HISTORIC RESOURCES GROUP

HISTORIC RESOURCES TECHNICAL REPORT
MIRABEL (5401-5425 WILSHIRE BOULEVARD)

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1.0 EXECUTIVE SUMMARY

The purpose of this technical report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)[1] are present within the boundaries of the Project Site at 5401-5407 Wilshire Boulevard, and, if so, to identify potential impacts to historical resources caused by the proposed Project. This report also identifies historical resources in the larger Project potential impact area defined herein as the one parcel immediately adjacent to the Project Site as well as parcels directly across the street from the Project Site.

This report identifies historic resources and analyzes potential impacts in conjunction with the proposed Project located at 5401-5407 Wilshire Boulevard in Los Angeles. As proposed, the Project will demolish the existing building previously occupied by Staples at 5407 Wilshire Boulevard and construct a new 42-story mixed-use building. The south- and east-facing façades of the building at 5401 Wilshire Boulevard (Sontag Drug Building) will be rehabilitated and incorporated into a new one-story building.

The Project Site is located within the boundaries of the Miracle Mile Historic District which was determined eligible for listing in the National Register of Historic Places by the National Park Service by consensus through a Section 106 process. Because of the formal determination of eligibility, contributors to the district are listed in the California Historic Resources Inventory (HRI) with a California Historical Resources Status Code of 2D2.[2] The Streamline Moderne commercial Sontag Drug Building at 5401 Wilshire Boulevard is considered a contributor to the Miracle Mile Historic District. It has also been found eligible for listing as individual historic resource. The current building at 5407 Wilshire Boulevard is the result of three buildings (5405-5411, 5413-5415 and 5421-5425 Wilshire Boulevard) which were combined and unified as a single building in 1991. The three original buildings were identified as contributors when the Miracle Mile Historic District was determined eligible in but were substantially altered during their conversion to a single building and no longer retain sufficient integrity to be considered contributors to the Historic District.

Analysis of potential impacts to historical resources reveals that demolition of 5407 Wilshire Boulevard and construction of a new 42-story mixed-use building will not result in significant impacts to the Miracle Mile Historic District or any historical resources in the near vicinity of the Project site.

Analysis of potential impacts to historical resources also reveals that the preservation of the south and west façades and their incorporation into a new building at 5401 Wilshire Boulevard will not result in significant impacts to the Miracle Mile Historic District. It will, however, result in significant impacts to the Sontag Drug Building as an

[1] California PRC, Section 21084.1.
[2] California Historic Resources Inventory, August 15, 2011.

individual historic resource that cannot be mitigated to a less-than-significant level.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this technical report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)[3] are present in the Project Site and, if so, to identify potential impacts to historical resources caused by the proposed Project.

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

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

> *A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.*[4]

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether the project site contains or is adjacent to a historically significant resource or resources and if so, (2) a determination of whether the proposed project will result in a "substantial adverse change" in the significance of the resource or resources. A substantial adverse change is defined in the *2022 CEQA Statute & Guidelines* as the "physical demolition, destruction, relocation, or alteration of [a historical] resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[5] This report investigates the Project Site to determine if historic resources exist within its boundaries and analyzes project impacts for any adverse change in the significance of such resources.

This report contains:

- A review of the existing properties comprising the Project Site;
- A review of previous evaluations of the site through historic survey, environmental review, or other official actions;
- A review of properties in the immediate vicinity of the Project Site (defined below as the "Potential Impact Area");
- Evaluation of the historic significance and eligibility for listing as an historical resource of any potential historical resources; and

[3] California PRC, Section 21084.1.
[4] California PRC, Section 21084.1.
[5] *2022 CEQA Statute & Guidelines*, Section (b)(1)15064.1.

- Analysis of impacts to historical resources under CEQA.

2.2 Project Site Location

As part of this analysis, Historic Resources Group (HRG) examined the subject properties that comprise the Project Site and would be directly impacted by the proposed Project. The Project Site is a rectangular parcel located at 665 & 671 S. Cloverdale Avenue**,** 5401 - 5425 W. Wilshire Boulevard, and 664 & 670 S. Cochran Avenue within the Wilshire Community Plan Area (CPA) of Los Angeles. It is composed of six (6) lots and two assessor's tax parcels (APNs 5508-009-029 and 5508-009-001). The Project Site is shown in Figure 1.

2.3 Project Description

The Project consists of the construction and operation of up to 348 dwelling units and approximately 12,821 square feet of ground floor commercial uses. Twenty-nine of the dwelling units would be income-restricted affordable for Very Low Income households. The Project would remove approximately 38,545 square feet of existing commercial uses, including the existing commercial building at 5401 Wilshire Boulevard (the Sontag Drug Building), which is a contributor to the Miracle Mile Historic District. The east and south façades of the Sontag Drug Building would be preserved in place while the remainder of the building is demolished in order to construct the Project's subterranean levels. The east and south façades of the Sontag Building would be rehabilitated and incorporated into a new one-story building at 5401 Wilshire Boulevard. The remainder of the Project Site would be developed with a new 42-story mixed-use tower (39 stories over a three-level podium) with three levels of subterranean parking and a maximum height of 530 feet. The Project would include a total floor area of up to 476,777 square feet.

The podium deck (Level 4) would provide landscaped open space for Project residents including open space amenities pursuant to LAMC Section 12.21 G requirements. Interior residential amenities would include shared workspace areas, library, and fitness center. Overall, the Project includes approximately 38,592 square feet of open space of which approximately 7,041 square feet would be outdoor landscaped space. The Project would also provide 87 trees throughout the Project Site, and an additional five Canary Island Date Palms in the Wilshire Boulevard parkway.

The Project would also include a Sign Plan for the installation of up to 2,121 square feet of signage across three street frontages (Wilshire Boulevard, Cochran Avenue, and Cloverdale Avenue), including Projecting Signs, Window Signs, Wall Signs, Awning Signs, Information Signs, and regulatory signs for tenant identification, wayfinding, and public information purposes. All Project signage would comply with LAMC signage regulations.

2.4 Potential Impact Area

The analysis in this report focuses on those areas reasonably foreseen to be potentially impacted by the Project. In addition to examining the Project Site, this report also defines an area surrounding the Project Site where potential direct or indirect impacts could reasonably be expected to occur (Potential Impact Area). Historical resources in the vicinity of the Project Site may be subject to adverse impacts as a result of work associated with the proposed Project, such as potential damage arising from adjacent underground excavation and general construction procedures that could undermine the stability of a historical resource.

In determining the Potential Impact Area for this report, three factors were considered: (1) the existing setting of the Project Site; (2) the scale and nature of the Project; and (3) the potential impacts the Project could have on historical resources, if such resources exist. The Potential Impact Area has been defined as including all parcels immediately adjacent to the Project Site, as well as all parcels located directly across the street from the Project Site. Streets bordering the Project Site include Wilshire Boulevard to the south, Cochran Avenue to the west, and Cloverdale Avenue to the east. Properties beyond the Potential Impact Area were not included in this report because the Project would have no potential to directly or indirectly impact those properties or their surrounding setting.

Properties located in the Potential Impact Area that have been previously identified as eligible for historic listing are treated herein as historical resources for the purposes of CEQA. In order to provide a conservative analysis of the Project's potential impacts, this report does not refute any previous findings regarding the eligibility of properties located in the Potential Impact Area unless those properties have been demolished or substantially altered in the intervening years since they were first evaluated. Field examinations were conducted to review and confirm previous findings, and to identify previously unevaluated properties that may be potentially eligible within the Potential Impact Area.

2.5 Methodology

2.5.1 RESEARCH

Research for this report was conducted using sources related to the history and development of 5401 and 5407 Wilshire Boulevard and the immediate surrounding area. The following sources were consulted:

- Building permits
- Sanborn Fire Insurance maps

- Historic newspaper articles
- Miracle Mile Historic District DOE
- SurveyLA Historic Context Statement, Wilshire Community Plan Area Survey Report, and survey findings
- Los Angeles County Tax Assessor Records
- Historic photographs and aerial photos
- Previous environmental evaluations
- California State Historical Resources Inventory (HRI) for Los Angeles County
- Department of Parks and Recreation Historical Resources Inventory Forms
- California Historic Resources Information System (CHRIS) Records Review

2.5.2 IDENTIFICATION OF HISTORICAL RESOURCES

The area that includes the Project Site has been subject to various local historical resources evaluations and surveys over the past thirty years. Most recently, Architectural Resources Group, Inc. completed an intensive historical resources survey of the Wilshire Community Plan Area in 2015 as part of SurveyLA.[6] The survey report includes California Historical Resources Status Codes ("status codes") as assigned by SurveyLA.

For the purposes of this report, analysis is focused on those areas reasonably foreseen to be potentially vulnerable to significant impacts caused by the proposed Project. A more detailed discussion of potential impacts is included in Section 10 of this report.

2.5.3 FIELD EXAMINATIONS

Equipped with historic research of the Project Site development history and relevant historic contexts, field examinations of the Project Site were conducted on December 14, 2018, June 8, 2021, and September 14, 2022, to review and confirm previous findings and to identify previously unevaluated properties that may be potentially eligible for historic listing. Properties potentially eligible for historic listing were assessed for their physical integrity to determine if alterations had adversely affected their ability to convey their historic significance. A follow-up site visit was conducted on August 1, 2023.

[6] "Historic Resources Survey, Wilshire Community Plan Area."

2.6 Project Team

Research, field inspection, and analysis were performed by Paul Travis, AICP, Principal, Laura Janssen, Senior Architectural Historian, and Robby Aranguren, Planning Associate/GIS Specialist. All three are qualified professionals who meet or exceed the Secretary of the Interior's Professional Qualifications Standards. Resumes for Project Team members are included in Appendix I.

