band are the remnants of an aluminum tubing balustrade. On the left side of the façade is a higher, vertical element covered with rectangular turquoise tiles. The bottom part of the façade is a continuous band of storefronts. There is original terrazzo flooring at two of the store entries.

The building was demolished in 2006 and a new five and six story, mixed-use building was constructed. The new building occupies the former parcel associated with 5355-59 Wilshire Boulevard as well as the parcel at the corner of Detroit Street, which was once the Melody Lane Café. The new address for the new building is 5351-61 Wilshire Boulevard. The upper portion of the façade of 5355-59 Wilshire Boulevard appears to have been incorporated into the new building; however, it is a shadow of its former self. The storefronts are all new, the vertical element described above was not preserved, and the terra cotta band has apparently been painted (see **Figure 22**). This minimal level of preservation is inadequate for the building to be considered contributing to the significance of the District. In fact, the building was demolished and all that remains is a section of one wall.



Figure 21: 5355-59 Wilshire Boulevard, circa 1937, Los Angeles Public Library Photograph Collection, Herman J. Schultheis photographer.



Figure 22: 5355-59 Wilshire Boulevard, July 2022, TGHP.

The north side of Wilshire Boulevard between Cloverdale Avenue and Cochran Avenue has been substantially altered. The block originally contained four buildings, three contributing and one partially excluded from the boundary.

- 5401-03 Wilshire Boulevard is a one-story Streamline Moderne commercial building designed for the Sontag Drug Company in 1938 and still intact.
- 5407-11 Wilshire Boulevard is a one-story Streamline Moderne commercial building constructed in 1936 and occupied by a variety of retail businesses.
- 5413 Wilshire Boulevard was a one-story Streamline Moderne commercial building that was occupied by a market (see **Figure 24**). Originally, it was an A & P Market but at the time of the determination of eligibility report it was Roman Foods Market.
- 5423-25 Wilshire Boulevard was a one-story Period Revival style commercial building with two storefronts. The one on the east was occupied by Brown's Wilshire Bakery and the one on the west (the corner) was occupied by the Flying Saucer Restaurant at the time of the determination of eligibility report (see **Figure 23**). The Flying Saucer Restaurant was not included within the boundary even though it was constructed during the period of significance. Indeed, the narrative of the documentation stated, "it is considered appropriate as a contributor to the District." The building was constructed in 1938 and occupied by the Wimp Grill, an early hamburger shop.



Figure 23: 5423-25 Wilshire Boulevard, 1978, Los Angeles Public Library Photograph Collection, Anne Laskey photographer.



Figure 24: 5413 Wilshire Boulevard, 1935, Water and Power Associates.



Figure 25: 5413-15 Wilshire Boulevard, July 2022, TGHP.

In 1990, 5423-25 was demolished and 5407-11 and 5413 were partially demolished and the façades were incorporated into a new building with the address 5413-15 Wilshire Boulevard (see **Figure 25**). The Certificate of Occupancy for the new building was issued in 1992. According to current industry standards, 5423-25 Wilshire Boulevard would be included within the boundary but counted as one non-contributing building. The roof structures and perimeter walls of 5407-11 and 5413 Wilshire Boulevard appear to remain; however, the storefronts have been removed and infilled, which fundamentally changed their relationship with the street and nature as individual commercial buildings. This minimal level of preservation is inadequate for the buildings to be considered contributing to the significance of the District.

5455 Wilshire Boulevard is a 22-story Corporate International Style office building constructed in 1961 (see **Figure 26**). It was excluded from the boundary of the District in 1983; at the time the building would have only been 22 years of age and not old enough to warrant evaluation for listing in the National Register. In 2014, it was identified as individually eligible for listing under national, state, and local landmark programs by SurveyLA. Although it does not

contribute to the significance of the District, it would be considered a contributing building because it independently meets the criterion for listing in the National Register.⁶⁵



Figure 26: 5455 Wilshire Boulevard, July 2022, TGHP.

5467 Wilshire Boulevard is a one-story Streamline Moderne commercial building at the northeast corner of Wilshire Boulevard and Dunsmuir Avenue. Constructed in 1936, it originally contained multiple storefronts including the White Spot in the eastern half (see **Figure 27**). By 1978, the building had been combined into a men's clothing store, Zachary All (see **Figure 28**). The vertical element rising above the parapet in the approximately center of the façade had been removed and the storefronts replaced. In 2001, the building was further altered for Walgreens Pharmacy (see **Figure 29**). The storefronts were infilled, and the main entrance was moved to the rear (north) elevation.⁶⁶ Thus, the property does not retain integrity from the period of significance and can no longer be considered contributing to the significance of the District.

⁶⁵ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

⁶⁶ Los Angeles Building and Safety Department Permit No. 01016-10000-07444, November 14, 2001.



Figure 27: 5467 Wilshire Boulevard, circa 1940, Los Angeles Public Library Photograph Collection.



Figure 28: 5467 Wilshire Boulevard, 1978, Los Angeles Public Library Photograph Collection, Anne Laskey photographer.



Figure 29: 5465-69 Wilshire Boulevard, July 2022, TGHP.

5507-11 Wilshire Boulevard is a one-story Streamline Moderne style building on the north side of the street between Dunsmuir Avenue and Burnside Avenue. Constructed in 1937, it was occupied by a tailor until the 1960s (see **Figures 30 and 31**).⁶⁷ It was described in the determination of eligibility report as follows:

The upper portion of the facade is decorated with two vertically faceted pilasters and is edged on one side with a curved, horizontally banded element. The remainder of the plain upper façade has a bas-relief geometric pattern. The street level store frontage has been remodeled.

⁶⁷ Los Angeles Building and Safety Department Permit No. 1937LA22529.



Figure 30: North side of Wilshire Boulevard between Dunsmuir Avenue and Burnside Avenue. The building at 5507-11 Wilshire Boulevard is between the El Rey Theatre on the west and Bank of America on the east, circa 1945, Water and Power Associates.



Figure 31: 5507-11 Wilshire Boulevard, 1978, Los Angeles Public Library Photograph Collection, Anne Laskey photographer.



Figure 32: 5507-11 Wilshire Boulevard, July 2022, TGHP.

In 2007, the building was further altered by the Korean Cultural Center, which also occupies the former bank building at 5505 Wilshire Boulevard (see **Figure 32**). The alterations appear to have included cladding the exterior of the façade in stone and the replacement of storefronts, which are incompatible with the character of the building. Thus, the property does not retain integrity from the period of significance and can no longer be considered contributing to the significance of the District.

Although the integrity of the District has been greatly diminished since it was determined eligible for listing in the National Register in 1983, it is nonetheless listed in the California Register and therefore treated as a historical resource in this report. Only the State Historical Resource Commission has the authority to remove a historical resource from the California

Register. The new information and changes to the District discussed above are summarized in **Table 6** and illustrated in **Figures 33 and 34**.

TABLE 6: PROPERTIES WITHIN MIRACLE MILE HISTORIC DISTRICT							
No.	APN	1983 Address	ZIMAS Address	Build Date	Notes	1983 Status Code	Proposed Status Code
1	5508-008-001	5355-59 Wilshire Boulevard	5351-61 Wilshire Boulevard	2006	Demolished in 2006 and portion of façade was incorporated into new building.	2D2	6Z
2	5508-008-027	5363-79 Wilshire Boulevard	5369-79 Wilshire Boulevard	1928	No significant changes.	2D2	2D2
3	5508-009-001	5401-03 Wilshire Boulevard	5401-05 Wilshire Boulevard	1936	No significant changes.	2D2	2D2
4	5508-009-030	5407-11 Wilshire Boulevard	5413-15 Wilshire Boulevard	1936	Originally counted as 3 buildings, 2 contributing and 1 excluded; 5407-11 was a retail shop; 5413 was Roman Foods Market; 5423 was Brown's Wilshire Bakery; and 5425 was the Flying Saucer Restaurant, which was not included within the boundary. In 1990, 5423 and 5425 were demolished and 5407-11 and 5413 were partially demolished and portions of façades were incorporated into new building.	2D2	6Z
5	5508-009-030	5413 Wilshire Boulevard	5413-15 Wilshire Boulevard	1936		2D2	6Z
6	5508-009-030	5423-25 Wilshire Boulevard	5413-15 Wilshire Boulevard	1990		2D2	6Z
8	5508-010-025	5455 Wilshire Boulevard	5455-57 Wilshire Boulevard	1960	Not included within boundary but evaluated as individual resource by SurveyLA.	6Z	3S/3CS/5S3
9	5508-010-024	5467 Wilshire Boulevard	5465-69 Wilshire Boulevard	1936	Substantially altered in 2001.	2D2	6Z
10	5508-011-001	5505 Wilshire	5501-05 Wilshire	1929	No significant changes.	2D2	2D2

TABLE 6: PROPERTIES WITHIN MIRACLE MILE HISTORIC DISTRICT

No.	APN	1983 Address	ZIMAS Address	Build Date	Notes	1983 Status Code	Proposed Status Code
		Boulevard	Boulevard				
11	5508-011-002	5507-11 Wilshire Boulevard	5320-40 Wilshire Boulevard	1937	Substantially altered in 2001.	2D2	6Z
12	5508-011-026	5515-19 Wilshire Boulevard	5515-19 Wilshire Boulevard	1936	No significant changes.	2D2	2D2
13	5089-004-016	5514 Wilshire Boulevard	5500-22 Wilshire Boulevard	1929	No significant changes.	2D2	2D2/5S1
14	5089-003-021	5466-70 Wilshire Boulevard	5570-86 Wilshire Boulevard	1928	No significant changes. SurveyLA identified as individual resource for association with A.W. Ross. ⁶⁸	2D2	2D2/5S3
15	5089-003-020	5464 Wilshire Boulevard	5460-64 Wilshire Boulevard	1936	No significant changes.	2D2	2D2
16	5089-003-019	5450 Wilshire Boulevard	5450-56 Wilshire Boulevard	1937	No significant changes.	2D2	2D2
17	5089-003-008	5410 Wilshire Boulevard	5412-20 Wilshire Boulevard	1931	No significant changes.	2D2	2D2
18	5089-002-025	5366-74 Wilshire Boulevard	5366-76 Wilshire Boulevard	1926	Counted as two buildings on the map; one contributing and one non-contributing.	2D2	2D2
19	5089-002-026	5364 Wilshire Boulevard	5358-64 Wilshire Boulevard	1930	No significant changes.	2D2	2D2
21	5089-002-002	N/A	5354-56 Wilshire Boulevard	1937	Not recognized as building, counted with 5530-56 Wilshire Boulevard, but significantly altered.	N/A	6Z
22	5089-002-003	5350-56 Wilshire Boulevard	5350-52 Wilshire Boulevard	1937	No significant changes.	2D2	2D2
23	5089-001-901	5320-40 Wilshire Boulevard	5318-28 Wilshire Boulevard	N/A	Demolished in 2015.	2D2	6Z

⁶⁸ Ross maintained an office in the building until 1933 according to the Los Angeles City Directories.

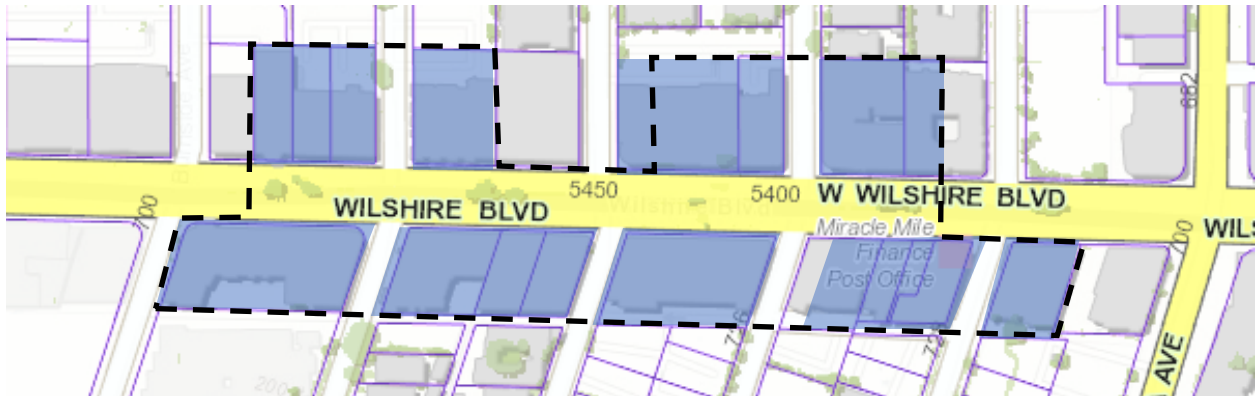


Figure 33: Miracle Mile Historic District in 1983 Determination of Eligibility, contributing buildings shaded in blue and boundary dashed in black.

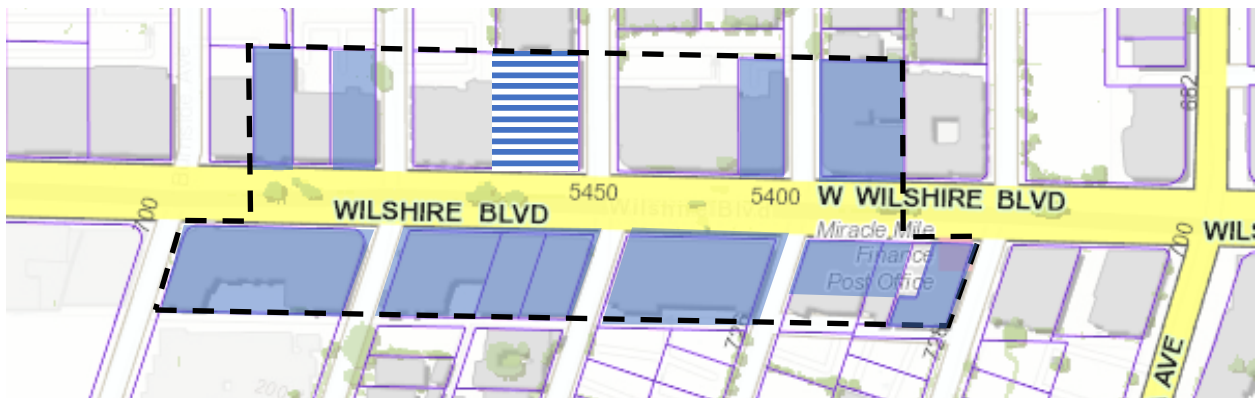


Figure 34: Miracle Mile Historic District in 2022, contributing buildings shaded in solid blue, SurveyLA individually eligible building highlighted in striped blue, and boundary dashed in black.

The Darkroom

Presumptive historical resources are listed in a local register.⁶⁹ The storefront at 5370 Wilshire Boulevard, historically and commonly known as The Darkroom, is designated HCM No. 451. The HCM designation is limited to the façade of the storefront, which is part of the building at 5366-76 Wilshire Boulevard. As previously discussed, the building at 5366-76 Wilshire Boulevard was designed in the Spanish Colonial Revival style by the architect Edward J. Borgmeyer in 1926.⁷⁰ By 1937, the building was owned by Louis Conrad and Associates who hired the architect Marcus P. Miller to remodel the building in the Moderne style. The transformation appears to have occurred in phases but was complete by 1939 as evidenced by historic photographs (see

⁶⁹ Subdivision (k) of Public Resources Code § 5020.1, “Local register of historical resources” means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. The Los Angeles Cultural Heritage Ordinance and Historic Preservation Overlay Zone Ordinance meet this definition. Therefore, properties designated as HCMS or areas designated HPOZs are presumed to be historical resources by the City of Los Angeles.

⁷⁰ Los Angeles Building and Safety Department Permit No. 1926LA13503.

Figures 35 and 36). There were numerous building permits issued in 1938 for tenant improvements and storefront alterations; however, none are specifically for a camera store or 5370 Wilshire Boulevard. A camera store at 5370 Wilshire Boulevard first appears in the Los Angeles City Directory in 1940. At that time, the tenant was Diamond and Mark Cameras, which was owned by Sigmond Diamond and Robert Mark. Very little information could be found on either of them. Beginning in 1941, the store was owned by Benjamin Hubschman, though only basic biographical information about Hubschman could be found.⁷¹

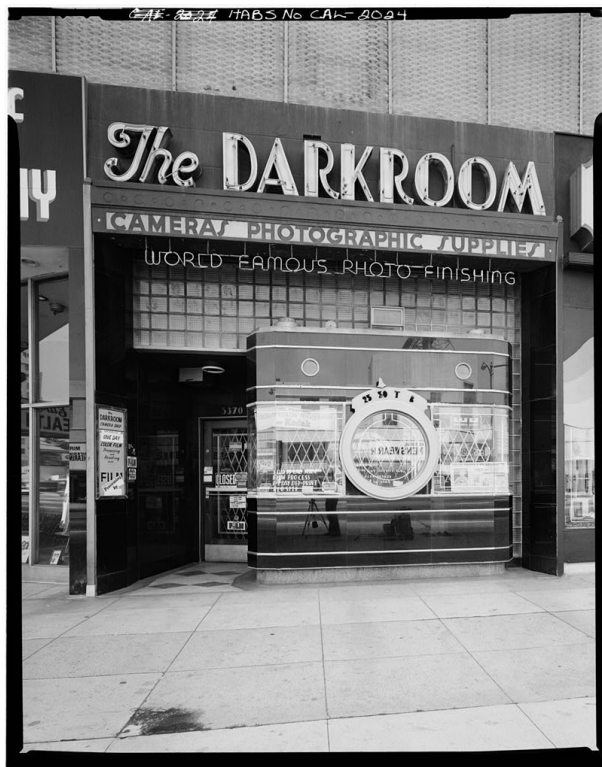


Figure 35: The Darkroom, 1972, Library of Congress HABS Collection, Marvin Rand photographer.



Figure 36: The Darkroom, July 2022, TGHP.

Miller's design for The Darkroom consisted of a nine-foot-tall re-creation of a 35-millimeter Argus camera complete with a shutter speed indicator, winder, and dual rangefinders, tailored out of black Vitrolite, and capped by a wall of glass blocks. The camera "lens" was forged from a porthole window, onto which newsreels are said to have been projected for the benefit of passersby during The Darkroom's early days. Distinctive neon signage spelling out the name of the shop originally sat atop the storefront.

The Darkroom is a presumptive historical resource for the purposes of CEQA as it is included in the local register of historical resources. The facade is one of the city's best and last remaining

⁷¹ Hubschman indicated that he owned The Darkroom on his 1942 World War II Draft Registration Card. His camera store was listed in the Los Angeles City Directory beginning in 1941 under photographic apparatus and supplies.

examples of programmatic architecture, in which a building physically resembles its purpose.⁷² The Darkroom remained in this location until the 1980s. It has since been occupied by a series of restaurants. Since 1983, the neon signage was removed and is now owned by the Museum of Neon Art.

3.4 HISTORICAL RESOURCES IN THE AREA OF POTENTIAL IMPACT

The mandatory historical resources within the API include those on the Project Site, which are discussed in **Sections 3.2 and 3.3**. Beyond the Project Site and discussed below are: the Miracle Mile Apartments Historic District, which is a mandatory historical resource; the Miracle Mile HPOZ, which is a presumptive historical resource; and an air raid siren identified by SurveyLA, which is a discretionary historical resource.

⁷² Daniel Prosser “Commercial Development and the Automobile, 1910-1970,” *Los Angeles Citywide Historic Context Statement* (Los Angeles Office of Historic Resources, August 2016), 83.

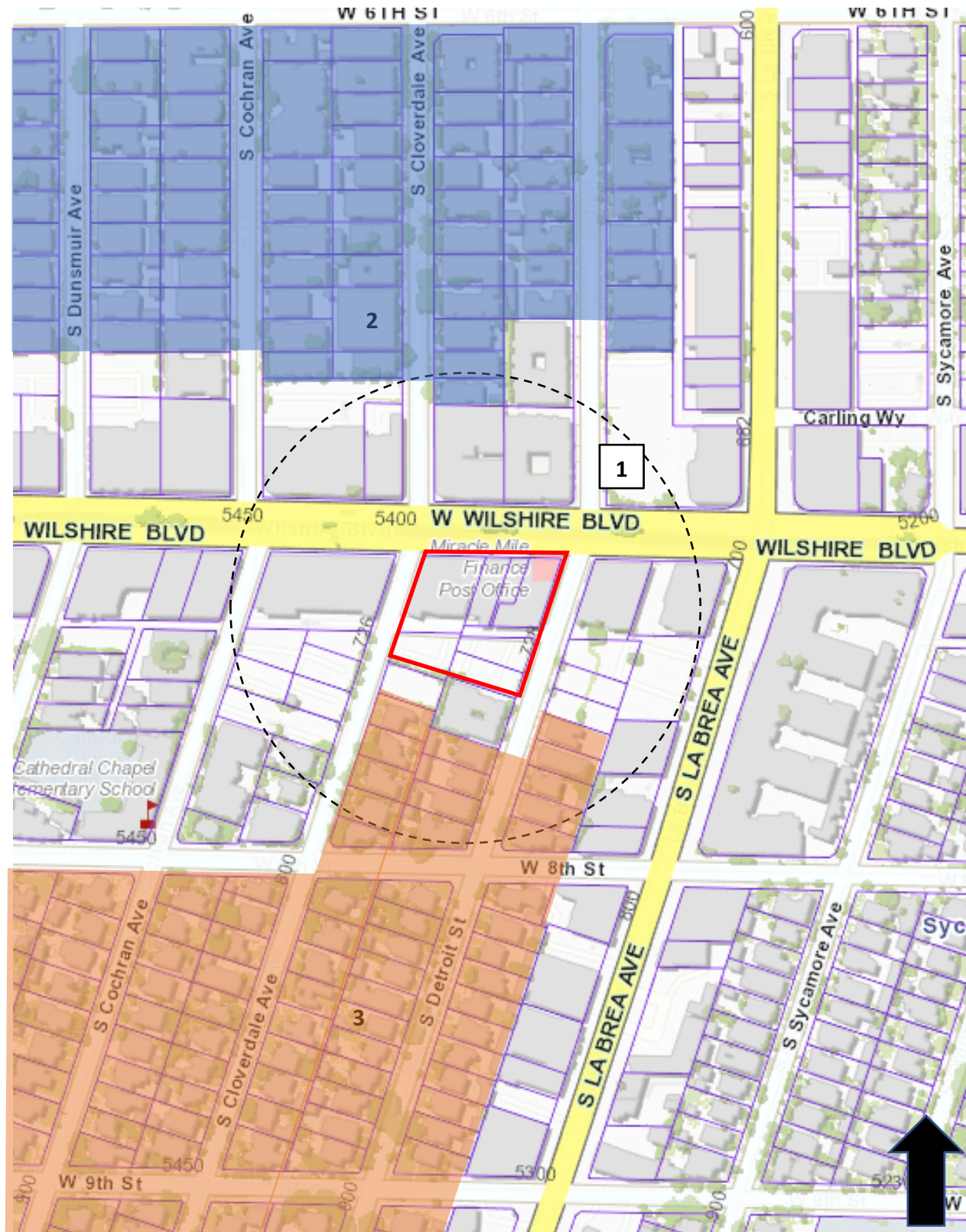


Figure 37: Project Site outlined in red; API dashed in black; historical resources numbered and color coded.

1. Air Raid Siren No. 37

- Type: Object
- Year Built: 1940
- Status Code: 3S/3CS/5S3
- Period of Significance: 1940
- Criteria for Eligibility: A/1/1
- Essential Aspects of Integrity for the Criteria:
 - Criterion A/1/1: Location, Design, Materials, and Feeling
- Intact Aspects of Integrity: Location, Design, Materials, Workmanship, Feeling, Association

This air raid siren is located on Detroit Street just north of Wilshire Boulevard. The object was identified by SurveyLA in 2014 as appearing eligible for listing in the National Register and California Register and for HCM designation as a wire spool type on a freestanding pole; associated with World War II and Cold War military infrastructure.



Figure 38: View of air raid siren looking south on Detroit Street, 2014, SurveyLA.

2. Miracle Mile Apartments Historic District

- Type: District
- Year Built: 1925-1952
- Status Code: 1S
- Period of Significance: 1925-1952
- Criteria for Eligibility: A/1/1; C/3/3
- Essential Aspects of Integrity for the Criteria:
 - Criterion A/1/1: Location, Setting, Feeling, Association
 - Criterion C/3/3: Setting, Design, Materials, Feeling
- Intact Aspects of Integrity: Location, Setting, Design, Materials, Workmanship, Feeling, Association

The district includes parcels along Ridgeley Drive, Burnside Avenue, and Dunsmuir Avenue, between 6th Street and Wilshire Boulevard; and Cochran Avenue, Cloverdale Avenue, and Detroit Street, between 3rd Street and Wilshire Boulevard. Of the 219 total properties, 199 are contributors and 20 are non-contributors.

The district mostly consists of one to five-story



Figure 39: Miracle Mile Apartments Historic District Boundary, 2022, HistoricPlacesLA.

multi-family residences with modest, uniform setbacks and concrete walkways and steps. Most of the two-story residences have detached garages and driveways with curb cuts, whereas the taller apartment buildings do not. There are original sidewalks but only a few mature street trees, including magnolias and jacarandas. The period of development is 1925 to 1952, and most buildings were constructed in various Period Revival styles.

The district was identified by SurveyLA in 2014 as appearing eligible for listing in the National Register and California Register and for HPOZ designation. In 2022, the district was listed in the National Register (and by extension the California Register) as an automobile oriented multi-family residential neighborhood tied to the growth of Wilshire Boulevard, and as an excellent collection of Period Revival style apartment buildings.



Figure 40: View looking northwest on Detroit Street, July 2022, TGHP.



Figure 41: View looking southeast on Cloverdale Avenue, July 2022, TGHP.



Figure 42: View looking southeast on Cloverdale Avenue, July 2022, TGHP.