FIGURE 1: PROJECT SITE LOCATION

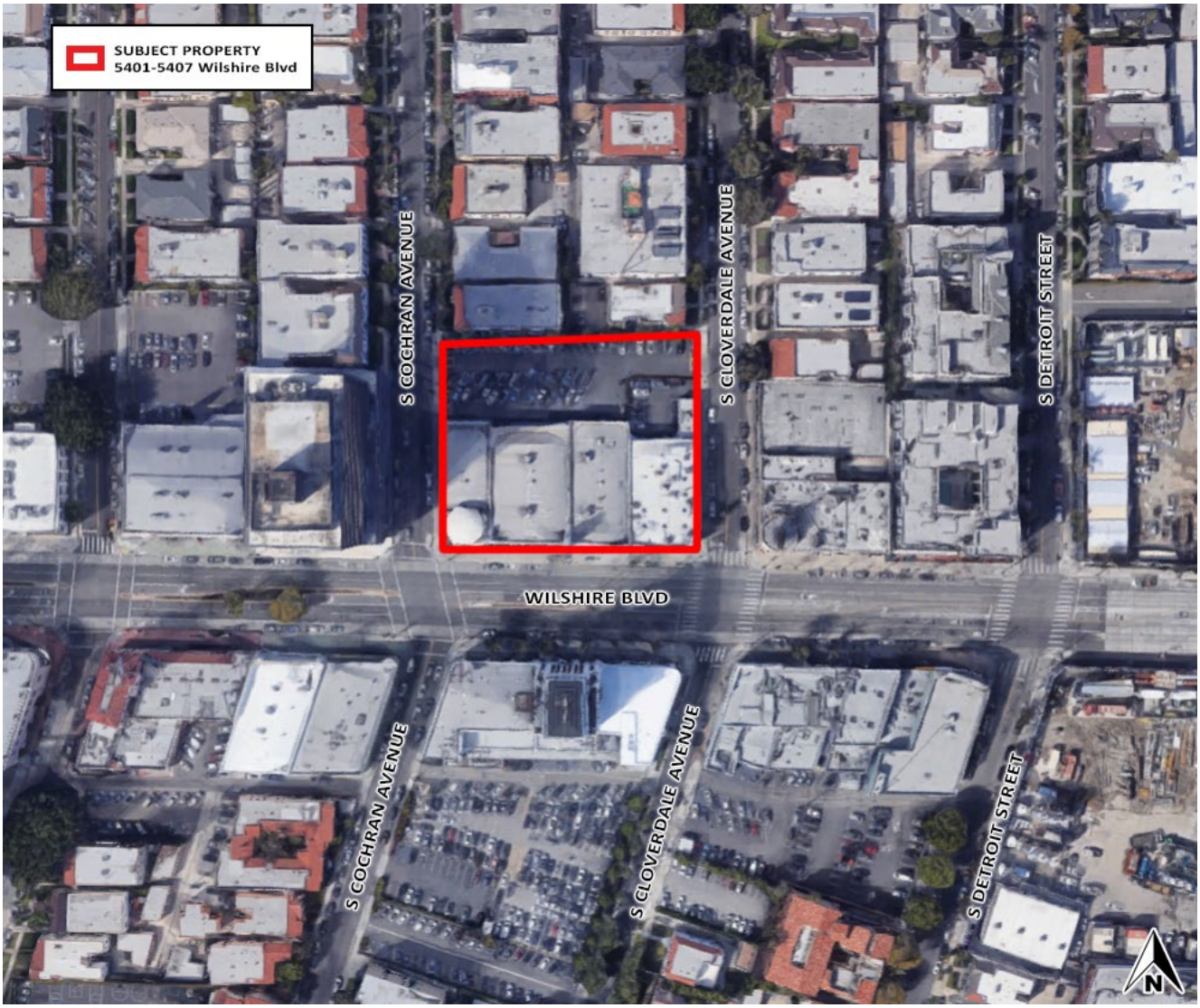


FIGURE 2: POTENTIAL IMPACT AREA



3.0 REGULATORY FRAMEWORK

3.1 Historic Resources Under CEQA

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A "substantial adverse change" means physical "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."[7]

CEQA defines a historical resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources.[8] All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not a historical resource and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.[9]

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

- *Mandatory historical resources* are resources "listed in, or determined to be eligible for listing in, the California Register of Historical Resources."
- *Presumptive historical resources* are resources "included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1" of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.[10]

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

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

[7] CEQA Guidelines Section 15064.5(b)(1).
[8] Public Resources Code Section 21084.1.
[9] Public Resources Code Section 21084.1.
[10] *League for the Protection of Oakland's Architectural and Historic Resources v. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997).

- Identified as significant in an historical survey.

Section 15064.5 California Code of Regulations, Title 14 provides two additional definitions of historical resources, which may be simplified in the following manner. A historical resource is a resource that is:

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

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

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

3.2 Historic Designations

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

3.2.1 NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.[11] The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or

[11] 36CFR60, Section 60.2.

federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

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

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

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

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

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

D. That have yielded, or may be likely to yield, information important in prehistory or history.[12]

In addition to meeting any or all of the criteria listed above, properties nominated must also possess sufficient historic integrity, which is discussed in the following Section 6.5.

3.2.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.[13]

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

[12] 36CFR60, Section 60.3.
[13] California PRC, Section 5023.1(a).

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

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

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.[14]

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

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

[14] California PRC, Section 5023.1(d).

- Local landmarks or historic properties designated under any municipal or county ordinance.[15]

3.2.3 CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

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

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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

3.3 SurveyLA

The Project Site is located within the City of Los Angeles, which has been subject to a citywide historic resources survey known as SurveyLA. SurveyLA, the Los Angeles Historic Resources Survey, is the City's comprehensive program to identify and document potential historic resources throughout the City of Los Angeles. SurveyLA is intended to provide baseline information on historic resources to inform planning

[15] California PRC, Section 5023.1(e).

decisions and support City policy goals and processes.[16]

As part of SurveyLA, the Office of Historic Resources has developed a Historic Context Statement (HCS) to provide a framework for identifying and evaluating potential historic resources within the City of Los Angeles. The HCS utilizes the Multiple Property Documentation (MPD) format developed by the National Park Service for the National Register of Historic Places and complies with the standards and guidelines set forth by the National Park Service and the California Office of Historic Resources.[17] This approach organizes the themes, trends, and patterns of history shared by properties into historic contexts; identifies and describes historic resources or property types that represent the contexts; and provides specific standards to guide the evaluation of significance. The SurveyLA HCS is organized into nine broad historical contexts, which are specific to Los Angeles and focus on the development of the City during the period dating from 1780 to 1980, and further subdivided into themes and sub-themes that reflect the various historical trends and patterns of events associated with each context.[18]

SurveyLA surveys of the City of Los Angeles were organized by Community Plan Area (CPA). The Project Site falls within the boundaries of the Wilshire CPA, which was surveyed most recently as part of SurveyLA in 2015.[19]

3.4 Historic Significance and Integrity

3.4.1 HISTORIC SIGNIFICANCE AND PERIOD OF SIGNIFICANCE

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the following definition used by the National Park Service for the National Register.[20]

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

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[16] SurveyLA Los Angeles Historic Resources Survey, "Field Survey Results Master Report," August 2016, https://planning.lacity.org/odocument/c118f301-cc39-4ede-af5a-3e5ec901e7be/SurveyLA_Master_Report.pdf (accessed April 2023). Resources identified through SurveyLA are not designated resources; designation is a separate process that requires public hearings and property owner notification.
[17] SurveyLA Los Angeles Historic Resources Survey, "Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020," https://planning.lacity.org/odocument/fbb3582b-b6b0-4fb7-b27a-dbabacd760aa/SurveyLA_HistoricContextStatementOutline_July2018.pdf (accessed April 2023).
[18] SurveyLA Los Angeles Historic Resources Survey, "Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020."
[19] SurveyLA Los Angeles Historic Resources Survey, "Historic Resources Survey Report: Wilshire Community Plan Area," prepared for the City of Los Angeles Department of City Planning Office of Historic Resources by Architectural Resources Group, January 23, 2015, https://planning.lacity.org/preservation-design/survey-la-results-wilshire (accessed April 2023).
[20] U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf (accessed April 2023).

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

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

In addition to the above criteria, significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.[21] The National Park Service defines this period of time as the *period of significance*.

The *period of significance* is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for listing. The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.[22]

The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.[23] The period of significance can be as brief as a single year; many, however, span many years and consist of beginning and closing dates.[24] Identification and definition of the period is based on "specific events directly related to the significance of the property," for example, the date of construction, years of ownership, or length of operation as a particular entity.[25]

3.4.2 INTEGRITY

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[26] The National Park Service defines seven aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.

[21] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[22] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[23] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[24] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[25] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[26] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[27]

While it is not necessary for a property to retain all seven aspects of integrity, or indeed, "all its historic physical features or characteristics,"[28] the National Park Service notes that the property must retain "the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant."[29]

3.4.3 CHARACTER-DEFINING FEATURES

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property's period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be considered in the planning and design of a project to preserve them to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction or embody a historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people.

3.5 Historic Districts

Standard preservation practice evaluates collections of buildings from similar time periods, places, and historic contexts as *historic districts*. The National Park Service

[27] U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton (Washington, DC: 1990; revised for Internet, 2002), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (accessed August 2022).
[28] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
[29] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

defines a historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[30] A historic district derives its significance as a single unified entity.

According to the National Park Service, "a district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole."[31] Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

As identified by the National Park Service, motion picture studios, which are often geographically concentrated and purpose-built industrial plants, are often evaluated as historic districts. Motion picture studios often exhibit definable campuses and unified site plans which reflect individual building's interconnectedness and functionality as a larger grouping. Although historic districts can contain resources built during distinct periods of development, many motion picture studio historic districts reflect a specific era of development and are contained within a common period of significance.

[30] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (5)
[31] Ibid.

4.0 ENVIRONMENTAL SETTING

4.1 Project Site

4.1.1 DESCRIPTION OF THE PROJECT SITE

The Project Site contains two buildings fronting Wilshire Boulevard and a surface parking lot immediately north of the two buildings. The site originally contained four separate buildings constructed in the mid- to late-1930s. In 1991 three of the properties (5405-5411, 5413-5415 and 5421-5425 Wilshire Boulevard) were combined into a single building. The existing two buildings are currently unoccupied but were most recently occupied by Wilshire Beauty (5401 Wilshire Boulevard) and Staples (5407 Wilshire Boulevard).