3. Miracle Mile HPOZ

- Type: District
- Year Built: 1921-1953
- Status Code: 5S1
- Period of Significance: 1921-1953
- Criteria for Eligibility: A/1/1; C/3/3
- Essential Aspects of Integrity for the Criteria:
 - Criterion A/1/1: Location, Setting, Feeling, Association
 - Criterion C/3/3: Setting, Design, Materials, Feeling
- Intact Aspects of Integrity: Location, Setting, Design, Materials, Workmanship, Feeling, Association

The HPOZ is roughly bounded by 8th Street on the north, San Vicente Boulevard on the south, Orange Drive and Detroit Street on the east, and Stanley Avenue and Orange Grove Avenue on the west. There are 1,347 total properties within the HPOZ; however, the number of contributors, altered contributors, and non-contributors is not included in the survey report.

The HPOZ is composed of one and two-story single- and multi-family residences, all of which occupy rectangular parcels that are roughly uniform in size. Notable planning features include consistent setbacks, scored concrete sidewalks, and landscaped parkways that are planted with various species of shade tree and bisected by curb cuts. Most residences were constructed during the 1920s and designed in either the Tudor Revival or Spanish Colonial Revival style, a small number of residences date from the 1930s and 1940s and are Minimal Traditional, Monterey Revival, and Streamline Moderne in style.

The HPOZ was designated in 2017 as an important example of automobile suburbanization, an early enclave of Jewish residents, and as a collection of primarily Period Revival style houses dating from the 1920s to the 1940s. The HPOZ includes two areas, the

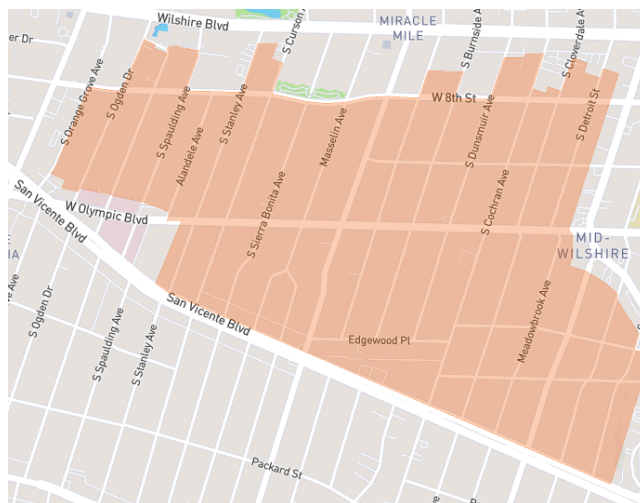


Figure 43: Miracle Mile HPOZ Boundary, 2017, HistoricPlacesLA.



Figure 44: View looking south on Cloverdale Avenue from 8th Street, July 2022, TGHP.



Figure 45: View looking southeast on Detroit Street from 8th Street, July 2022, TGHP.

Burnside Avenue-Cloverdale Avenue Residential Historic District and the South Detroit Street Residential Historic District, that were separately identified by SurveyLA in 2014 as appearing eligible for listing in the National Register and California Register and for HPOZ designation



Figure 46: View looking northeast on Detroit Street from mid-block, July 2022, TGHP.

4. PROJECT IMPACTS

4.1 THRESHOLDS FOR SIGNIFICANT IMPACTS ON HISTORICAL RESOURCES

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect 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.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2)(C) in turn explains that a historical resource is “materially impaired” when a project:

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

4.2 PROJECT DESCRIPTION

The Wilshire and Cloverdale Project would include a mixed-use development comprised of residential and commercial uses with associated parking. The Project would utilize the City's Transit Oriented Communities (TOC) Guidelines to construct a podium tower (Residential Tower) comprised of up to 419 residential units, including 47 Extremely Low-Income affordable units, a 2,645 square-foot restaurant, and 47,533 square feet of open space. Existing commercial buildings along Wilshire Boulevard would be retained and would provide 42,092 square feet of office and restaurant uses. In total, the Project would include 44,737 square feet of commercial floor area. Additionally, 6,137 square feet of existing building area that were constructed as rear additions to the southwestern portion of the commercial building along Wilshire Boulevard would be removed. The Project would provide up to 443 vehicle parking spaces, comprised of 377 residential parking spaces and 66 commercial parking spaces within four levels of below grade parking and five levels of above grade parking. In addition, approximately 202 bicycle parking spaces would be provided. Upon completion, the Project would result in a total floor area of 420,201 square feet, with an overall project FAR of 7.51:1, and a maximum building height of 46 stories at approximately 530 feet.

The Project would retain all four existing buildings that are contributing to the Miracle Mile Historic District including The Darkroom storefront, which is HCM No. 451. The rear additions to the building at 5366–76 Wilshire Boulevard would be removed; however, they are not character-defining features. The rear of 5366–76 Wilshire Boulevard would be replaced with a new solid wall. Rear windows and doors on the other three buildings at 5350-52 Wilshire Boulevard, 5354-56 Wilshire Boulevard, and 5358-64 Wilshire Boulevard would be sealed. The rears of all four buildings would then be hidden by the podium of the new Residential Tower.

Any future improvements would be reviewed and approved by OHR in accordance with LAMC 91.106.4.5 such that the historic integrity of the buildings would not be materially impaired. To assist in these regulatory compliance efforts, the Project includes Project Design Feature CUL-PDF-1 which requires preparation of a Historic Structure Report (HSR), which will thoroughly identify historic materials and character-defining features, provide documentary, graphic, and physical information about their existing conditions, and make recommendations for their treatment which will be adhered to. The HSR will guide rehabilitation activities in compliance with the Secretary of the Interior's Standards and would be completed prior to the alteration of the historic buildings and submitted to OHR for concurrence. The HSR will be prepared based upon the National Park Service's *Preservation Brief #43: The Preparation and Use of Historic Structure Reports*. The HSR will thoroughly identify historic materials and character-defining features, provide documentary, graphic, and physical information about their existing conditions, and make recommendations for their treatment, which will be adhered to.

4.3 ANALYSIS OF PROJECT IMPACTS

The proposed Project involves three activities that have the potential to impact historical resources: demolition, alteration, and new construction. The following discussion analyzes the

potential for these activities to result in direct, indirect, and/or cumulative impacts on the identified historical resources as a result of the Project.

- Direct impacts are caused by a project and occur at the same time and place.⁷³ Examples of direct impacts may include the demolition and destruction of historical resources as well as the relocation and alteration of historical resources.
- Indirect impacts, or secondary effects, are reasonably foreseeable and caused by a project but occur at a different time or place.⁷⁴ Examples of indirect impacts may include visual, auditory, and atmospheric changes to the setting of historical resources from construction.
- Cumulative impacts refer to two or more individual effects that are considerable when taken together, or that compound or increase other environmental impacts.⁷⁵

In analyzing the potential for direct and indirect impacts from the construction and operation of the Project on the historical resources on the Project Site and within the API, the central question is whether the Project would cause a “material impairment” to their significance.⁷⁶ Material impairment occurs where a project alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the identified historical resources no longer retained sufficient integrity to convey their significance as a result of the Project. According to National Register *Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials.

4.4.1. Analysis of Potential Impacts on Historical Resources on Project Site

As described in **Section 3.3**, there is a portion of one listed historic district on the Project Site including four contributing buildings, one of which is listed individually at the local level. Following is an analysis of the potential for direct and indirect impacts on the identified historical resources on the Project Site.

Miracle Mile Historic District

The northern portion of the Project Site is located within the boundary of the Miracle Mile Historic District therefore it has the potential to result in direct and indirect impacts to this historical resource from demolition, alteration, and construction and operation associated with the Project. The District was formally determined eligible for listing in the National Register and

⁷³ Title 14 California Code of Regulations §15358 (a)(1).

⁷⁴ Title 14 California Code of Regulations §15358 (a)(2).

⁷⁵ State CEQA Guidelines Section 15355.

⁷⁶ Public Resource Code § 21084.1; Title 14 California Code of Regulation §15064.5(b).

listed in the California Register as an excellent collection of Art Deco and Streamline Moderne commercial buildings from the 1920s and 1930s. Although the integrity of the District has been greatly diminished by the demolition of contributing buildings, the alteration of contributing buildings (including those on the Project Site), and the construction of new non-contributing buildings, it remains a mandatory historical resource defined by CEQA because it is listed in the California Register.



Figure 48: Project Site, view looking northeast from surface parking lot, July 2022, TGHP.

Demolition

The Project would demolish the rear additions at 5366-76 Wilshire Boulevard, which were constructed in 1931 and 1938 (see **Figures 9, 48 and 49**). The 1931 addition was constructed within the period of significance for the District (1926-1937), while the 1938 addition was not. In both cases, however, the additions were subsequently altered and do not retain integrity from the period of significance. The date the alterations occurred is unknown, however, the entire rear of the building is sheathed in metal panels that are not reflective of the Moderne style. As the additions are not character-defining features, their removal would not materially impair the building as a contributing resource or the District as a whole. All of the aspects of integrity for the contributing building and District would be unaffected by the Project. Therefore, impacts associated with demolition activities would be less than significant as defined by CEQA.

Alteration

The Project would retain the existing buildings with the exception of the rear additions at 5366-76 Wilshire Boulevard, which is described and analyzed above. As a part of the Project, the rear of the building would be repaired after the additions are removed and a new wall would be constructed. Rear windows and doors on the other three buildings at 5350-52 Wilshire Boulevard, 5354-56 Wilshire Boulevard, and 5358-64 Wilshire Boulevard would be sealed. The rears of all four buildings would then be hidden by the podium of the Residential Tower. These minor alterations would not involve any character-defining features and therefore would not materially impair the four buildings. With respect to potential future tenant improvements (e.g., replacement of doors or windowpanes), any future improvements would be reviewed and approved by OHR in accordance with LAMC Section 91.106.4.5 such that the historic integrity of the buildings would not be materially impaired. To assist in these regulatory compliance efforts, the Project includes Project Design Feature CUL-PDF-1 which requires preparation of an HSR that will thoroughly identify historic materials and character-defining features, provide documentary, graphic, and physical information about their existing conditions, and make recommendations for their treatment which will be adhered to. The Department of City Planning would also review alterations for compliance with the Design Guidelines & Standards in the Miracle Mile Community Design Overlay (CDO) District. As discussed separately below, the OHR would also review alterations to The Darkroom storefront in accordance with the Cultural Heritage Ordinance. Thus, potential impacts from alteration activities would be avoided through the required regulatory compliance with existing City ordinances. The integrity of the four buildings would be retained and possibly improved by the Project. Thus, they would continue to remain contributing to the significance of the Miracle Mile Historic District.



Figure 49: Project Site, view looking northeast from surface parking lot, July 2022, TGHP.

New Construction

In addition to potential impacts from demolition and alteration, the Project has a potential to adversely impact historical resources from new construction, including excavation/shoring and the use of vibratory equipment during construction of the new building. As described in the Noise Section of the Wilshire and Cloverdale Project Draft Environmental Impact Report, the Project would be required to implement NOI-MM-2 and NOI MM-3 to reduce impacts of vibratory equipment during construction. Thus, significant impacts on the existing buildings on the Project Site from excavation/shoring and the use of vibratory equipment during the construction of the new building would be avoided by the implementation of these mitigation measures.

In addition to direct impacts from new construction, the Project has the potential to indirectly impact the District, which would be significant if new construction were to reduce its integrity to the degree that it would no longer qualify as a historical resource. Following is an analysis of the potential for the new construction to impact the District using the seven aspects of integrity.

Location is the place where the historic property was constructed or the place where the historic event occurred.

The District currently retains integrity of location. The District has not been moved as a whole and the contributing buildings remain in their original locations.

The new construction would not result in the relocation of any contributing buildings within the District. Therefore, the integrity of location would be unaffected by the Project.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The District's current integrity of design has been compromised by the demolition of contributing building, the alteration of contributing buildings, and the construction of new non-contributing buildings. The development pattern as a whole is characterized by continuous street walls with commercial buildings ranging from one to twelve stories in height designed in the Art Deco and Streamline Moderne styles. The building at 5455 Wilshire Boulevard was not included within the boundary of the District in 1983 but is nevertheless located on Wilshire Boulevard. It is 22 stories in height and Corporate International in style and therefore disrupted the design of the District as a whole.

The new construction would not alter the form, plan, space, structure, or style of any of the contributing buildings on the Project Site. As the additions at 5366-76 Wilshire Boulevard are not character-defining, their removal would not materially impair the building as a contributing resource or the District as a whole. In fact, the original form of the building would be restored by their demolition.

The new construction would include a five-story podium across the entire Project Site. The podium is slightly taller than the contributing buildings but comparable to the prevailing building heights within the District. Furthermore, the podium would be divided vertically by structural piers that would be finished with a dark gray cement plaster, which recedes from and blends with the existing buildings on the Project Site. The east and west facades of the podium would utilize materials and patterns inspired by the Art Deco style common in the District. The base of the podium would feature black stone and the garage above grade would be screened by metal grills with a geometric pattern. The podium also provides a transition between the contributing buildings on the north and the Residential Tower at the southwest. Thus, the podium of the new building would not in and of itself diminish the design integrity of the District as a whole.