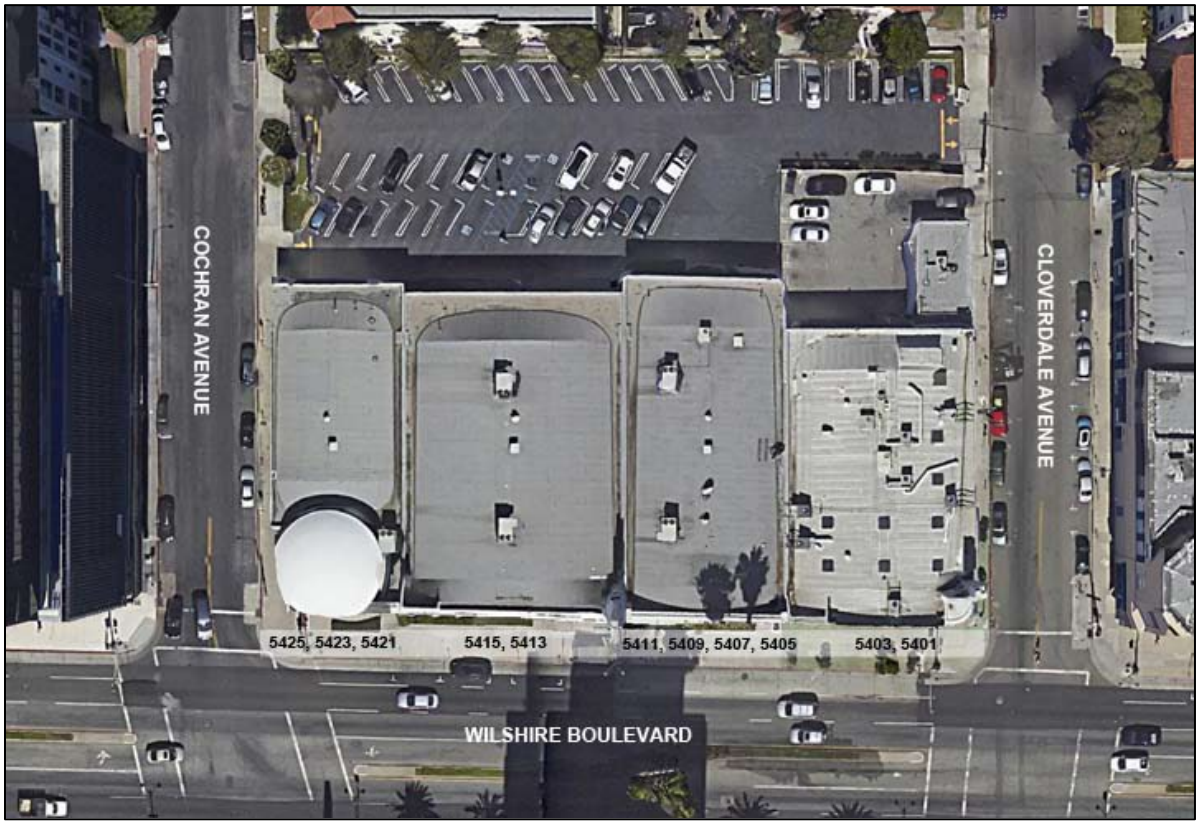


***Figure 3**: Aerial photograph showing addresses historically associated with the buildings on the Project Site. The three parcels on the left were combined in 1991 and currently make up 5407 Wilshire Boulevard. The parcel on the far right is 5401 Wilshire Boulevard. (Google)*

5401 Wilshire Boulevard

5401Wilshire Boulevard is located at the northwest corner of the intersection of Wilshire Boulevard and South Cloverdale Avenue. The property contains a one-story-plus-mezzanine, Streamline Moderne-style commercial building originally constructed in 1936. The building is set flush to the sidewalk on the south and east. It is flanked to the north by a surface parking lot, and to the west by an adjacent commercial building. It has a rectangular plan and is of board-formed, cast-in-place concrete and steel frame construction, with a bow truss roof clad in built-up roofing. The exterior walls of the south and east façades are finished with cement plaster; the north façade is of painted, exposed board-formed concrete. There is a one-story, flat-roofed addition of brick construction at the northeast corner.

The south (primary) façade is asymmetrically composed and consists of a continuous band of metal-framed glazed storefront at street level topped by a continuous, projecting plaster band. Above the band, the wall surface is composed of overlapping planes and volumes of smooth plaster with rounded corners and continuous cornices with geometrically patterned bands, facets, and fluting. The projecting central volume is supported on squat half-columns with horizontal fluting. A flat wall panel with stepped channeling and a square spire rise above the roof parapet just north of the rounded corner. The primary entrance is asymmetrically located at the corner and consists of a pair of frameless glass doors with metal pulls, sidelights, and transom light. The storefront, banding, smooth plaster wall surfaces, and cornices continue onto the simpler east (secondary) façade.

The interior has been completely altered and consists primarily of ceramic tile flooring, plaster walls, painted steel pipe columns, and suspended acoustical tile ceilings.



***Figure 4**: 5401 Wilshire Boulevard was most recently occupied by Wilshire Beauty. This building was originally a branch of Sontag Original Cut-Rate Drug Stores constructed in 1936. (Historic Resources Group)*

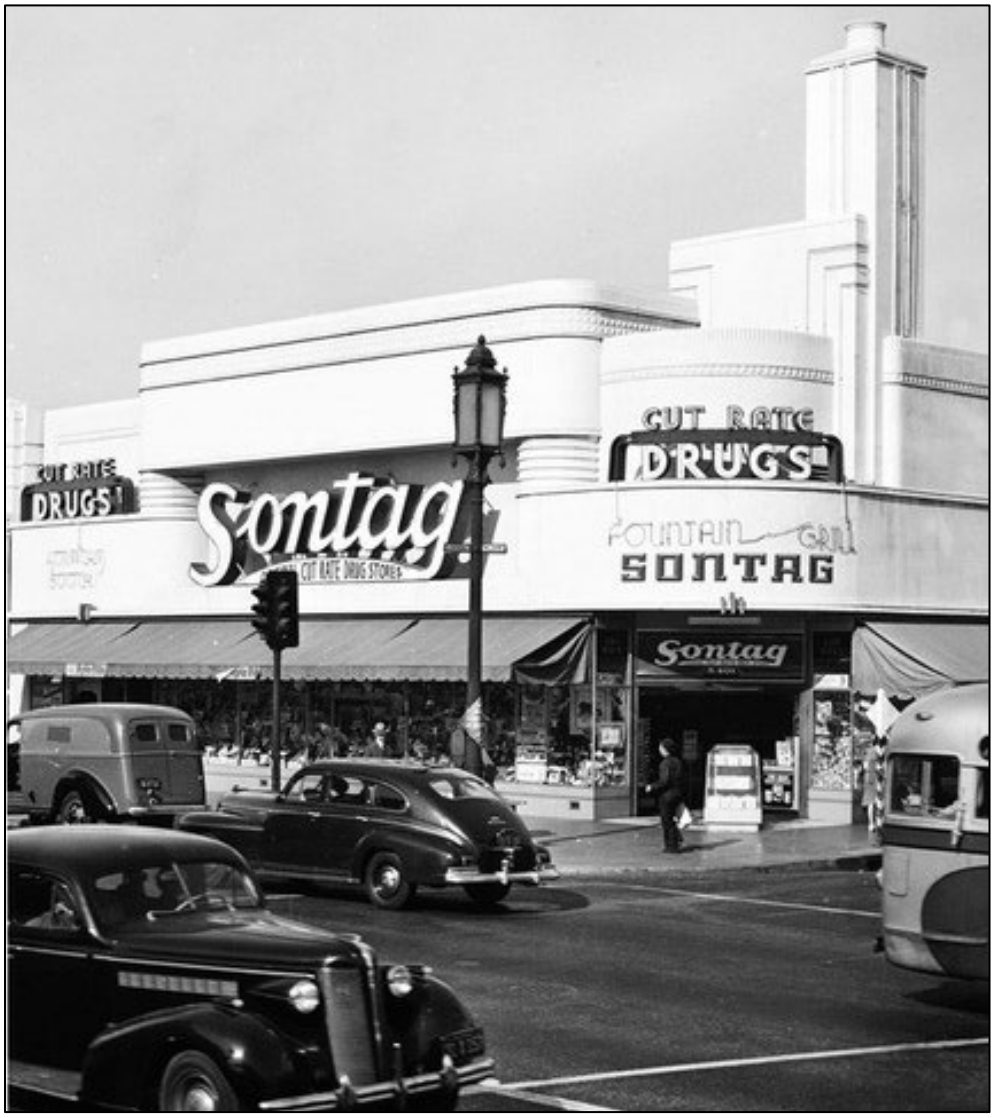


***Figure 5**: 5401 Wilshire Boulevard, Sontag Original Cut-Rate Drug Stores, 1940. (Photograph courtesy of Miracle Mile Residential Association)*

5407 Wilshire Boulevard

5407 Wilshire Boulevard is located at the northeast corner of the intersection of Wilshire Boulevard and South Cochran Avenue. The property contains a one-story commercial building designed in a neo-Streamline Moderne style. The building is set back from the sidewalk with raised concrete planters on the south, flush to the sidewalk on the west, flanked to the east by an adjacent commercial building and to the north by a surface parking lot. The building has a rectangular plan and was originally three separate structures, constructed in the mid- to late 1930s. In 1991, the three separate buildings (5405-5411, 5413-5415, and 5421-5425 Wilshire Boulevard) were merged into one structure (5407 Wilshire Boulevard). The demising walls were removed, and the interiors were opened to create a single large retail space. The original south (primary) facades along Wilshire Boulevard were substantially altered to create a uniform appearance. The building was most recently occupied by a Staples office supply store, which closed at the end of 2021.

The building is of board-formed cast-in-place concrete, brick masonry, and steel frame construction, with wood bow-truss roof systems. The exterior walls are finished with cement plaster and the roofs are clad in built-up roofing. Only two of the buildings (5405-5411 and 5413-5415 Wilshire Boulevard) originally had full bow-truss roof systems which remain but have been seismically upgraded. The roof was partially modified at 5421-5425 Wilshire Boulevard to create a full bow-truss roof and unify the interior space.

The south (primary) façade is asymmetrically composed. A forensic reading of the façade reveals three sections corresponding to the three original buildings. The east section retains elements of the original building façade constructed in 1936 (5405-5411 Wilshire Boulevard), primarily a continuous cantilevered canopy with a channeled fascia topped by a channeled frieze with a geometrically patterned cornice. The frieze terminates at each end in a polygonal spire with horizontal banding. The ground-floor storefronts were filled and three projecting display windows with channeled lintels and hoods extending above the canopy were added.

The central section of the façade corresponds with the original building at 5413-5415 Wilshire Boulevard which was constructed in 1934 as the Great Atlantic & Pacific Tea Company “Food Palace” market. The ground-floor opening has been filled and is now a blank plaster wall. This portion of the Staples building retains the original continuous cantilevered canopy with a channeled fascia, stepped plaster tower with blade sign, horizontal banding rising above the east end of the canopy, and a pilaster capped with horizontal fluting.

The west portion of the façade does not retain any elements of the building facades and storefronts original to the location (5421-5425 Wilshire Boulevard). Instead, the canopy and channeled fascia of the central section is continued west and wraps the corner

above a semicircular glazed bow with horizontal muntins. The curved, battered wall above the canopy is topped with horizontal fluting and a shallow dome. A glazed metal door with sidelights is accessed by concrete steps with metal pipe handrails.

The west façade has three square display windows within a band of horizontal channels in the plaster, and two large rectangular recesses. Hollow metal exit doors are located on the north and south façades. The primary entrance is located on the north façade, facing the parking lot, and consists of a recessed rectangular opening with glazed metal storefront and automatic sliding doors. The interiors have been completely altered and consist primarily of concrete floors, exposed steel framing and board-formed concrete walls, and exposed bow-truss roof systems.