The Residential Tower would further alter the development pattern of the District as a whole. At 530 feet, the Residential Tower would be significantly taller than the tallest contributing buildings, which were constructed when the height limit was 150 feet. While the integrity of design would be diminished by the Project, it would not diminish to the degree that the District would not remain eligible for listing in the National Register and listed in the California Register. Like the podium, the Residential Tower has been designed with strong vertical lines and repeating geometric patterns. While the roof line of the podium is flat, the roof top of the tower is layered and stepped back like the other taller Art Deco buildings in the District.

Although the Residential Tower would be taller than any of the contributing buildings, the design is a modern interpretation of the Art Deco style. Furthermore, the Residential Tower would not be located on Wilshire Boulevard – unlike the building at 5455 Wilshire Boulevard. Thus, the contributing buildings on Wilshire Boulevard would continue to be the most prominent design features on the Project Site from views within the District.

Setting is the physical environment of an historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space.

The District currently retains integrity of setting. The contributing buildings possess the same spatial relationships with each other as existed historically. The features of the setting include the configuration of streets and sidewalks. While the streetscape improvements including the trees and streetlights generally post-date the period of significance, they do not detract from the historic character of the District.

As previously discussed, the Residential Tower would not be compatible with the size or scale of the contributing buildings on the Project Site that range from one to two-stories in height. However, the Residential Tower would be setback from Wilshire Boulevard by at least 95 feet, which minimizes its presence within the District. The spatial relationships between the contributing buildings and the District would not be altered by the Project. Views looking east and west on Wilshire Boulevard would continue to include the contributing buildings with the Residential Tower emerging from the rear.

The new construction would not result in alterations to the topography, natural or manmade streetscape improvements, or relationships between any contributing buildings within the District. While the Residential Tower would introduce a new visual element within the District, the relationship among the contributing building would not be changed. Therefore, the integrity of setting would be unaffected by the Project.

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 an historic property.

The District's current integrity of materials has been compromised by the demolition and alteration of contributing buildings. While a few contributing buildings have been rehabilitated in compliance with the Standards, most have not. As discussed in **Section 3.3.**, several buildings have been substantially altered. Thus, there has been a significant loss of historic materials. Of the remaining, intact contributing buildings, the common exterior materials consist of stucco wall cladding, stone bulkheads, terrazzo paving in entryways, and metal storefronts and windows. The materials used in the new construction are compatible with this palette of materials.

As previously discussed, the new construction would require the removal of the rear additions at 5366-76 Wilshire Boulevard; however, these additions are not character-defining features. Therefore, the Project would not result in the destruction of any historic materials. Damage to adjacent contributing buildings from vibration as a result of Project construction activities is not anticipated but would be monitored pursuant to NOI-MM-2 and NOI MM-3. Any unanticipated damage to historic materials would be repaired. Therefore, the integrity of materials would be unaffected by the Project.

Workmanship is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history.

The District's current integrity of workmanship has been compromised by the demolition and alteration of contributing buildings. The remaining, intact contributing buildings display examples of both vernacular construction techniques and plain finishes as well as skilled craftsmanship and ornamental detailing.

As previously discussed, the new construction would require the removal of the rear additions at 5366-76 Wilshire Boulevard; however, these additions are not character-defining features. Therefore, the Project would not result in the destruction of any evidence of skilled construction techniques or building practices. Furthermore, while damage to adjacent contributing buildings from vibration as a result of Project construction activities is not anticipated, it would be monitored pursuant to NOI-MM-2 and NOI MM-3. Any unanticipated damage to historic workmanship would be repaired.

Feeling is a property's expression of the aesthetic or historical sense of a particular period of time.

The District's current integrity of feeling from the period of significance has been compromised by the demolition of contributing buildings, the alteration of contributing buildings, and the construction of new non-contributing buildings. Of particular note is the loss of numerous Art Deco and Streamline modern storefronts with recessed entry ways and distinctive signage, which directly effects the pedestrian experience within the District.

The Residential Tower would further alter the District's sense of time and place as a whole by introducing a new visual element. As discussed with regard to integrity of design, the tallest contributing buildings were constructed when the height limit was 150 feet. The contributing buildings ranging from one to twelve stories in height is an expression of the period in which the District was developed. While the integrity of feeling would be diminished by the Project, it would not diminish to the degree that the District would not remain eligible for listing in the National Register and listed in the California Register. Although the Residential Tower would be taller than any of the contributing buildings, the design is a modern interpretation of the Art Deco style and compatible with the aesthetic of the District. Furthermore, the Residential Tower would not be located on Wilshire Boulevard – unlike the building at 5455 Wilshire Boulevard. The District would continue to feel like a commercial center from the period of significance because pedestrians would continue to interact with the contributing buildings.

Association is the direct link between an important historic event or person and a historic property.

The District retains integrity of association. It is the place where A.W. Ross envisioned a commercial center developed and is sufficiently intact to convey that relationship to an observer.

The integrity of association would be unaffected by the Project. The new construction would not have any impact on the District's ability to convey its historic function as a commercial center. Along Wilshire Boulevard, the Project retains the four existing buildings with ground floor commercial use.

For these reasons, the significance and integrity of the District would not be materially impaired by the new construction component of the Project.

The Darkroom

The Darkroom HCM No. 451 designation is limited to the façade of the storefront, which is part of the building at 5366-76 Wilshire Boulevard. The Project does not involve the demolition, destruction, relocation, or alteration of the facade. It would remain unchanged after implementation of the Project. Thus, there is no potential for direct impacts on this historical resource from the Project. There is no potential for indirect impacts because the immediate surroundings of the façade are limited to the building at 5366-76 Wilshire Boulevard, which has already been altered. The Darkroom would not be materially impaired by the Project because it would continue to retain all of its significant character-defining features, convey its historical

significance, and remain eligible for designation as an HCM. Therefore, the Project would have no indirect impact on this historical resource. Future rehabilitation activities that are not a part of the Project would be reduced to a less than significant level through regulatory compliance with the Cultural Heritage Ordinance.

4.4.2. Analysis of Potential Impacts on Historical Resources within API beyond Project Site

As described in **Section 3.4**, there are three historical resources beyond the Project Site within the API: one object and two historic districts. Because the Project would not alter the physical characteristics of these historical resources, the only relevant aspect of integrity with respect to the impact of the Project on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource's broader surroundings. Setting is typically considered a more important aspect of integrity for conveying historic associations than for conveying architectural significance. The analysis below considers the potential impact the Project could have on the identified historical resources within the API as follows:

- Why is the historical resource significant?
- What are the physical characteristics of the historical resource that conveys its significance?
- Specifically, is the setting a character-defining feature of the historical resource?
- If so, is the setting intact from the historical resource's period of significance or is the setting already disrupted?
- What is the view shed from the historical resource?
- How and to what degree is the setting diminished by the visibility of the Project from the historical resource?

Air Raid Siren No. 37

The Project Site is south of Air Raid Siren No. 37, which is located on Detroit Street just north of Wilshire Boulevard. The Project does not involve the demolition, destruction, relocation, or alteration of the air raid siren. It would remain unchanged after implementation of the Project. Thus, there is no potential for direct impacts on this historical resource from the Project. However, the Project has the potential to result in indirect impacts to the air raid siren. The Project would alter the surroundings of this historical resource by introducing a new visual feature in the form of the Residential Tower.

As previously discussed, the air raid siren was identified by SurveyLA as appearing eligible for listing in the National and California Registers and for HCM designation for its association with

World War II and Cold War military history. The immediate setting includes the sidewalk, which appears to be the same width, material, and design since the air raid siren was erected in 1940. The Residential Tower would be visible from the air raid siren looking south on Detroit Street. The broad setting, however, is not a physical characteristic that conveys the historical significance of the air raid siren. Air raid sirens were located throughout Los Angeles in a wide variety of settings. Furthermore, the broad setting has already been altered by the demolition of the buildings to the east for the Metro Rail Wilshire/La Brea Station and by the construction of the mixed-use building to the west (5355-59 Wilshire Boulevard) in 2006.

The introduction of a new visual feature in the larger setting of the air raid siren would not diminish its historic significance or integrity. The Residential Tower would be separated from the air raid siren by Wilshire Boulevard. Furthermore, the air raid siren has a thin profile and shares the public space with a variety of street trees and other objects. As such, it does not have a strong visual presence.

The air raid siren would not be materially impaired by the Project because it would continue to retain all of its significant character-defining features, convey its historical significance, and remain eligible for listing in the National and California Registers and for designation as an HCM. Therefore, the Project would have no indirect impact on this historical resource.

Miracle Mile Apartments Historic District

The Project Site is south of the Miracle Mile Apartments Historic District. The Project does not involve the demolition, destruction, relocation, or alteration of any buildings within the boundary of the District. The District would remain unchanged after implementation of the Project. Thus, there is no potential for direct impacts on this historical resource from the Project. However, the Project has the potential to result in indirect impacts to the District. The Project would alter the surroundings of this historical resource by introducing a new visual feature in the form of the Residential Tower.

The District was listed in the National Register as a multi-family residential neighborhood and as a collection of Period Revival style apartment buildings mostly dating from the 1920s to the 1940s. Setting is an important aspect of integrity for districts as it is typically a key factor in conveying cohesiveness and unifying contributors. It is particularly important that setting remains intact within the boundary of a district, but not necessarily outside of the boundary.

As Project Site is located outside the boundary of the District, the Project would not lessen the integrity of the immediate setting. The relationship between the significant components would remain intact throughout the District and would not be changed by the Project. The significant components are the contributing buildings as well as their site design features, such as setbacks, driveways, sidewalks, walkways, front and side yards, landscaping, and planting strips. The Project would not affect the number of buildings in the District or the ratio of contributing to non-contributing buildings. The spatial and circulation patterns and scale of development in the District would also remain the same after the implementation of the Project.

The Residential Tower would be separated from the District by the existing buildings on both sides of Wilshire Boulevard. The new construction would be approximately 450 feet away from the closest contributing building (664 S. Cloverdale Avenue) within the District. The Residential Tower would be visible from within the boundary of the District looking south from certain vantage points. The Project would be more visible from Cloverdale Avenue south of 6th Street than other locations. The broad setting, however, is not a physical characteristic that conveys the historical, cultural, or architectural significance of the District. Additionally, the broad setting has already been altered by new development since the end of the period of significance, 1952. Most notably, the construction of the 22-story Lee Tower at 5455 Wilshire Boulevard in 1960. Within an urban context like Los Angeles, the setting surrounding local districts evolves, especially on major commercial thoroughfares such as Wilshire Boulevard. The development of Wilshire Boulevard became solidly commercial after World War II and increasingly larger in scale in the 1960s, after the City repealed the ordinance that restricted building heights to 13 stories or 150 feet.

The introduction of a new visual feature in the vicinity of the District would not diminish the integrity of the setting. The immediate setting would remain unchanged, and the broad setting is not a character-defining feature of the District. Thus, the mere visibility of the Residential Tower from certain vantage points within the District alone would not result in an indirect impact. The District would not be materially impaired by the Project because it would continue to retain all of its significant character-defining features, convey its significance, and remain eligible for listing in the National Register. Therefore, the Project would have no indirect impact on this historical resource.

Miracle Mile HPOZ

The Project Site is north of the Miracle Mile HPOZ. The Project does not involve the demolition, destruction, relocation, or alteration of any buildings within the boundary of the HPOZ. The HPOZ would remain unchanged after implementation of the Project. Thus, there is no potential for direct impacts on this historical resource from the Project. However, the Project has the potential to result in indirect impacts to the HPOZ. The Project would alter the surroundings of this historical resource by introducing a new visual feature in the form of the Residential Tower.

The HPOZ is significant as an important example of automobile suburbanization, an early enclave of Jewish residents, and as a collection of mostly Period Revival style houses dating from the 1920s and 1930s. Setting is an important aspect of integrity for districts as it is typically a key factor in conveying cohesiveness and unifying contributors. It is particularly important that setting remains intact within the boundary of a district, but not necessarily outside of the boundary.

As Project Site is located outside the boundary of the HPOZ, the Project would not lessen the integrity of the immediate setting. The relationship between the significant components would remain intact throughout the HPOZ and would not be changed by the Project. The significant components are the contributing buildings as well as their site design features, such as

setbacks, driveways, sidewalks, walkways, front and side yards, landscaping, and planting strips. The Project would not affect the number of buildings in the HPOZ or the ratio of contributing to non-contributing buildings. The spatial and circulation patterns and scale of development in the HPOZ would also remain the same after the implementation of the Project.

On the west, the Residential Tower would be separated from the HPOZ by a surface parking lot on the east side of Cloverdale Avenue. The parking lot is not within the boundary of the HPOZ. The new construction would be approximately 80 feet away from the closest contributing building at 730 S. Cloverdale Avenue. On the east, the Residential Tower would be separated from the HPOZ by a modern apartment building at 731 S. Detroit Street, which is not within the boundary of the HPOZ. The new construction would be approximately 100 feet away from the contributing building at 741 S. Detroit Street, which is south of the apartment building at 731 S. Detroit Street. The new construction would be approximately 80 feet away from the contributing building at 734 S. Detroit Street, which is on the opposite side of street from the Project Site. The east side of the Project Site would be occupied by the podium of the new building, which would be approximately 69 feet in height. The new construction would be visible from within the boundary of the HPOZ looking north from certain vantage points. The Project would be more visible from Cloverdale Avenue and Detroit Street north of 8th Street than other locations.