Figure 6: *5407 Wilshire Boulevard, south and west façades, view from the northeast. (Historic Resources Group)*



***Figure 7**: The parcel at 5425, 5423, 5421 Wilshire Boulevard is currently the western portion of Staples. This portion of the building was built in 1991 and replaced the Flying Saucer restaurant and Brown's Wilshire Bakery, built in 1938. (Historic Resources Group)*



***Figure 8**: 5423, 5425 Wilshire Boulevard, Flying Saucer restaurant and Brown's Wilshire Bakery, 1978. (Photograph courtesy of the Marlene Laskey Collection at the Los Angeles Public Library)*



***Figure 9**: The parcel at 5415, 5413 Wilshire Boulevard is currently the center portion of 5407 Wilshire. This building was originally an A&P "Food Palace" built in 1934. (Historic Resources Group)*



***Figure 10**: 5413, 5415 Wilshire Boulevard, A&P "Food Palace", 1935. (Photograph courtesy of Dick Whittington Studio, USC Digital Library)*

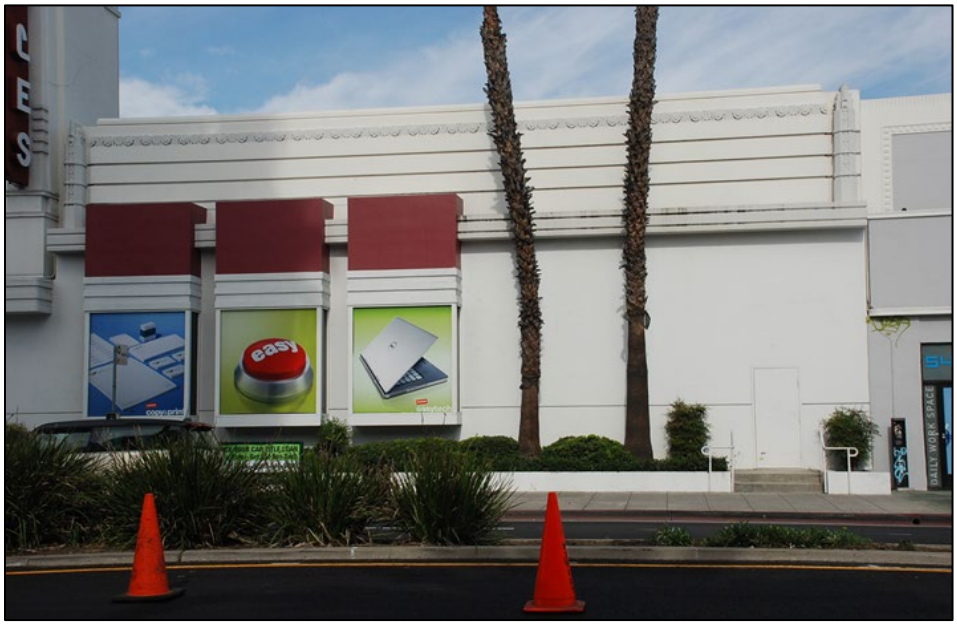


***Figure 11**: The parcel at 5405, 5407, 5409, 5411 Wilshire Boulevard is currently the east portion of Staples. This commercial building, built in 1936, originally had four storefronts. (Historic Resources Group)*



***Figure 12**: 5413, 5415 Wilshire Boulevard, commercial building, 1978. (Photograph courtesy of the Marlene Laskey Collection at the Los Angeles Public Library)*

4.1.2 DEVELOPMENT HISTORY 5401 AND 5407 WILSHIRE BOULEVARD

5401 and 5407 Wilshire Boulevard are located on the north side of Wilshire Boulevard between Cochran and Cloverdale Avenues. The site was originally four separate buildings constructed in the mid- to late-1930s as the Miracle Mile area of Wilshire Boulevard was developing into a commercial thoroughfare. In the early 1990s, three of the properties (5405-5411, 5413-5415 and 5421-5425 Wilshire Boulevard) were combined and there are now two buildings on the site that were previously occupied by Wilshire Beauty (5401 Wilshire Boulevard) and Staples (5407 Wilshire Boulevard).[32]

5401Wilshire Boulevard

This building is located at 5401-5403 Wilshire Boulevard on the northwest corner of Cloverdale Avenue and Wilshire Boulevard. It was designed by the architectural firm Norstrom & Anderson, for retired food canner F.B. Neuhoff.

Completed in 1936, the Streamline Moderne building was originally constructed as the Miracle Mile branch of Sontag Original Cut-Rate Drug Stores which occupied the building for approximately 10 years. The Sontag Cut-Rate Drug Company opened its first Southern California drug store in 1929. By the early 1930s, the company operated several stores throughout the Los Angeles area. The company's focus on discounted prices helped it to thrive during the Great Depression.

Sontag's expanded rapidly and was operating over 30 retail stores in California by 1935. They continued to grow and added food and soda fountains to their offerings in select new locations. The store at 5401 Wilshire was conceived as one of the company's flagship locations, advertising a "complete fountain grill that could seat one hundred people and an interior with controlled temperature."[33] The building's distinctive Streamline Moderne architectural style was a striking addition to the fashionable Miracle Mile shopping district.

They advertised a "complete fountain grill that could seat one hundred people and an interior with controlled temperature."[34] The Sontag Cut-Rate Drug Company flourished throughout the late 1930s and early '40s, operating over 40 stores in California. The company was acquired by United Drug, Inc. of Boston in 1944, resulting in the consolidation of locations and the eventual closure of several stores including the Wilshire Boulevard location.

In 1946, the building was converted into three storefronts which housed a variety of retail establishments including several appliance stores and a delicatessen. In 1947, a one-story addition was constructed to the north along Cloverdale Avenue. The building

[32] For a detailed chronology of construction and alterations recorded in building permit records available through the Los Angeles Department of Building and Safety, please see Appendix E.
[33] Ruth Wallach, *Miracle Mile in Los Angeles: History and Architecture*, (Charleston: The History Press, 2013), p. 86-87.
[34] Ruth Wallach, *Miracle Mile in Los Angeles: History and Architecture*, (Charleston: The History Press, 2013), p. 86-87.

was eventually consolidated back into a single storefront. It is vacant at the time of this report, with Wilshire Beauty being its last retail tenant.

5407 Wilshire Boulevard

The building at 5407 Wilshire Boulevard was historically three separate buildings with three separate addresses: 5405-5411, 5413-5415 and 5421-5425 Wilshire Boulevard. In 1991, an extensive renovation combined the three buildings into a single structure.

5405-5411 Wilshire

This one-story Streamline Moderne commercial building at 5405-5411 Wilshire Boulevard was located west of the Sontag Original Cut-Rate Drug Store. Constructed in 1936, it was designed by architect Marcus P. Miller for the Santa Inez Company of San Francisco. The building originally had four storefronts, and a wide variety of tenants occupied the building throughout its history. In 1991, all storefronts were filled, and three projecting display windows were added. The original decorative cornice was retained. The building represents the eastern portion of the former Staples office supply store.

5413-5415 Wilshire

This one-story Streamline Moderne commercial building at 5413-5415 Wilshire Boulevard was constructed in 1934. It was designed by the architectural firm Norstrom & Anderson for real estate developer E. Clem Wilson. The building was occupied by the Great Atlantic & Pacific Tea Company (often referred to as A&P) "Food Palace" in March of 1935. The reinforced concrete structure cost $35,000 to build and featured eighty-foot arched trusses.[35] When the "Food Palace" opened for business, it "advertised an adjoining parking lot for five hundred cars," an important detail in 1930s Los Angeles, which was rapidly becoming an automobile-centric city.[36] A&P expanded to the west coast in 1930 and opened nine stores in Los Angeles. By 1935, there were over 100 A&P stores in the Los Angeles area. The "Food Palace" building later housed several markets, including Clover Mart, Ralphs, and Roman Foods.

As part of the 1991 single building consolidation, the ground-floor storefront was filled to create a solid wall. Original features that were retained include a flat cornice with linear accents, a stepped tower, and banded canopy. This building now comprises the center portion of the former Staples office supply store.

5421-5425 Wilshire

5421-5425 Wilshire Boulevard, on the northeast corner of Wilshire Boulevard and Cochran Avenue, was constructed in 1938 and designed by architects Norstrom & Anderson for the E. Clem Wilson Company. It consisted of two storefronts which were

[35] Ruth Wallach, *Miracle Mile*, p. 87.
[36] Ibid.

distinguished by different architectural styles. The cross-gabled storefront at the corner housed a variety of small restaurants including Wimpy Grills and the Flying Saucer. The second storefront, designed in a French Eclectic style with a steep hipped roof, originally contained two storefronts and housed several retail establishments, including a 1939 floral shop owned by actress and singer Judy Garland, before becoming Brown's Wilshire Bakery in 1947. These storefronts were demolished in 1990 and replaced with the curving façade and saucer-shaped roof seen today. The new construction took cues from the Streamline Moderne style of the neighboring buildings and blended the linear details in the cornice and continued the banded canopy from 5413-5415 Wilshire Boulevard.

Alterations to 5401 and 5407 Wilshire Boulevard

The buildings located on the Project Site have been subject to alteration. Alterations to both buildings are detailed below.

5401 Wilshire Boulevard

The exterior of 5401 Wilshire Boulevard has undergone some alterations. The storefront systems and entrance doors have all been replaced, and the decorative triple fillet moldings on the entrance canopy have been removed, but the exterior otherwise remains substantially intact. A one-story brick masonry addition at the rear was constructed in 1947. The building's interior has been subject to substantial alteration over time and only remnant original features remain.

5407 Wilshire Boulevard

The exterior of 5407 Wilshire Boulevard has undergone extensive alterations, most recently in 1991 when the original three buildings were combined to create one large retail building. All the demising walls between the buildings were removed to create one open interior space and the bow-truss roofs were exposed. The 1991 renovation retained some original exterior design features and combined these with new construction to create a unified street-facing façade so that the three original buildings would appear and function as a single building.

The west portion of the building that housed the Flying Saucer Restaurant and Brown's Wilshire Bakery (constructed in 1938) was partially demolished and a large domed addition was constructed in a neo-Streamline Moderne style. The front 35-40 feet of the storefronts were demolished including the cross-gable roof of the restaurant and steep hipped roof of the bakery. The original bow-truss roof in the rear of the building was repaired and seismically upgraded, parapets were repaired, and new roofing material applied. The domed addition at the west end, which replaced original Period Revival storefronts, was designed in a neo-Streamline Moderne style to anchor the building at the corner and blend with the two storefronts to the east. The cantilevered canopy with channeled fascia at the center portion was extended to the new addition to

the west, and the new signage atop the canopy was extended across both facades. The stepped plaster tower and flat cornice of the center section were repaired and restored. The upper banding in the cornice was also carried west to the new addition. The original blade sign on the tower was replicated for the new tenant.