The broad setting, however, is not a physical characteristic that conveys the historical or architectural significance of the HPOZ. Additionally, the broad setting has already been altered by new development since the end of the period of significance, 1953. Most notably, the construction of the 22-story Lee Tower at 5455 Wilshire Boulevard in 1960. Within an urban context like Los Angeles, the setting surrounding local districts evolves, especially on major commercial thoroughfares such as Wilshire Boulevard. The development of Wilshire Boulevard became solidly commercial after World War II and increasingly larger in scale in the 1960s, after the City repealed the ordinance that restricted building heights to 13 stories or 150 feet.

The introduction of a new visual feature in the vicinity of the HPOZ would not diminish the integrity of the setting. The immediate setting would remain unchanged, and the broad setting is not a character-defining feature of the HPOZ. Thus, the mere visibility of the Residential Tower from certain vantage points within the HPOZ alone would not result in an indirect impact. The HPOZ would not be materially impaired by the Project because it would continue to retain all of its significant character-defining features, convey its significance, and remain eligible for designation as an HPOZ. Therefore, the Project would have no indirect impact on this historical resource.

4.4.3. Analysis of Potential Cumulative Impacts

Cumulative impacts would occur if the Project and related projects cumulatively affect historical resources in the immediate surroundings, contribute to changes within the same historic district, or involve resources that are examples of the same property type or significant within the same context. There are five related projects in a half-mile radius of the Project Site,

which are summarized and analyzed below. None of these related projects are located on the same block as the Project Site. one related project is located a block from the Project Site, two are located within approximately two blocks, and the remaining two are located approximately six blocks from the Project Site.

Related Project No. 1 is the Mirabel Transit Priority Project at 5411 Wilshire Boulevard, located between Cloverdale Avenue on the east and Cochrane Avenue on the west. This project would involve the construction of a new mixed-used building with 348 residential units and 12,821 square feet of commercial floor area. The existing commercial buildings would be demolished with the exception of the east and west facades of 5401-05 Wilshire Boulevard, which is contributing to the Miracle Mile Historic District. A Draft EIR is being prepared for Related Project No. 1. The Streamline Moderne building at 5401-05 Wilshire Boulevard was originally occupied by the Sontag Drug Store. As it would be removed, it is presumed for the purposes of this report that it would no longer qualify as a contributing building even if the street-facing facades would be retained and incorporated into the podium of the new building. As discussed above on page 44 and in **Table 6** of this report, the other building at 5413-15 Wilshire Boulevard was erroneously counted as three buildings when the District was determined eligible in 1983. Two storefronts in the building were counted as contributing and one storefront at the corner was excluded from the boundary of the District. In 1990, this building was demolished or partially demolished and incorporated into a new building. Therefore, it should no longer be considered contributing and its removal in and of itself would not result in a substantial adverse change in the significance of the District. However, Related Project No. 1 would result in the loss of one contributing and one non-contributing building, and the construction of one new non-contributing building much larger than the remaining contributing buildings in the District. As the Draft Environmental Impact Report is not yet complete, the impact from Related Project No. 1 on the District as a whole are unknown. The proposed Project is distinctly different from Related Project No. 1 in that all of the contributing buildings will be retained. Since the proposed Project would not materially impair the District, The Darkroom, or their immediate surroundings, as discussed above, the Project would not result in any additional impacts beyond those that may be associated with Related Project 1 that would be cumulatively considerable.

Related Project No. 2 is the Wilshire Courtyard Project at 5700 Wilshire Boulevard, located between Masselin Avenue on the east and Curson Avenue on the west. This project would retain and renovate the southern portion of the existing buildings comprised of 416,715 square feet of floor area, demolish the northern portion of the existing buildings comprised of 586,275 square feet of floor area, and construct approximately 1,923,837 square feet of new floor area consisting of 1,806,237 square feet of office uses and 117,600 square feet of ground floor commercial space. A Draft EIR is being prepared for Related Project No. 2; however, the project site is not located within the boundary of the District and the existing buildings on the project site are not historical resources. As Related Project No. 2 would have no impact on the District, The Darkroom, or their immediate surroundings and the Project would have a less than significant impact on the District, The Darkroom, and their immediate surroundings, the projects would not cumulatively result in any significant impacts on historical resources.

Related Project No. 3 is located at 629 S. La Brea Avenue. This project would involve the demolition of the existing commercial buildings and the construction of a new mixed-use building with 121 condominium units, a 125-room hotel, and 13,037 square feet of commercial floor area. The project received a Categorical Exemption on July 27, 2021. Related Project No.3 is not located within the boundary of the District and the existing buildings that were demolished were not historical resources. As Related Project No. 3 would have no impact on the District, The Darkroom, or their immediate surroundings and the Project would have a less than significant impact on the District, The Darkroom, and their immediate surroundings, the projects would not cumulatively result in any significant impacts on historical resources.

Related Project No. 4 is located at 5001 Wilshire Boulevard near the Highland Avenue intersection. This project would involve the demolition of the existing commercial building and the construction of a new mixed-use building with 243 residential units and 11,000 square feet of commercial floor area. The Sustainable Community Environmental Assessment for the project was approved on May 13, 2022. Related Project No.4 is not located within the boundary of the District and the existing building on the project site is not a historical resource As Related Project No. 2 would have no impact on the District, The Darkroom, or their immediate surroundings and the Project would have a less than significant impact on the District, The Darkroom, and their immediate surroundings, the projects would not cumulatively result in any significant impacts on historical resources.

Related Project No. 5 is the Metro D Line Extension, which began construction in 2019. This project includes a station at the Wilshire Boulevard and La Brea Avenue intersection, which is slated to open in 2025. The Final EIR for the project was approved on April 26, 2012. As discussed above on page 42 and in **Table 6** of this report, this project included the demolition of the building at 5320-40 Wilshire Boulevard, which was contributing to the Miracle Mile Historic District. The remainder of the Wilshire/La Brea Station is not located within the boundary of the District (see **Figures 33** and **34**). The proposed Project is distinctly different from Related Project No. 5 in that all of the contributing buildings will be retained. Since the proposed Project would not materially impair the District, The Darkroom, or their immediate surroundings, as discussed above, the Project would not result in any additional impacts beyond those that were associated with Related Project 5 that would be cumulatively considerable.

As discussed above, the Project's impact on the District or The Darkroom from the demolition, alteration, and adjacent new construction would be less than significant. Furthermore, the Project would not cause a substantial adverse change to any of the identified historical resources in the API such that their historical significance or integrity would be impaired. The combined impact of the Project and related projects would similarly not materially impair the identified historical resources on the Project Site or within the API, and their historical significance or integrity would not be adversely affected.

5. CONCLUSIONS

This report finds that the Project would not result in the substantial adverse change in the significance of any of the historical resources on the Project Site or in the API (see **Table 8**). No historical resources would be demolished, destroyed, or relocated as a result of the Project. The Project would involve minor alterations to the rears of the four contributing buildings but would not affect any of their character-defining features or aspects of integrity that convey their significance to the Miracle Mile Historic District. Any potential impacts from alteration or construction of the Residential Tower would be reduced to a less than significant level through the required regulatory compliance with the Cultural Heritage Ordinance and Miracle Mile (CDO) Design Guidelines & Standards. To assist in these regulatory compliance efforts, the Project includes Project Design Feature CUL-PDF-1 which requires preparation of an HSR which will thoroughly identify historic materials and character-defining features, provide documentary, graphic, and physical information about their existing conditions, and make recommendations for their treatment which will be adhered to. Thus, the Miracle Mile Historic District and The Darkroom would remain eligible and therefore, the historical resources would not be materially impaired by the Project. The introduction of a new visual feature in the form of the Residential Tower in the vicinity of these historical resources or those in the API would not diminish their physical integrity. Any potential impacts from the use of vibratory equipment during the construction of the Residential Tower would be reduced to less than significant by the implementation of mitigation measures.

TABLE 7: ANALYSIS OF PROJECT IMPACT FINDINGS

Name	Impact?	Type	Significant	Less Than Significant	Less Than Significant with Mitigation
Miracle Mile Historic District	Yes	Direct		X	
		Indirect		X	
		Cumulative		X	
The Darkroom	No				
Air Raid Siren No. 37	No				
Miracle Mile Apartments Historic District	No				
Miracle Mile HPOZ	No				

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Appendix A – Résumé

TERESA GRIMES | Historic Preservation

Teresa.Grimes@icloud.com

323-868-2391

Teresa Grimes has 30 years of experience in the field of historic preservation. She is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Teresa graduated from the University of California with a Master of Art degree in Architecture and has worked in the private, public, and non-profit sectors. Teresa has extensive experience in the preparation of environmental compliance documents in accordance with the California Environmental Quality Act including the identification of historical resources, analysis of direct, indirect, and cumulative impacts, and development of mitigation measures. Her many projects throughout Southern California include the Art Center College of Design Master Plan, Baldwin Hills Crenshaw Plaza, Cinerama Dome Entertainment Center, City of Hope Master Plan, Claremont Graduate University Master Plan, Claremont McKenna College Master Plan, John Anson Ford Theatres, Oakwood School Master Plan, Los Angeles County Museum of Art, Times Mirror Square, Sunset Las Palms Studios, and Sunset Bronson Studios.

Educational Background

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Qualifications

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

Professional Experience

- Teresa Grimes | Historic Preservation, Principal, 2020 - Present
- GPA Consulting, Principal Architectural Historian, 2009-2020
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes | Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

Appendix B – Miracle Mile Historic District Determination of Eligibility

HISTORIC PROPERTY FILE

SINGLE PROPERTY PRINTOUT

11/22/00

Prop.#: 069405 MIRACLE MILE HISTORIC DIST., 5318-5514 & 5519-5353 WILSHI

Prim.#: 19-173810

Address:

WILSHIRE BLVD
LOS ANGELES

County: LAN

X-Street:

Vicinity:

Parcel #:

Category: DISTRICT

of Props: 19

Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1920 -

Architect:

Builder:

Historic Attributes: COMM.BLG, 1-3ST.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-83-0015-9999	2S2	AC	05/24/83	KEEPER OF THE REGISTER
PROJ.REVW.	UMTA820708A	2S2	AC	02/23/83	STEPHEN MIKESELL

Key to EVAL:

2S2: Det.elig. for separate listing by a consensus determination.

EO 11593

DETERMINATION OF ELIGIBILITY NOTIFICATION

National Register of Historic Places
National Park Service

HIST. RES. DOC 14-83-0015 99FF

Prop 069405 NR 252

Project Name: Los Angeles Rail Rapid Transit Project

Location: Los Angeles County

State: CA

Request submitted by: DOT/UMTA Robert W. Stout

Date Received: 5-12-83

Additional information received:

36 CFR Part 63.3 Determination

Name of property	SHPO opinion	Eligibility	Criteria
		Secretary of the Interior's opinion	
Post Office Terminal Annex	Eligible	Eligible	
Hotel Clark	"	"	
Roosevelt Building	"	"	
Global Marine Bldg.	"	"	
Crocker Bank (Wilshire East)	"	"	
MacArthur Park	"	"	
Wilshire Christian Church	"	"	
McKinley Bldg.	"	"	
Zephyr Club (Security First National Bank of Los Angeles)	"	"	
Clem Wilson Bldg. (Mutual of Omaha)	"	"	
May Company	"	"	
Security Pacific Bank Building, Hollywood	"	"	

Cada M. Burge
for Keeper of the National Register
Determined Eligible

Date: 21 MAY 83

DETERMINATION OF ELIGIBILITY NOTIFICATION

National Register of Historic Places

National Park Service

pg.2

Project Name: Los Angeles Rail Rapid Transit Project

Location: Los Angeles County

State: CA

Request submitted by:

Date Received:

Additional information received:

38 CFR Part 32
Determination

Name of property	Eligibility		Criteria
	SHPO opinion	Secretary of the Interior's opinion	
Hollywood Bowl	Eligible	Eligible	
Hendricks Builders Supply Company (Toluca Southern Pacific Railroad Depot)	"	"	
Miracle Mile Historic District	Eligible	Eligible	

Keeper of the National Register

Date: _____

In reply, refer to: UMTA 820708A

FEB 25 1983

<u>Property</u>	<u>Address</u>	<u>Status</u>
Building	3870 Wilshire	Listed
tion	800 N. Alameda	Listed
Mart	401 Broadway	Listed in National Register of
Warranty Bldg.	401 W. 5th Street	Determined Eligible
Square Bldg.	448 S. Hill Street	" "
os. Bldg.	700 W. 7th Street	" "
ittle Bldg.	437 Hill Street	" "
rkham Hotel	324-326 Hill Street	" "
rminal Bldg.	415-425 Hill Street	" "

We note as well that the property, Campo de Cahuenga, at 3919 Lankershim Blvd., has been determined not to be eligible by the Keeper of the National Register. The state of California disagreed with the 1973 ruling and continues to disagree. For 36 CFR 800 compliance, however, the Keeper's judgement prevails.

We have in addition concluded that the following fifteen properties appear to be eligible for National Register listing, but have not yet been determined eligible by the Keeper of the National Register:

- | | |
|------------------------------------|-------------------------------------|
| 1. Crocker Bank | 1926-1930 Wilshire |
| 2. Post Office Terminal Annex | 900 N. Alameda |
| 3. Wilshire Christian Center | 634 S. Normandie |
| 4. Hollywood Bowl | 2301 N. Highland |
| 5. Toluca Southern Pacific Depot | 5401 Lankershim |
| 6. MacArthur Park | 2200 Wilshire |
| 7. Global Marine Bldg. | 807 W. 7th Street |
| 8. Hotel Clark | 400-426 Hill |
| 9. McKinley Bldg. | 3747-3763 Wilshire |
| 10. Zephyr Club | 5209 Wilshire |
| 11. Clem Wilson Bldg. | 5217-5231 Wilshire |
| 12. May Company | 6067 Wilshire |
| 13. Security Pacific Bldg. | 6381-6385 Hollywood |
| 14. Roosevelt Bldg. | 648 Flower |
| 15. Miracle Mile Historic District | 5318-5514 and
5519-5353 Wilshire |

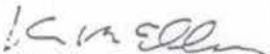
If you concur in the Eligibility of these properties, please prepare a Formal Request for Determination of Eligibility for each. My staff has supplied your staff with examples of Determinations of Eligibility commonly used in transportation projects. Completed requests should be sent with a copy of this letter to the Urban Mass Transit Administration for submission to the Keeper of the National Register.

The remainder of the properties surveyed in the project APEI not discussed above are, in the view of this office, not Eligible for listing in the National Register of Historic Places.

As it appears we agree on the eligibility of properties within the project's APEI, I recommend that you apply the criteria of Effect and adverse effect (36 CFR 800.3) to the 24 properties listed above. When we have reached agreement as to the effect, you may proceed to the drafting of a Memorandum of Agreement, if necessary, to complete consultation on this undertaking.

Again, we greatly appreciate your cooperation in this large and complex undertaking. If you have any questions, feel free to contact Stephen Mikesell of my staff at 758-1813.

Sincerely,



Stephen Mikesell

State Historic Preservation Officer



U.S. Department
of Transportation

Urban Mass
Transportation
Administration

Headquarters

400 7th Street S.W.
Washington, D.C. 20590

MAY 6 1983

Ms. Carol D. Shull
Chief of Registration
National Park Service, Room 114
U.S. Department of the Interior
Washington, D.C. 20240

Dear Ms. Shull:

The Urban Mass Transportation Administration (UMTA) is requesting a determination of eligibility for inclusion in the National Register of Historic Places for one district and fourteen (14) properties in connection with the Los Angeles Rail Rapid Transit Project. These properties are:

1. Post Office Terminal Annex
2. Hotel Clark
3. Roosevelt Building
4. Global Marine Building
5. Crocker Bank (Wilshire East)
6. MacArthur Park
7. Wilshire Christian Church
8. McKinley Building
9. Zephyr Club (Security First National Bank of Los Angeles)
10. Clem Wilson Building/Mutual of Omaha
11. May Company
12. Security Pacific Bank Building, Hollywood
13. Hollywood Bowl
14. Hendricks Builders Supply Company (Toluca Southern Pacific Railroad Depot)
15. Miracle Mile Historic District

The California State Historic Preservation Officer (SHPO) is of the opinion that these properties are eligible for inclusion in the National Register. We are seeking a "consensus" determination of eligibility. Enclosed are the documentation on these properties and a copy of the SHPO's letter stating his opinion.

Sincerely,

Robert W. Stout
Chief, Program Guidance Division
Office of Planning Assistance

Enclosure

cc: Nadeem Tahir, SCRTD
Steve Mikesell, SHPO

REQUEST FOR DETERMINATION
OF ELIGIBILITY FOR INCLUSION
IN THE NATIONAL REGISTER OF
HISTORIC PLACES

Property Name:

Miracle Mile Historic District

Location:

Approximately:

5320-5519 Wilshire Boulevard; or Wilshire Boulevard between La Brea Avenue and
Burnside Avenue, Los Angeles, Los Angeles County, California, 90036

Classification:

Historic District

Ownership:

Multiple (private)

Agency Requesting Determination:

United States Department of Transportation, Urban Mass Transit Authority. Contact: Abbe Marner, Office of Program Analysis, Urban Mass Transit Authority, UTA-22 Department of Transportation Headquarters Building, 400 Seventh Street SW, Washington, DC 20590.

Representation in Existing Surveys:

Southern California Rapid Transit District Metro Rail Draft Environmental Impact Statement

Description:

Miracle Mile Historic District, comprised of 19 structures of Art Deco style, is a commercial corridor located on both sides of Wilshire Boulevard in an area historically known as the Miracle Mile of Los Angeles.

During the early 1920s, an oil boom and the movie industry increased publicity of southern California's climate, and the automobile started to bring people West in ever increasing numbers. Growth in Los Angeles turned away from downtown and into outlying areas as real estate speculators realized changes created in human mobility by the automobile.

In 1921, developer A.W. Ross purchased 18 acres of land on Wilshire Boulevard midway between downtown Los Angeles and the beach. Ross' tract was located at the

center of a circle 4 miles in diameter that included Hollywood, Beverly Hills, Westlake Park and West Adams. Intending to develop a new commercial center, Ross had strategically purchased land within easy automobile access to the most affluent communities in the Los Angeles area. By the late 1920s, after a bitter zoning feud with downtown interests, the new development, known as the Miracle Mile, became a linear shopping district dominated by Art Deco structures. The buildings were designed to provide easy and convenient access for the automobile shopper.

The automobile affected building design in a number of ways. Large display windows were installed in order to make merchandise visible from the street. So that stores would be visible to auto-shoppers from a distance, tall cylindrical towers were often incorporated into the structure design. Large parking lots behind the stores became another added feature, and the main entrance was moved to the building's rear so that it faced the parking lot.

The depression years of the 1930s were a period of slow growth. Commercial buildings constructed during the period continued to incorporate features adapted to the automobile shopper. Structures built during the latter part of the decade, especially along Wilshire Boulevard, featured Streamline Moderne style architecture popular during the period.

Miracle Mile Historic District is comprised of 19 contributing structures, all of which date from the 1920s through the 1930s, and are representative of the Art Deco style of that period. The following are brief descriptions of each structure in the district:

- Ahn's Music Pianos and Organs
5355-5359 Wilshire Boulevard

Date of Construction: 1920s (estimate)

HIST. RES. D6E-19-83-0015-0001
Prop 024990 NR 202

19-170999

This Zigzag Moderne structure is a tall, 1-story commercial building. The simple, flat facade is sheathed with alternating, horizontal bands of turquoise and light orange terra cotta. The roof edge is capped with a pressed metal band decorated with zigzag patterns. Above the band are the remnants of an aluminum tubing balustrade. On the left side of the facade is a higher, vertical element covered with rectangular turquoise tiles. The bottom part of the facade is a continuous band of storefronts. There is original terrazzo flooring at two of the store entries.

- Wilshire Center Building (George T. Cline Building) *HIST. RES. DOE-19-83-0015-0002*
 5363-5379 Wilshire Boulevard *Prop 024991 NR: 2D2*
 Date of Construction: 1928 (factual) *19-171000*
 The Wilshire Center Building is a stucco-surfaced commercial structure in Streamline Moderne style. The building height varies from 1 to 3 stories. Ground floor stores feature original glass-paneled storefronts and geometric patterned terrazzo flooring, as well as some original metal and neon signage. Entries to the building are accented in black glass with aluminum tubing, or with black granite. The prominent 3-story corner tower of the building is octagon-shaped with a stepped section at the roof edge. The front tower facade features a large, multi-paned glass window.
- Tru-line Litho (Chandler's Shoe Store) *HIST. RES. DOE-19-83-0015-0002*
 5401-5403 Wilshire Boulevard *Prop 097589 NR: 2D2*
 Date of Construction: 1938 (factual) *19-175224*
 Designed by Marcus P. Miller, the main emphasis of this tall 1-story Streamline Moderne building is on the rounded corner section. The upper section of the facade consists of an interplay of rounded geometric forms with decorative banding and a corner tower. The street level store frontage is intact at the corner section. Gebhard and Winter (1982) states this is "one of the busiest buildings ever done in Streamline Moderne..."
- Commercial Building *HIST. RES. DOE-19-83-0015-0004*
 5407-5411 Wilshire Boulevard *Prop. 097590 NR: 2D2*
 Date of Construction: 1936 (estimated) *19-175225*
 The top portion of this 1-story Streamline Moderne building's facade is decorated at the cornice line with a band of bas-relief, flower-motif ornaments. The band is framed at either end by a three-dimensional, stylized bundle of reeds. Of the five storefronts, only one is intact with the original rounded glass entry.
- Roman Foods Mart *HIST. RES. DOE-19-83-0015-0005*
 5413 Wilshire Boulevard *Prop 097591 NR: 2D2*
 Date of Construction: 1935 (factual) *19-175226*
 This Streamline Moderne building's stucco facade is accented by a tower with an attached vertical sign. The upper portion of the facade consists of plain, flat interlocking forms with painted linear accents. The store name in three-dimensional neon-edged metal letters rests on a horizontal banded

overhang. The street level store frontage is original except for some infill panels.

- Brown's Wilshire Bakery *HIST. RES. DOE-14-83-0015-0006*
5423 Wilshire Boulevard *Prop. 097591 NR: 202*
Date of Construction: 1930s (estimated)
This is a 1-story Period Revival building with a high-pitched roof above a facade bracketed by pilasters with flat capitals above which are decorative volutes. The upper section of the facade has a broad band with incised hatched patterns and is decorated with a fake dormer window. The street level store frontage has been remodeled.
- Flying Saucer Restaurant *HIST. RES. DOE-14-83-0015-0007*
5425 Wilshire Boulevard *Prop. 097592 NR: 202*
Date of Construction: 1930s (estimated) *19-175227*
Although this structure is presently not within the boundaries of the Miracle Mile Historic District, it is considered appropriate as a contributor to the district as it has the same street wall scale as well as the same detail scale as the surrounding structures. The facade has interesting neon signs which will be historically significant in the near future.
- Zachary All *HIST. RES. DOE-14-83-0015-0008*
5467 Wilshire Boulevard *Prop. 097593 NR: 202*
Date of Construction: 1930s (estimated) *19-175228*
The top half of this tall, 1-story Streamline Moderne building's facade consists of broad, plain bands stepping back to create a stepped-section. The bands are rounded at the corner. The street level storefront has been remodeled and portions of the facade have been covered with siding.
- Korean Cultural Services Building *HIST. RES. DOE-14-83-0015-0009*
5505 Wilshire Boulevard *Prop. 097594 NR: 202*
Date of Construction: 1929 (factual) *19-175229*
This 2-story building's style is a combination of PWA Moderne and Egyptian Revival. The temple-like facade has full-height round columns with flat, flower-motif capitals and is bracketed by pilasters with the same flat capitals. The flat entablature is decorated with a bas-relief band of eagles above each capital and a flower-motif between. The vertical recessed space between the columns once contained a full-height window system;

now the original windows exist only at the second floor level. A new street level storefront system and tile spandrels have been added.

- Wilshire Beauty Supply

5507-5511 Wilshire Boulevard

Date of Construction: 1939 (factual)

HIST. RES. DOE-14-83-0015-0010
Prop 097595 NR: 2DZ
19-175230

This tall, 1-story Streamline Moderne building's facade is divided horizontally by a rounded-edged overhang. The upper portion of the facade is decorated with two vertically-faceted pilasters and is edged on one side with a curved, horizontally-banded element. The remainder of the plain upper facade has a bas-relief geometric pattern. The street level store frontage has been remodeled.

- El Rey Theatre

5515-5519 Wilshire Boulevard

Date of Construction: 1928 (factual)

HIST. RES. DOE-14-83-0015-0011
Prop 097596 NR: 2DZ
19-175231

This is a 2-story Zigzag Moderne theatre with flanking retail stores at the ground floor level. The main facade emphasis is on the center section which features a neon-signed marquee above which is a vertical neon sign projecting above the roofline. The original sign featuring a king's head etched in neon is flanked by projecting, painted fins. The facade is further decorated with zigzag motif patterns, a bas-relief panel to one side, and sections of glass block. The theatre also has its original bijou and terrazzo flooring from the curb to the building entry.