Three projecting display windows were added to the east portion of the building. The channeled detail from the cantilevered canopy was extended to the upper portion of the windows in an attempt to create a unifying design element. The channeled and patterned cornice was repaired and restored.

The original storefronts and ceramic tile base of the east and central portions (built in 1934 and 1936) were removed and the openings along the Wilshire frontage were filled. Hollow metal exit doors, concrete stairs, and raised planters were added to the façades of both buildings. The original bow-truss roof systems were repaired and seismically upgraded, parapets were repaired, and new roofing material applied.

The north (rear) façade openings (doors and windows) were removed from all the buildings and in-filled to create space for trade graphics, a large customer entry, and a roll-up gate for deliveries to accommodate a large retail tenant.

4.2 Project Site Surrounding Area

4.2.2 DESCRIPTION OF SURROUNDING AREA

The Project Site is in the Mid-Wilshire community of central Los Angeles approximately six-and-a-half miles west of downtown, along a segment of Wilshire Boulevard known as the Miracle Mile.[37] The Mid-Wilshire neighborhood is generally considered to be bounded by Crenshaw Boulevard, Pico Boulevard, Fairfax Avenue, and Wilshire Boulevard. Punctuated by dense commercial development along Olympic Boulevard, San Vicente Boulevard, Pico Boulevard, and Wilshire Boulevard (including part of Miracle Mile), the surrounding neighborhoods are dominated by subdivisions of single- and multi-family residences from the 1920s to the 1940s. Several of these neighborhoods have been designated local Historic Preservation Overlay Zones (HPOZ) by the City of Los Angeles.[38]

Mid-Wilshire is defined by a hierarchical street grid of distinct commercial corridors traversing residential neighborhoods, institutional campuses such as the Los Angeles County Museum of Art (LACMA) and the La Brea Tar Pits & Museum, the superblock

[37] The term "Mid-Wilshire" generally refers to the Los Angeles neighborhood roughly bounded by Crenshaw Boulevard, Pico Boulevard, Fairfax Avenue, and Wilshire Boulevard. The term "Miracle Mile" originally referred to a previously undeveloped segment of Wilshire Boulevard between La Brea Avenue and Fairfax Boulevard developed by A.W. Ross during the 1920s and 30s as a commercial retail district. The term "Miracle Mile" would later be generalized to include the immediately surrounding neighborhoods.

[38] The recently designated Miracle Mile HPOZ (2017) is a residential district located adjacent to the Project Site just south of Wilshire Boulevard between La Brea and Fairfax Avenues.

garden apartment complex of Park La Brea, and designed landscapes such as Pan Pacific Park. Smaller private museums such as the Craft Contemporary Museum and the Petersen Automotive Museum in addition to the soon-to-be completed Academy Museum of Motion Pictures, in the May Company department store building (completed in 1939), round out the City's museum row along Wilshire Boulevard.

The Project Site is located on the north side of Wilshire Boulevard between Cochran and Cloverdale Avenues in the Miracle Mile commercial district between Fairfax Avenue to the west and La Brea Avenue to the east. The property is surrounded by low- to mid- and high-rise commercial development along Wilshire Boulevard and flanked by a multi-family residential neighborhood to the north.[39] The commercial district is a mix of Art Deco and Streamline Moderne architecture from the 1920s and 1930s alongside glassy high-rises from the 1960s to the present.

4.2.3 HISTORY OF THE SURROUNDING AREA [40]

Wilshire Boulevard

Wilshire Boulevard was once a migration route for prehistoric mammoths and a dirt path for Spanish rancheros before becoming a modern thoroughfare. Ranchers grazed cattle and sheep in open pastures, and farmers grew crops like barley and wheat. While the city of Los Angeles expanded rapidly from the east and beachfront communities like Santa Monica grew in the west, the space in between remained rural. It was not until the land speculation boom of the 1880s that the first seeds of development in the Wilshire area were planted. The first visionary was Henry Gaylord Wilshire, a charismatic entrepreneur from Ohio who with his brother William purchased 35 acres at the western edge of Los Angeles in 1887 and subdivided the land in 1895. The Wilshire brothers envisioned a luxurious subdivision designed for Los Angeles' wealthy, anchored by a wide, graveled boulevard.[41]

Wilshire Boulevard first appeared on maps in 1895 when Henry Gaylord Wilshire cleared a 400-yard strip of land in his barley field. Only later, when others took over the enterprise and automobiles arrived in Los Angeles, did Wilshire Boulevard expand. By the mid-1920s, Wilshire Boulevard was one of the most heavily traveled streets in Los Angeles, serving as the most direct east-west route through the city.

As Los Angeles evolved into a rapidly-growing twentieth-century metropolis, Wilshire Boulevard developed with commercial and institutional uses, later referred to as "the

[39] SurveyLA found this neighborhood north of the Project Site to be an eligible HPOZ multi-family residential district (Ridgeley Drive-Detroit Street Multi-Family Residential Historic District).
[40] Portions of the history of Wilshire Boulevard and Miracle Mile have been excerpted and adapted from Kevin Roderick, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005); Ruth Wallach, *Miracle Mile in Los Angeles: History and Architecture*, (Charleston: The History Press, 2013); "Historic Resources Survey Report: Wilshire Community Plan Area" prepared by Architectural Resources Group, January 2015; and "Miracle Mile Historic Resources Survey Report (draft)" prepared by Architectural Resources Group, September, 2015.
[41] "Miracle Mile Historic Resources Survey Report (draft)," p. 11.

first linear downtown."[42] Churches, department stores, and other institutions moved to Wilshire Boulevard from downtown Los Angeles, determined to "stake their future on Los Angeles' increasing growth away from the city center.[43] The success of Wilshire Boulevard as a commercial corridor depended largely on the automobile, and its new buildings reflected this emphasis. Some buildings, like Bullock's Wilshire department store, asserted their presence with tall vertical elements. Others relied on long, horizontal volumes, sometimes occupying a full block, with projecting signs, large display windows, and other attention-getting elements incorporated for easy visibility from an automobile. New buildings also employed the latest architectural styles like Art Deco, Zigzag Moderne, and Streamline Moderne, as well as popular Period Revival styles. Drive-in restaurants and cafés also catered to the automobile owner, and many of the boulevard's new buildings featured rear or side parking lots.[44]

After steady growth through the 1930s Wilshire Boulevard saw little commercial development during World War II. In the postwar years, however, Wilshire Boulevard's department stores, hotels, theaters and restaurants were joined by large office buildings housing high-profile corporations. Wilshire Boulevard quickly gained a new reputation as a premier location for corporate headquarters. The 1957 lifting of the city's 150-foot height limit restriction led to towering skyscrapers, bringing a fundamental change to the landscape. The postwar period saw a shift in the area's architectural identity, with many commercial and institutional buildings exhibiting sleek Modern styles [45]

Wilshire Boulevard's reputation as a premier business address continued through the 1970s, with dozens of new high-rise corporate buildings distributed over several miles. Commercial activity waned in the 1980s, as major retailers and corporations departed the area for the cheaper and less congested San Fernando Valley and Westside of Los Angeles. Wilshire Boulevard experienced periods of economic downturn in the 1980s and 1990s but remains a strong and diverse commercial center in Los Angeles.[46]

Miracle Mile

The history of the Miracle Mile segment of Wilshire Boulevard, which rose to prominence as automobiles became the preferred mode of transportation during the 1920s and 30s, dates to before the advent of the automobile. A dirt road flanked by oil wells and barley fields, few people at the turn of the twentieth century predicted the development of the western reaches of Wilshire Boulevard. One of the few early non-agricultural occupants of the Mid-Wilshire area was the Page Military Academy, which relocated from its original West Adams location to the intersection of San Vincente Boulevard and Cochran Avenue in 1915. The new location was chosen partially because

[42] Roderick, *Wilshire Boulevard*, p. 10.
[43] Ibid.
[44] "Historic Resources Survey Report: Wilshire Community Plan Area," p. 12.
[45] Ibid., p. 13.
[46] Ibid., p. 14

of its remoteness from more urbanized Los Angeles and Santa Monica.

Los Angeles real estate developer A.W. Ross foresaw the inevitable westward expansion of Los Angeles far earlier than most. In 1921, Ross began buying up land along Wilshire Boulevard between La Brea Avenue and Fairfax Avenue, a pursuit some referred to as "Ross's Folly." He envisioned a destination shopping district that would lure customers from downtown Los Angeles and rival the outlying commercial districts then forming in Hollywood and Beverly Hills. Ross's Wilshire Boulevard development encouraged architecturally distinctive commercial buildings as a distinguishing feature. He foresaw how increasing personal automobile ownership would change settlement patterns and challenge the traditional dominance of a centralized downtown.

Ross's development gamble along the western segments of Wilshire Boulevard eventually paid off as "Ross's Folly" became better known as the "Miracle Mile" by the 1930s. The Miracle Mile attracted large retailers like Desmond's, Silverwoods, and the May Company, and even supermarkets like Ralph's boasted flashy architecture on a grand scale. [47] Dominated by Art Deco and Streamline Moderne structures, the buildings were designed to provide easy and convenient access for the automobile shopper. Large display windows were installed in order to make merchandise visible from the street. Prominent towers were often incorporated into the design to attract the attention of passing motorists. Large parking lots were incorporated at the property's rear, where a second "main entrance" provided convenient access from the parking lot.

After World War II. the Miracle Mile continued to be successful but was eventually overcome by the same forces of change that once made it a success. Increasing reliance on the personal automobile, the development of the freeway system and the post-War population boom ushered in the age of suburban shopping malls, which challenged older, automobile-oriented retail districts like the Miracle Mile just as the Miracle Mile had previously challenged the pedestrian-oriented retail districts downtown. Chasing their customer base, retailers once at the vanguard of the City's decentralization relocated, leaving vacant storefronts and discount stores in their place.

The Miracle Mile witnessed a major influx of new institutional buildings, most visibly in a new museum district near the intersection of Wilshire Boulevard and Fairfax Avenue that injected new life into the commercial district. The La Brea Tar Pits had been open to the public since the 1920s, but it was not until the 1965 completion of Los Angeles County Museum of Art (LACMA) that the Miracle Mile gained its second identity as an institutional center.

[47] "Miracle Mile Historic Resources Survey Report (draft)," p. 12.