- Desmond's (Wilshire Tower)

5514 Wilshire Boulevard

Date of Construction: 1928-1929 (factual)

HIST. RES. DOE-14-83-0015-0012
Prop 097597 NR: 2DZ
19-175232

This Zigzag Moderne structure, designed by Gilbert Stanley Underwood, was built in commercial building form popular during the 1920s. The structure is a horizontal 2-story retail block supporting a 9-story central office tower. The retail block's simulated stone facade is divided vertically by stepped pilasters which give the roofline a crenelated edge. The retail element also has rounded corners and the original street-level storefronts. The tower's vertical lines recede in a stepped pattern and are accented by stylized, three-dimensional eagles. The roof of the retail block features an open metal framework billboard supporting attached neon lettering.

- Commercial Building HIST. RES. DOE-14-83-0015-0013
5466-5470 Wilshire Boulevard Prop. 097597 NR:2D2

Date of Construction: 1928 (factual)

This is a 2-story Spanish Colonial Revival structure with a 4-story corner tower. The building's lower facade has a plain stucco surface and the upper facade is heavily decorated. The ornamentation includes a highly-decorated bay window, corbels of three-dimensional faces and panels of urns and stylized plants. The street level store frontage has been remodeled.
- Commercial Building HIST. RES. DOE-14-83-0015-0014
5464 Wilshire Boulevard Prop. 097598 NR:2D2

Date of Construction: 1928 (factual) 19-175233

This 1-story, Streamline Moderne building has a plain, flat facade framed by two small towers. The towers are highly-articulated with attached, thin vertical fins ending in square forms set at a 45° angle. The ground floor store frontage has been remodeled.
- Ever-Ready Lighting Center HIST. RES. DOE-14-83-0015-0015
5450 Wilshire Boulevard Prop. 097599 NR:2D2

Date of Construction: 1937 (factual) 19-175234

This is a tall, 1-story Streamline Moderne building with a stepped-edged overhang horizontally dividing the facade. The upper section of the facade's only decoration consists of plain, stepped layers at the rounded corner. The street level facade has its original storefront system, but a brick base has been added.
- Dominguez-Wilshire Building HIST. RES. DOE-14-83-0015-0016
5410 Wilshire Boulevard Prop. 097600 NR:2D2

Date of Construction: 1930-1931 (factual) 19-175235

Designed by Morgan, Walls and Clements, this Zigzag Moderne building was built in commercial building form popular in the 1930s, with a horizontal 2-story retail block supporting a central 10-story office tower. The retail block facade is divided vertically by stepped pilasters which give the roof-line a crenelated edge. Other design features of the retail element include rounded corners and zigzag motif panels above the upper floor windows. The vertically-articulated tower recedes in a stepped pattern and has zigzag motif ornamentation.

- Commercial Structure
 5366-5374 Wilshire Boulevard
 Date of Construction: 1935 (factual)
 HIST. RES. DOE-19-83-0015-0017
 Prop 024992 NR: 202
 19-171001
 This Streamline Moderne is a 2-story stucco-over-brick. The ground floor has four stores, one of which is the well-known Dark Room. Its storefront is in the shape of a camera with a body of black and burgundy glass panels and a porthole as the camera lens. The facade also features glass block and neon signage intact behind an added sign. All store entries have geometric-patterned terrazzo flooring. Modification to the other three storefronts have occurred and the second floor is covered by an added metal screen.
- Jack La Lanne's European Health Spa
 5364 Wilshire Boulevard
 Date of Construction: 1930s (estimated)
 HIST. RES. DOE-19-83-0015-0018
 Prop 097601 NR: 202
 19-175236
 The second floor facade portion of this 2-story Streamline Moderne building is still intact while the street level store frontage has been remodeled. The intact portion of the facade has large windows set in a field of horizontal banding. Other design features include a vertical neon sign and accompanying panel of glass block.
- Post Office Building
 5350-5356 Wilshire Boulevard
 Date of Construction: 1938 (Factual)
 HIST. RES. DOE-19-83-0015-0019
 Prop 097602 NR: 202
 19-175237
 The form of this 2-story Streamline Moderne building suggests it was once a theatre. The upper portion of the facade is divided by stucco elements simulating a series of wide pilasters. Between these pilasters are located windows and ornamentation of scored vertical and horizontal lines. The street level store frontage has been remodeled.
- Commercial Structure
 5320-5340 Wilshire Boulevard
 Date of Construction: 1930s (estimated)
 HIST. RES. DOE-19-83-0015-0020
 Prop 024993 NR: 202
 19-171002
 This 2-story stucco corner building of Spanish Revival style places compositional emphasis on its corner section. The ground floor features a recessed band of storefronts set behind a row of square columns. The second floor facade is edged at the top with a bas-relief band of urns, stylized plants and heads of conquistadors. The corner section projects out

from the rest of the building and has windows with rounded heads decorated with three-dimensional scrolls. Cartouches are placed between the windows. The roof edge has a pronounced cornice molding accented by small brackets with decorative urns.

Significance:

The Miracle Mile Historic District is significant in architecture. The commercial growth of Wilshire Boulevard during Los Angeles and southern California's accelerated growth in the 1920s-1930s as a result of the automobile, is depicted in this 5-block portion of the Miracle Mile.

The Miracle Mile Historic District is one of the best examples of the Art Deco style of architecture, combining both 1920s Zigzag Moderne and 1930s Streamline Moderne.

The 1920s was a decade of great architectural achievement for Los Angeles. The economic movement toward the machine age and the future was depicted in Zigzag Moderne structures through the use of vertical massing, towers, colorful design and the use of terra cotta, the use of metal, and the use of newly-developed neon lighting. The 1920s Art Deco buildings reflected an age of material prosperity and resulted in the acceptance of untraditional forms of architecture. The El Rey Theatre in the Miracle Mile Historic District is an excellent example of 1920s Art Deco with the use of towers, colorful design and neon lighting.

After the Depression of the 1930s, the Streamline Moderne style came into being. Characterized by curved corners and glass, horizontal lines and clean, undecorated surfaces, this style depicted the new ideas of efficiency and the modern age. Usually constructed of concrete or stucco, Streamline Moderne structures were relatively inexpensive to build and numerous commercial buildings used the style. Sweeping glass windows and towers attracted the eyes of motorists in a period when the automobile was imperative to Los Angeles' growth.

The development of Los Angeles as an expanding city is significantly displayed in the Miracle Mile Historic District through the creativity of the 1920s structures, and the expression of the modern movement with the 1930s structures.

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Map department, Los Angeles Bureau of Engineering, Los Angeles City Hall.

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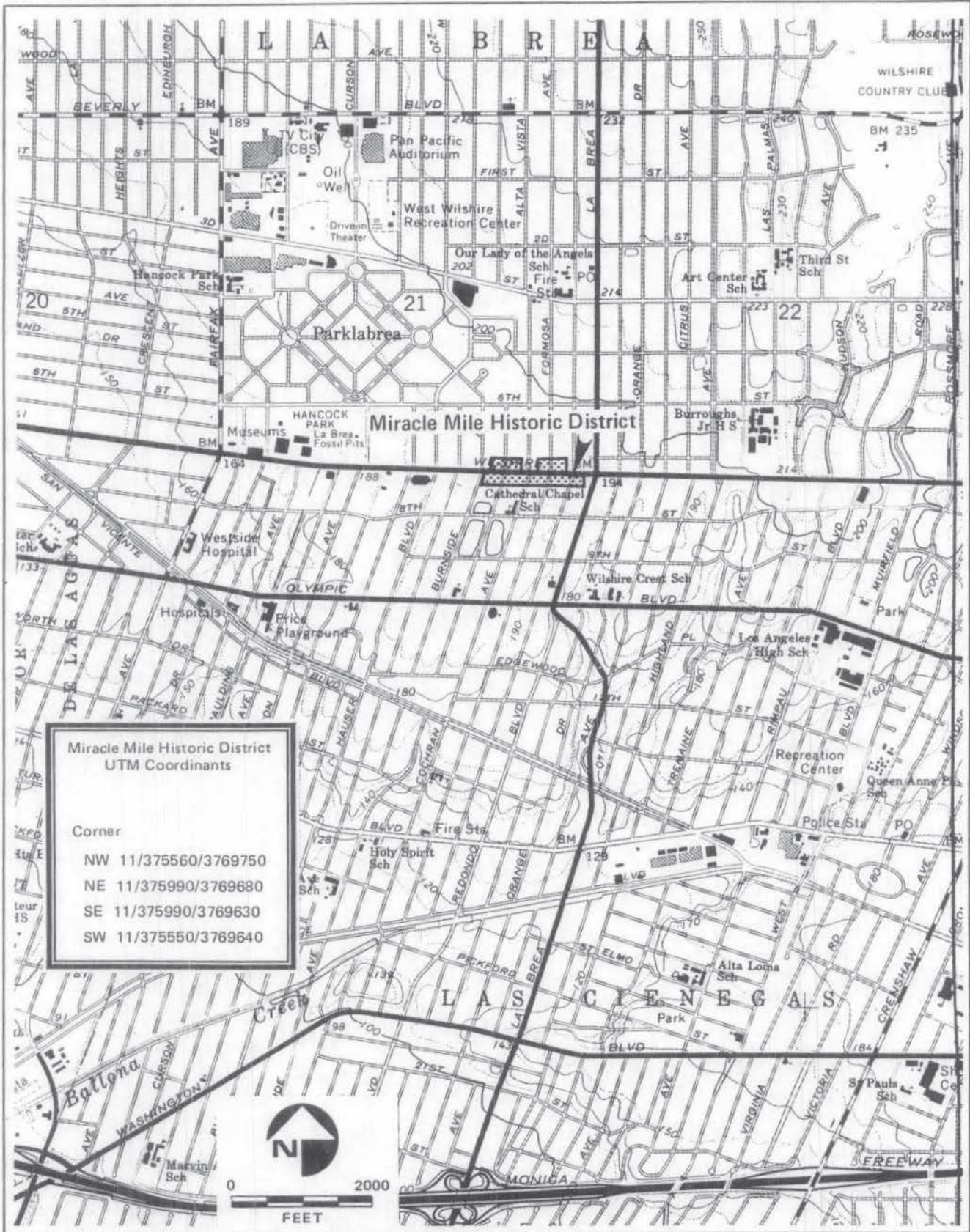
Geographical Data and Maps:

Figure 1 shows the location of the Miracle Mile Historic District on the Hollywood 7.5' USGS quadrangle.

Figure 2 shows the Miracle Mile Historic District and addresses of contributing buildings.

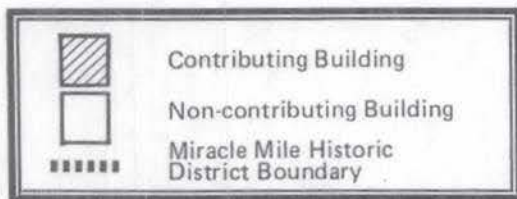
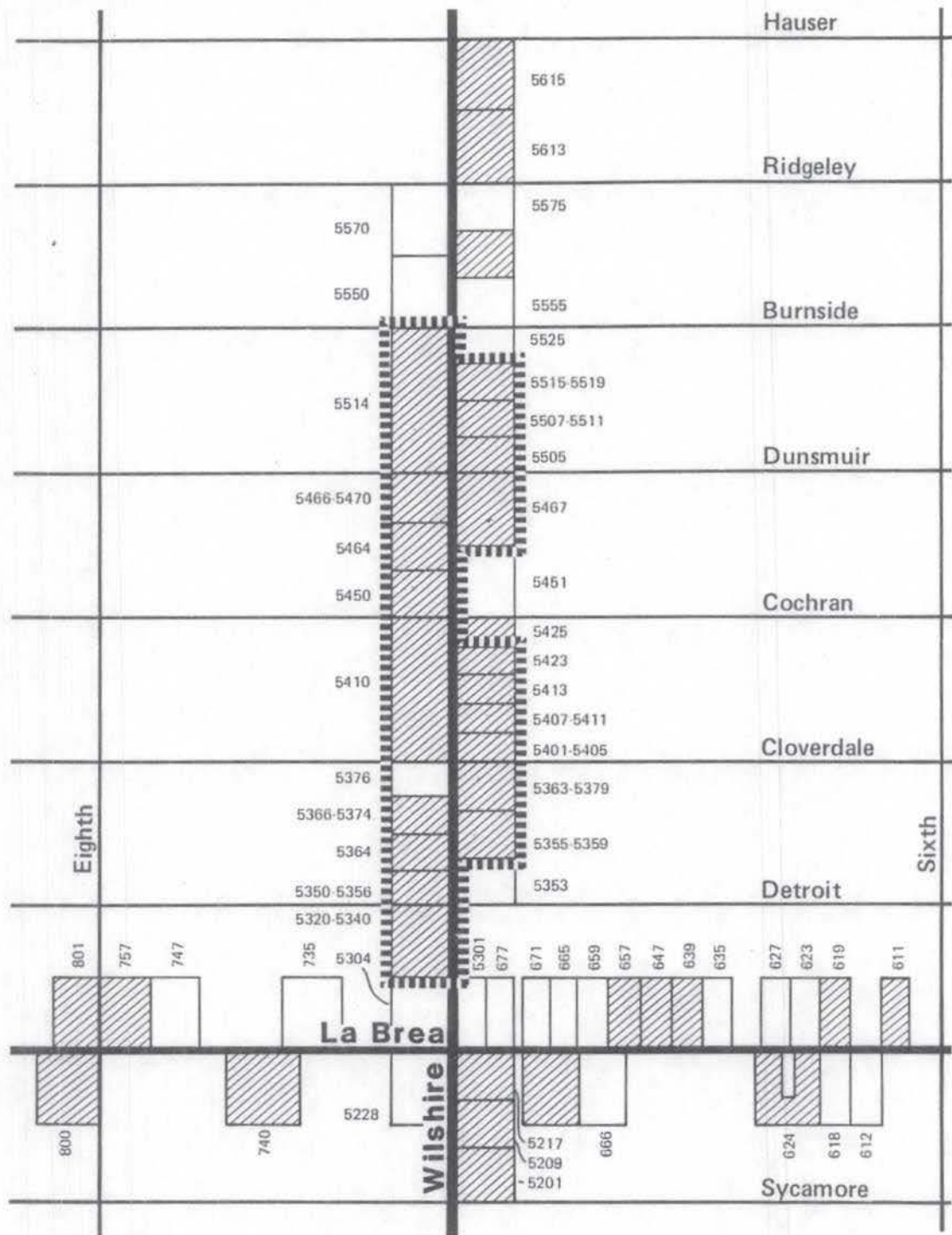
Photographs:

Miracle Mile Historic District photographs of 19 structures.