4.3 Current Determinations and Previous Evaluations (Project Site)

MIRACLE MILE HISTORIC DISTRICT

The two buildings located on the Project Site, 5401 Wilshire Boulevard and 5407 Wilshire Boulevard, were evaluated in 1983 as part of a Historic Resources Determination of Eligibility for a proposed Los Angeles Rail Rapid Transit Project. As a result of that survey, a National Register-eligible historic district, the "Miracle Mile Historic District," was identified. The Miracle Mile Historic District is located between 5320 and 5519 Wilshire Boulevard, on both sides of Wilshire Boulevard between La Brea Avenue and Burnside Avenue. It was originally composed of Period Revival, Art Deco and Streamline Moderne commercial buildings constructed in the 1920s and 1930s. Nineteen (19) buildings were identified as contributors to the District.[48]

The Miracle Mile Historic District was determined eligible under National Register Criterion A representing the development of Los Angeles as an expanding city in the 1920s and 1930s, and under National Register Criterion C as one of the best collections of Art Deco and Streamline Moderne commercial architecture in Los Angeles.

At the time of the 1983 evaluation, the Project Site contained four separate commercial buildings (5401-5403, 5405-5411, 5413-5415, and 5421-5425 Wilshire Boulevard). Each was identified as a contributor to the Miracle Mile Historic District. Since that time, 5405-5411, 5413-5415, and 5421-5425 Wilshire Boulevard were merged into a single structure (5407 Wilshire Boulevard) and the south (primary) facades along Wilshire Boulevard were altered to create a uniform appearance. 5401 Wilshire Boulevard (identified as 5401-5403 in 1983) has largely remained unaltered.

The Miracle Mile Historic District was formally determined eligible for listing in the National Register of Historic Places by the National Park Service. As a result of the formal determination of eligibility, contributors to the District are listed in the California Historic Resources Inventory (HRI) with a California Historical Resources Status Code of 2D2.[49] Status code 2D2 is defined as a "contributor to a district determined eligible for the National Register by consensus through the Section 106 process. Listed in the California Register." See Appendix G for the 1983 Determination of Eligibility for the Miracle Mile Historic District, which includes a description of the district, significance statement, and map of contributing and non-contributing buildings.

Because the Miracle Mille Historic District was found eligible for listing in the National Register and is listed in the California Register with a Status Code of 2D2 it was not re-

[48] Conditions within the Historic District have changed since 1983. Current conditions are discussed in Section 9 of this report.
[49] California Historic Resources Inventory, August 15, 2011.

surveyed as part of SurveyLA.[50]

5401-5405 WILSHIRE BOULEVARD (SONTAG DRUG BUILDING)

An Historic-Cultural Monument (HCM) application for the former Sontag Drug Building at 5401-5405 Wilshire Boulevard was submitted to the Department of City Planning's Office of Historic Resources on December 11, 2020. The HCM application was determined complete by the Director of Planning on January 12, 2021, and subsequently reviewed by the Cultural Heritage Commission in a public meeting on February 4, 2021.[51] The Cultural Heritage Commission determined that the proposed designation did merit consideration and further review. However, because the HCM application was received after the deemed complete date of the subject Project of this report, pursuant to Government Code Section 65913.10(a), the Office of Historic Resources terminated the HCM application.[52]

As noted above, the 5401-5405 Wilshire Boulevard was previously listed in the California Register as a contributor to the Miracle Mile Historic District. It is evaluated for listing as an individual historic resource in this report for the purposes of CEQA.

4.4 Current Determinations and Previous Evaluations (Potential Impact Area)

As noted above, the Project Site is located within the boundary of the Miracle Mile Historic District. There are several contributors to the District located in the Potential Impact Area. Some individual buildings within the District have also been designated as Los Angeles HCMs. A City of Los Angeles Historic Preservation Overlay Zone (HPOZ), the Miracle Mile HPOZ, is located south of the Project Site. None of the buildings on the Project Site are located within the boundaries of the Miracle Mile HPOZ. The Project Site is also located in the Wilshire Community Plan Area (CPA) of Los Angeles, which was surveyed by SurveyLA in 2015. SurveyLA identified two buildings on Wilshire Boulevard as individually eligible for historic designation and one historic district immediately north of the Project Site. These resources are discussed below.

CONTRIBUTORS TO THE MIRACLE MILE HISTORIC DISTRICT IN THE POTENTIAL IMPACT AREA

5363-5379 Wilshire Boulevard
This two-story commercial building with a three-story octagonal tower on the northeast corner of Wilshire Boulevard and Cloverdale Avenue was originally

[50] SurveyLA methodology did not include resources listed in or formally determined eligible for listing in the National Register and/or listed in the California Register.
[51] Letter from James K. Williams, Commission Executive Assistant II Cultural Heritage Commission, to Diogenes Wilshire Holdings, LLC, January 13, 2021.
[52] Letter from Melissa Jones, Office of Historic Resources, to Margot Gerber, Steven Luftman, Katie Horak, and Andrew Goodrich, May 4, 2021.

constructed in 1928. It was remodeled in 1936 in a Streamline Modern style. It is located to the east of the Project Site across Cloverdale Avenue. The wood frame and brick building has cement plaster cladding and flat roofs. The retail shops on the ground floor all have replacement aluminum storefront systems. The second story has a band of recessed steel sash windows with an upper divided-light window separated by scored plaster piers. The entrance to the building on Wilshire Boulevard has a rounded canopy with channeled fascia. The tower has three divided-light steel sash windows and vertical reeded plaster ornamentation.

This building was identified as a contributor to the Miracle Mile Historic District and is listed in the California Register.

5366-5374 Wilshire Boulevard
This two-story commercial building on the south side of Wilshire Boulevard, one parcel east of Cloverdale Avenue, was originally constructed in 1926. It was remodeled in 1938 and designed in a Streamline Modern style. It is located to the southeast of the Project Site across Wilshire Boulevard. The wood frame and brick building has cement plaster cladding and a flat roof. The building originally had four storefronts with apartments on the second floor. In 1938 a camera store at 5370 Wilshire Boulevard, "The Darkroom," remodeled the storefront to resemble a camera. It was designed by architect Marcus P. Miller. Its black vitrolite glass façade is a notable example of programmatic architecture in Los Angeles. The other storefronts have been altered and the second floor has an added metal screen.

This building is listed in the California Register as a contributor to the Miracle Mile Historic District. The façade of the building, including the storefront in the shape of a camera was designated Historic-Cultural Monument No. 451 in August 1989.

5410 Wilshire Boulevard
This ten-story Art Deco commercial building, referred to as the "Dominguez-Wilshire Building," was constructed in 1930 and occupies the entire block between Cloverdale and Cochran Avenues on the south side of Wilshire Boulevard. It is located directly south across Wilshire Boulevard from the Project Site. Designed by the celebrated architectural firm of Morgan Walls & Clements, the building has a two-story retail block supporting a ten-story office tower. The retail block is divided vertically by stepped pilasters and has rounded corners. The vertically articulated tower recedes in setbacks to a pyramidal roof. The building is embellished with Zigzag decorative motifs and has the main automobile entrance from the rear surface parking lot. The building was rehabilitated in 2000.

This building is listed in the California Register as a contributor to the Miracle Mile Historic District.

5450 Wilshire Boulevard
This one-story commercial building on the southwest corner of Wilshire Boulevard and Cochran Ave was originally constructed in 1936 and designed in the Streamline Moderne style by architectural firm Morgan Walls & Clements. It is located to the southwest of the Project Site across Wilshire Boulevard. The reinforced concrete building has cement plaster cladding and a flat roof. Used primarily for a single retail tenant, the storefront has large picture windows.

This building is listed in the California Register as a contributor to the Miracle Mile Historic District.

OTHER IDENTIFIED RESOURCES IN THE POTENTIAL IMPACT AREA

5455 Wilshire Boulevard
This 22-story Corporate International style commercial office building is located immediately west of the Project Site on the northwest corner of Wilshire Boulevard and Cochran Avenue. The building was constructed in 1960 and designed by Los Angeles architects W. Douglas and D. Everett Lee. Rectangular in plan, the building consists of a steel-frame office tower rising above a podium parking structure. The tower features an extruded metal frame curtain wall of glass windows and spandrel panels arranged in alternating horizontal bands. The podium parking is screened by vertical metal louvers. The slightly recessed ground floor is clad in marble and features a deeply recessed main entry from Wilshire Boulevard.

In 2015, 5455 Wilshire Boulevard was found eligible for listing in the National Register, California Register and for local listing by SurveyLA as an "excellent example of a Corporate International office building on Wilshire's Miracle Mile, designed by notable local architects W. Douglas and D. Everett Lee."

5466-5470 Wilshire Boulevard
This 2- and 4- story Spanish Colonial Revival commercial building is located on the southeast corner of Wilshire Boulevard and Dunsmuir Avenue. It was constructed 1928 by A.W. Ross who spearheaded the original development of the Miracle Mile as a commercial district. The building is L-shaped in plan and consists of a 4-story volume at the corner of Wilshire Boulevard and Dunsmuir Avenue with a 2-story volume continuing east on Wilshire Boulevard. The combination flat and hipped roof is partially clad in red clay tiles; wall cladding is smooth cement plaster. Storefronts line the ground floor along Wilshire Boulevard with offices on the upper floors. Windows on the upper floors are replacement metal frame within punched rectangular openings. Decorative terra cotta spandrel panels delineate the cornice line and fourth floors.

5466-5470 Wilshire Boulevard is listed in the California Register as a contributor to the Miracle Mile Historic District. The building was also found eligible for listing in the California Register and for local listing by SurveyLA as "the location of developer A.W.

Ross' office during the height of development on Wilshire's Miracle Mile in the late 1920s-early 1930s."

5500 -5522 Wilshire Boulevard
This Art Deco retail/commercial office building, referred to as the "Wilshire Tower," is located on the south side of Wilshire Boulevard where it spans the entire block between Dunsmuir Avenue and Burnside Avenue. The building was designed by noted architect Gilbert Stanley Underwood and constructed in 1929. It consists of a two-story base housing commercial retail space with a central office tower rising an additional eight stories. The design combines elements of Zigzag and Streamline Moderne.

Wilshire Tower is considered the first Art Deco landmark tower built on the Miracle Mile and set the standard for future development. The ground floor retail spaces were originally occupied by Los Angeles retailers Desmond's and Silverwoods. It was designated Los Angeles Historic-Cultural Monument No. 332 in 1987. It is also listed in the California Register as a contributing building to the Miracle Mile Historic District.