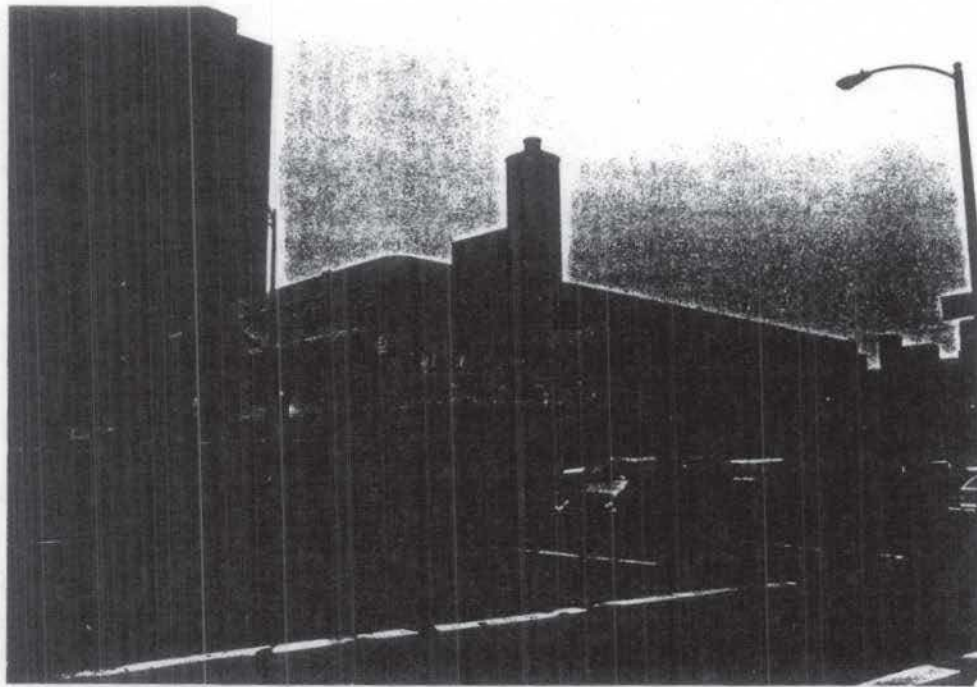
Location of Miracle Mile Historic District as depicted on the Hollywood 7.5' USGS Quadrangle

FIGURE
1



Miracle Mile Historic District and Addresses of Contributing Buildings

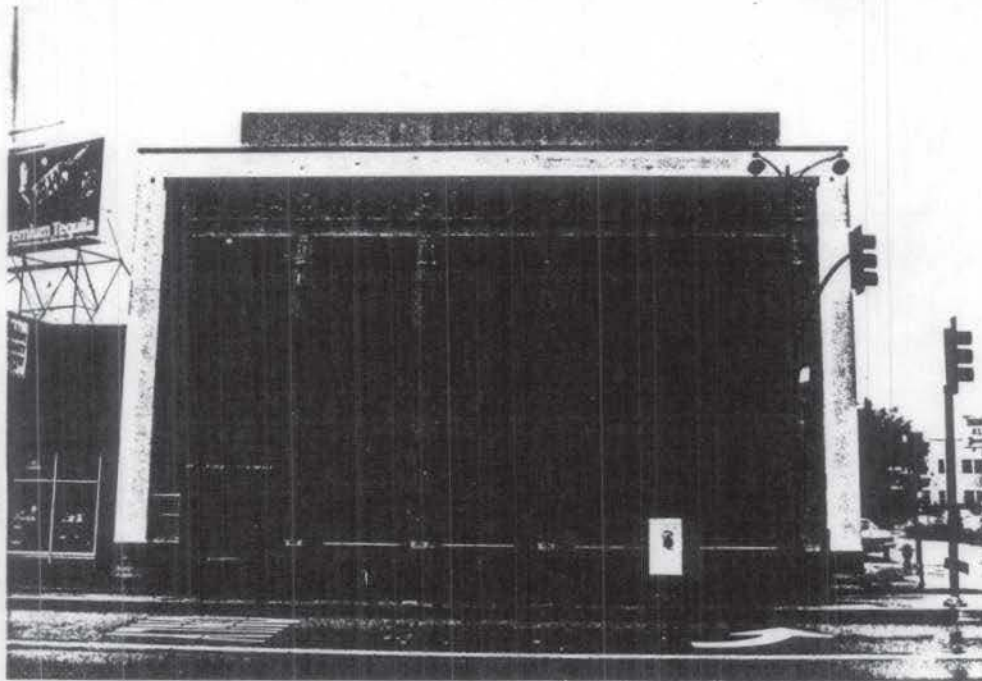
FIGURE
2



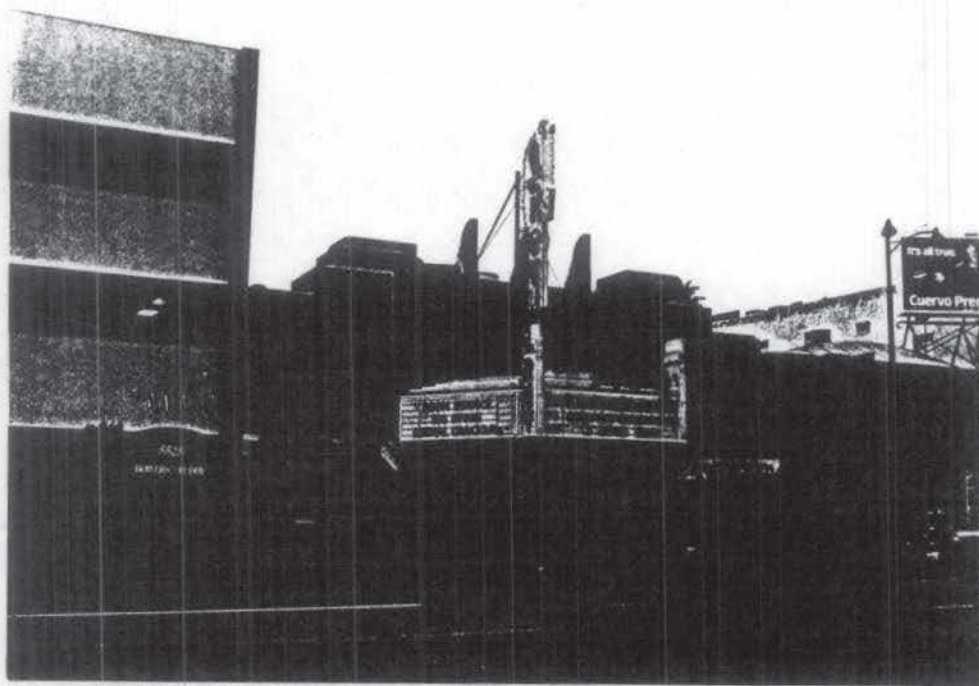
Tru-line Litho, viewing northwest
(Chandler's Shoe Store)
Miracle Mile Historic District



Brown's Wilshire Bakery, viewing north
Miracle Mile Historic District



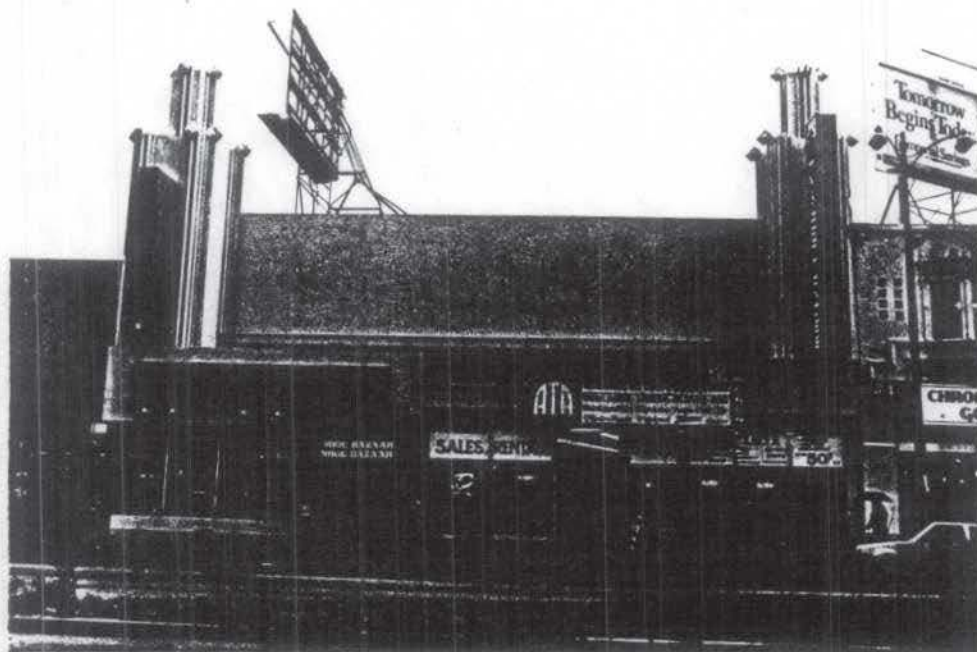
Korean Cultural Services Building, viewing north
Miracle Mile Historic District



El Rey Theatre, viewing north
Miracle Mile Historic District



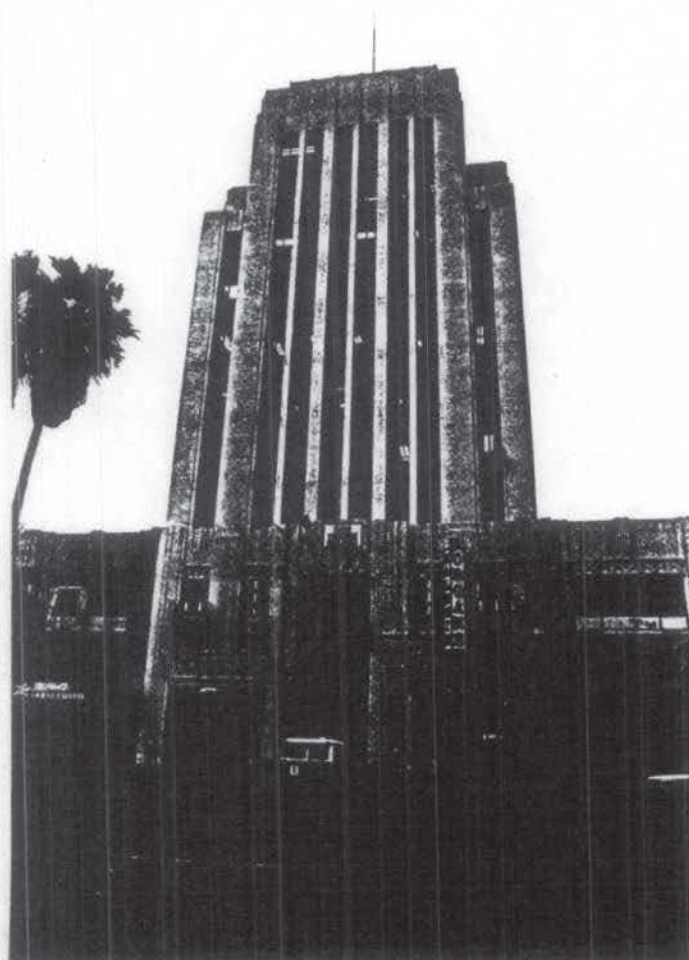
Desmonds (Wilshire Tower), viewing southeast
Miracle Mile Historic District



Commercial building, 5464 Wilshire Boulevard, viewing south
Miracle Mile Historic District



Dominguez-Wilshire Building, viewing southwest
Miracle Mile Historic District



Dominguez-Wilshire
Building, viewing
south

Miracle Mile Historic
District



Commercial structure, 5366-5374 Wilshire Boulevard,
viewing south
(The Dark Room, photography shop)
Miracle Mile Historic District