5515-5519 Wilshire Boulevard
Originally constructed as movie theater in 1936, the El Rey Theatre is located on the north side of Wilshire Boulevard mid-block between Dunsmuir Avenue and Burnside Avenue. The theater was designed by noted theater designer Clifford A. Balch in an exuberant Art Deco style featuring scored and fluted plaster surfaces, decorative terra cotta courses and panels, stepped horizontal fins, and neon edged projecting marquee and blade sign.

The El Rey Theatre was designated Los Angeles Historic-Cultural Monument No. 520 in 1991 and is also listed in the California Register as a contributor to the Miracle Mile Historic District.

Ridgeley Drive-Detroit Street Multi-Family Residential Historic District
Located north of the Project Site, the Ridgeley Drive-Detroit Street Multi-Family Residential Historic District was identified through SurveyLA in 2015.[53] The Ridgeley Drive-Detroit Street Multi-Family Residential Historic District is composed of single and multi-family historic homes built during the period of 1920 to 1952. The residential district is situated within the Mid-Wilshire neighborhood of central Los Angeles, just north of the Miracle Mile commercial and institutional corridor along Wilshire Boulevard and southeast of the historic Park La Brea development. District parcels are located along South Ridgeley Drive, South Burnside Avenue and South Dunsmuir Avenue, between West 6th Street and Wilshire Boulevard; and South Cochran Avenue, South Cloverdale Avenue and South Detroit Street, between West 3rd Street and

[53] *SurveyLA Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc. January 23, 2015.

Wilshire Boulevard.

The area was initially subdivided in the 1920s by G. Allan Hancock, son of Henry Hancock who first acquired Rancho La Brea in 1863. Developed as a single tract, the neighborhood is laid out across a flat rectilinear grid with uniform setbacks, detached garages, driveways with cut curbs, and one to five-story residences. Many of the district's historic residences retain character defining features, original plans, massing, and scale while comprised primarily of Period Revival architecture. Residences range in architectural style from Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, French Revival and Late Chateauesque. Additionally, there are several compatible Minimal Traditional and Mid-Century Modern-style residences. Of the 214 total properties, 192 are contributors and 22 are non-contributors (many of which are large apartment buildings constructed in the late 1980s and early 1990s). Twelve multi-family residences within the district are also designated Los Angeles Historic Cultural Monuments.

The Ridgeley Drive-Detroit Street Multi-Family Residential Historic District is also significant as an early Jewish neighborhood, reflecting the community's movement west from areas such as Boyle Heights and South Los Angeles following World War II. Early Jewish residents were of Russian, Lithuanian, German, Austrian and Polish descent, some of whom listed Yiddish or Hebrew as their primary language. Many of the properties in the district were built and owned by Jewish individuals, indicating that early restrictive racial covenants may not have targeted Jewish families in the area. The district predates many other Jewish enclaves in the Wilshire area and remains a vibrant Jewish community today.

Miracle Mile Historic Preservation Overlay Zone (HPOZ)

The Miracle Mile HPOZ was established in 2017.[54] The HPOZ is bounded by San Vincente Boulevard to the south, La Brea Avenue to the east, Orange Grove Avenue to the west and Wilshire Boulevard to the north. The HPOZ is composed of one-story single-family residences, and one- and two-story multi-family residences properties immediately south of the segment of Wilshire Boulevard known as Miracle Mile. The majority of contributing buildings were constructed in the 1920s, '30s, '40s and early 1950s The Period of Significance for the HPOZ is 1921-1953 and architectural styles largely reflect Period Revival styles popular during the years before and immediately after World War II. As noted in the preservation plan for the HPOZ, the district is "characterized by the consistency of building styles and massing, as well as its spatial and landscape features such as concrete sidewalks, mature trees, relatively consistent lot sizes, uniform setbacks, and a skewed orthogonal street pattern."

[54] City of Los Angeles Ordinance No. 184334.

TABLE 1: PREVIOUSLY IDENTIFIED HISTORICAL RESOURCES

ADDRESS	APN#	DATE	NAME	HISTORIC RESOURCE STATUS
Wilshire Blvd. between La Brea Ave. and Burnside Ave.	Various	1928-1938	Miracle Mile Historic District	Formally determined eligible for listing in the National Register and listed in the California Register.
Bounded by San Vincente Blvd. to the south, La Brea Ave. to the east, Orange Grove Ave. to the west and Wilshire Blvd. to the north.	Various	1921-1953	Miracle Mile HPOZ	City of Los Angeles HPOZ.
Parcels located along S. Ridgeley Dr., S. Burnside Ave. and S. Dunsmuir Ave., between West 6th St. and Wilshire Blvd.; and Cochran Ave., Cloverdale Ave. and Detroit St., between West 3rd St. and Wilshire Blvd.	Various	1920-1952	Ridgeley Drive – Detroit Street Multi-Family Residential Historic District	Identified as eligible for listing in the National Register, California Register and as a Los Angeles HPOZ by SurveyLA.
5366-5374 Wilshire Blvd.	5089-002-025	1935	"The Dark Room Camera Store" 2-story commercial building with a Mimetic storefront depicting a camera.	HCM No. 451 (façade only) and a contributor to the Miracle Mile Historic District
5455 Wilshire Blvd.	5508010025	1960	22-story Corporate International office building.	Identified as individually eligible for listing in the National Register, California Register and as a Los Angeles HCM by SurveyLA.
5466-5470 Wilshire Blvd.	5089-003-021	1928	2-and 4-story Spanish Revival commercial building	Found individually eligible for CR and local listing by Survey LA. (Also, contributor to the Miracle Mile Historic District.)
5500 -5522 Wilshire Blvd.	5089-004-016	1929	Wilshire Tower	HCM No. 332 (Also contributor to the Miracle Mile Historic District.)
5515-5519 Wilshire Blvd.	5508-011-026	1936	El Rey Theater	HCM No. 520 (Also contributor to the Miracle Mile Historic District.)

5.0 HISTORICAL RESOURCE EVALUATIONS

5.1 Overview

Buildings located on the Project Site are reevaluated in this section for their eligibility for listing as historic resources. These re-evaluations are organized in this section as follows:

5.1.1 INTEGRITY EVALUATION OF 5407 WILSHIRE BOULEVARD FOR ELIGIBILITY AS A CONTRIBUTOR TO THE MIRACLE MILE HISTORIC DISTRICT

As noted above, the Project Site is located within the boundary of the California Register-listed Miracle Mile Historic District which was first evaluated as a historic district in 1983. At the time of the 1983 determination, the Project Site contained four separate commercial buildings which were all identified as contributors to the Miracle Mile Historic District. None of the three buildings were previously identified as eligible for historic listing individually. In 1991, three of the four contributing buildings were merged into a single, unified structure (5407 Wilshire Boulevard). Examination of 5407 Wilshire Boulevard for this report has revealed substantial integrity issues as a result of the unification of the three buildings. 5407 Wilshire Boulevard is therefore re-evaluated in this section for its eligibility for listing as a contributor to the Miracle Mile Historic District. Because the three original buildings have now been combined into a single unified building, 5407 Wilshire Boulevard is not evaluated for individual eligibility.

5.1.2 EVALUATION OF THE SONTAG DRUG BUILDING FOR ELIGIBILITY AS AN INDIVIDUAL RESOURCE AND AS A CONTRIBUTOR TO THE MIRACLE MILE HISTORIC DISTRICT

The Sontag Drug Building at 5401 Wilshire Boulevard, also identified as a contributor to the Miracle Mile Historic District, has largely remained unaltered on its exterior. The Project would preserve the east and south facades of the Sontag Drug Building while removing the remainder of the building to allow for construction of subterranean parking. A one-story building that incorporates the original east and south facades will replace the removed portions of the Sontag Drug Building.

Out of an abundance of caution and to fully recognize the potential impacts to historical resources as a result of the proposed façade preservation and new construction , the Sontag Drug Building is evaluated in this section for historic significance as an *individual* resource in addition to its current status as a contributor to the Miracle Mile Historic District. Evaluation of the Sontag Drug Building as an individual resource uses contexts and themes from the Los Angeles Citywide Context Statement (HCS) applicable to the Sontag Drug Building.

5.1.3 INTEGRITY EVALUATION OF CONTRIBUTING BUILDINGS TO THE MIRACLE

MILE HISTORIC DISTRICT

In the intervening years since the 1983 evaluation of the Miracle Mile Historic District, several buildings identified as contributors have been demolished and other contributing buildings have been altered. In order to better understand potential impacts to the entire district, this section also reviews the *integrity* of the remaining contributors to the Miracle Mile Historic District located outside the Project Site. Regardless, the eligibility of the Miracle Mile Historic District for listing in the California Register is accepted for the purposes of this report and it is treated herein as a historical resource for the purposes of CEQA.

5.2 Reevaluation of 5407 Wilshire Boulevard as a Contributor to the Miracle Mile Historic District

5.2.1 5407 WILSHIRE BOULEVARD INTEGRITY ANALYSIS

5407 Wilshire Boulevard is an amalgamation of what were originally three separate buildings (5405-5411 Wilshire Boulevard, 5413-5415 Wilshire Boulevard, and 5421-5425 Wilshire Boulevard) into a single large building. The three original buildings were all identified as contributors to the Miracle Mile Historic District in 1983 but are no longer discernible as separate and distinct buildings today. 5407 Wilshire Boulevard (collectively 5405-5425 Wilshire Boulevard) has been substantially altered after identification as a contributor to the Historic District in1983, and the integrity of the component contributing buildings has been severely compromised:

- **Location:** The building remains on the original site of the three component buildings and therefore retains integrity of location.

- **Design:** The 1991 conversion into a single building has resulted in the removal of significant character-defining features of the original buildings, altering their exterior appearance. The current form presents an integration of historic features and more recent elements as a single, unified design. The interior demising walls were removed creating one large interior space. Therefore, it does not retain integrity of design.

- **Setting:** The existing neighborhood consists primarily of low- and mid-rise commercial buildings that reflect the area's historic character. The property therefore retains integrity of setting.

- **Materials:** The exterior of 5407 Wilshire Boulevard has undergone extensive alterations. The storefronts and ceramic tile base of the 1934 and 1936 buildings have been removed and the openings filled with new construction. Projecting display windows have been added to the façade of the 1936 building, and hollow metal exit doors, concrete stairs, and raised planters have been added to the

façades of both buildings. The building that housed the Flying Saucer Restaurant and Brown's Wilshire Bakery (built in 1938) was demolished and a large addition on the west side of the 1934 building was constructed that mimics some of the Streamline Moderne features of the older structures. The interior demising walls have been removed creating one large interior space. These alterations have resulted in the removal of significant historic materials; therefore, the building no longer retains integrity of materials.

- **Workmanship:** The three original buildings have been substantially altered and no longer retain the physical evidence of period construction techniques. The building does not retain integrity of workmanship.

- **Feeling:** Because the original three buildings were combined into a single building and substantially altered, the original three buildings are no longer readily discernible. Therefore, 5407 Wilshire Boulevard no longer retains integrity of feeling.

- **Association:** 5407 Wilshire Boulevard no longer retains enough physical features to convey the original configuration of three commercial buildings in the Miracle Mile portion of Wilshire Boulevard from the 1930s. 5407 Wilshire Boulevard does not retain integrity of design, materials, workmanship, or feeling and therefore no longer conveys the original condition associated with the growth of commercial development on Wilshire Boulevard in the 1930s. It therefore no longer retains integrity of association.

Although remnant façade features from two of the original buildings remain, these features now appear as components of a single, unified façade for one building. Therefore, the three original contributing buildings are no longer intact and do not retain sufficient integrity to remain eligible as contributors to the Miracle Mile Historic District. 5407 Wilshire Boulevard is, therefore, considered herein as a non-contributor to the Miracle Mile Historic District for the purposes of CEQA.

5.3 Evaluation of 5401 Wilshire Boulevard (Sontag Drug Building)

5.3.1 RELEVANT CONTEXTS AND THEMES

Los Angeles Citywide Historic Context Statement

Los Angeles' Citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historical resources surveys in the City of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service for use in nominating properties to the National Register. This format provided a consistent framework for evaluating historical

resources. It was adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs. The HCS used Eligibility Standards to identify the character defining, associative features and integrity aspects a property must retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of the Eligibility Standards in order to be eligible.

The Sontag Drug Building is distinguished by its Streamline Moderne architectural style as applied to a retail commercial building. It is evaluated as an individual resource below using the following contexts and themes:

Context: Architecture and Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Related Responses to Modernism, 1924-1970

Sub-Theme: Streamline Moderne, 1935-1945[55]

Summary Statement of Significance: Resources evaluated under this sub-theme are significant in the area of Architecture as excellent examples of the Streamline Moderne styles and exhibit quality of design through distinctive features. Streamline Moderne architecture was popular between the mid1930s and mid-1940s; the style underscored the American public's affinity for technology, progress, and modernity, and evinces a sense of motion and speed. It was applied to single-family and multi-family residences, as well as some commercial and institutional properties. On rare occasion it was applied to industrial properties.

Period of Significance: 1935-1945

Period of Significance Justification: The Streamline Moderne style reached its zenith between the mid-1930s and World War II, at which point new construction came to a halt and Americans' taste in architecture evolved toward more puritanical idioms of Modern architecture. The period of significance for this theme begins in 1935, when the earliest known examples of the style were built in Los Angeles; it ends in 1945, which marks the beginning of the post-World War II era and the period by which the style had squarely fallen out of favor with the American public.

Geographical Location(s): Citywide; commercial and institutional examples are

[55] City of Los Angeles Department of City Planning, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, 1850-1980, Sub-Context: L.A. Modernism, 1919-1980*, August 2021.

concentrated in Hollywood and the Wilshire area, and particularly among major vehicular and commercial corridors; residential examples are located in the Silver Lake, Hollywood, Los Feliz, and Wilshire areas and occasionally in the hillside communities of the San Fernando Valley. Industrial examples are found near Downtown and Hollywood.

Criteria: **NR:** C **CR:** 3 **Local:** 3

Associated Property Types:

- Residential – Single-Family Residence
- Residential – Multi-Family Residence
- Commercial
- Institutional
- Industrial

Property Type Description: The Streamline Moderne style was a versatile idiom that was applied to an array of property types. Some of the most iconic and architecturally distinctive examples of the style are represented in the context of commercial buildings; however, the style was often expressed in the form of custom single-family residences and small-scale multi-family residences. To a lesser extent, the style was also applied to institutional and industrial properties. Groupings of resources in the style may be evaluated as historic districts. Given Streamline Moderne's relatively brief period of popularity, examples of the style are relatively rare in Los Angeles.

Eligibility Standards:

- Was constructed during the period of significance
- Exhibits quality of design through distinctive features
- Is an excellent example of the style

Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Horizontal orientation
- Rounded corners and curved surfaces, emulating a "windswept" appearance

- Flat or nearly flat roof
- Speedlines at wall surfaces, such as horizontal moldings and continuous sill courses
- Smooth stucco cladding
- Metal, often steel casement, windows
- Unadorned wall surfaces, with minimal ornament
- Windows "punched" into walls, with no surrounds

Integrity Considerations:

- Should retain integrity of Location, Design, Materials, Workmanship, and Feeling from the period of significance
- Retains sufficient integrity to convey significance
- Original setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted

5.2.3 EVALUATION AS AN INDIVIDUAL RESOURCE

Evaluation Under Criterion NR A/CR 1/LA County CR 1

This investigation did not identify any associations with events that have made a significant contribution to the broad patterns of local, regional, or national history specific to the Sontag Drug Building. The Sontag Drug Building is broadly associated with the development of the Miracle Mile during the 1920s and 30s, which anticipated the transformation of settlement patterns and the decentralization of commercial centers in the 20th century as the automobile became the preferred mode of transportation. This association, however, is not specific to the Sontag Drug Building individually but is conveyed collectively with neighboring commercial development of the period along the Miracle Mile segment of Wilshire Boulevard. The collective significance of Miracle Mile development patterns has been more appropriately recognized as the Miracle Mile Historic District of which the Sontag Drug Building is a contributing property. For these reasons, the Sontag Drug Building is not eligible for listing individually under criteria A/1/1.

Evaluation Under Criterion NR B/CR 2/ LA County CR 2
This investigation did not identify any associations with the lives of individuals or groups important to national, state, or local history to suggest that the Sontag Drug Building is significant under Criterion B/2. As a commercial retail building, the Sontag Drug Building has been home to a variety of businesses since its original occupation by the Sontag Cut-Rate Drug Company ended in 1944. These included various retail concerns including a consumer electronics store, delicatessen, and a print shop but none appear to be associated with historically important persons or groups.

As noted in the 2020 HCM application for the Sontag Drug Building, the upper-story office was occupied by the prominent real estate firm, the Shattuck Company, beginning in 1960. The company's namesake founder, Charles B. Shattuck (1907-1964) was an esteemed figure in the real estate industry who rose to national prominence and held important positions with several national real estate organizations. By the time the Shattuck Company set up shop at 5401 Wilshire, however, Shattuck was near the end of his life; his long career more closely associated with the Shattuck Company's original headquarters on Vermont Avenue. As such, the Sontag Drug Building was not important in the real estate career of Charles B. Shattuck. For these reasons, the Sontag Drug Building is not eligible for listing as a historic resource under criteria B/2/2.

Evaluation Under Criterion NR C/CR 3/Local 3/ LA County CR 3
The Sontag Drug Building meets the eligibility standards under the Streamline Moderne sub-theme since it exhibits quality of design through distinctive features and is an excellent example of the Streamline Moderne architectural style as applied to a commercial building. The Sontag Drug Building was also constructed in 1936, during the period of significance for this theme. The Sontag Drug Building exhibits several key aspects of the Streamline Moderne architectural style. These include its smooth stucco exterior walls, rounded corners, continuous band of storefront glazing, overlapping curving planes and volumes, continuous cornices, squared spire, patterned bands, facets, and fluting.

As such, the Sontag Drug Building is individually eligible for historic listing under criteria C/3/3 as an excellent intact example of a Streamline Moderne commercial building. The period of significance under this criterion is 1936, the date of construction for the building.

Evaluation Under Criterion NR D/CR 4
This investigation did not uncover any evidence to suggest that the Sontag Drug Building is significant under Criterion D/4. Criteria D/4, which most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. This evaluation applies only to above ground or "built" resources, and no evidence was uncovered to suggest that the Sontag Drug Building itself has any potential to yield or reveal information important in prehistory or history.

For these reasons, the Sontag Drug Building is not eligible for listing as a historic resource under D/4/4.

Although there have been some alterations to the building over time, 5401 Wilshire Boulevard retains a high degree of integrity:

- **Location:** The building remains on its original site and therefore retains integrity of location.
- **Design:** The building retains the significant character-defining features of its original Streamline Moderne style, including horizontal massing, smooth concrete plaster exterior walls, decorative terra cotta trim, and steel-sash windows. Therefore, it retains integrity of design.
- **Setting:** The existing neighborhood consists primarily of low- and mid-rise commercial buildings that reflect the area's historic character. The property therefore retains integrity of setting.
- **Materials:** Although there have been some minor alterations over time, the building retains the majority of its exterior historic materials.
- **Workmanship:** The building retains the physical evidence of period construction techniques and therefore retains integrity of workmanship.
- **Feeling:** The building retains the significant physical features that convey its historic character as mid-1930s commercial property, and therefore retains integrity of feeling.
- **Association:** The building continues to convey its historic character as an early twentieth-century commercial structure along the Miracle Mile section of Wilshire Boulevard, and therefore retains integrity of association.

Because the Sontag Drug Building retains all seven aspects of integrity, it remains eligible as a contributor to the Miracle Mile Historic District identified in 1983 and listed in the California Register. Sontag Drug Building is also individually eligible for historic listing under criteria C/3/3 as an excellent intact example of a Streamline Moderne commercial building.

It is considered herein as a contributor to the Miracle Mile Historic District and as an individually eligible resource for the purposes of CEQA.

5.2.3 MIRACLE MILE HISTORIC DISTRICT

The 1983 evaluation methodology for the Miracle Mile Historic District differs from methodology as practiced today. Boundaries were drawn to specifically exclude a 22-story office building constructed in 1960 (5455 Wilshire) despite it being located on Wilshire Boulevard and contiguous with other buildings in the Historic District. One additional building (5421-5425 Wilshire Boulevard) was noted as "not presently within the boundaries" of the District, "but considered appropriate as a contributor." Another building at 5376 Wilshire Boulevard is identified as "non-contributing" on the map included in the 1983 documentation but is excluded from the count of 19 buildings within the Historic District. Current historic district evaluation methodology would not arbitrarily omit contiguous contributing or non-contributing buildings. In addition, several buildings identified in 1983 as contributing to the Miracle Mile Historic District have subsequently been demolished or substantially altered. For these reasons, the 1983 finding of a historic district containing 19 contributing buildings is no longer accurate when looked at today.

The omission of 5455 Wilshire Boulevard is not addressed in the 1983 documentation, but it is assumed the building was excluded because its construction date of 1960 is well outside of the ten-year period (1928-1938) during which all of the buildings identified as contributing were constructed. 5455 Wilshire Boulevard was constructed in a Corporate International architectural style, reflecting its mid-20th century development date. It does not display the Art Deco, Streamline Moderne or Period Revival architectural styles and features associated with the initial, pre-World War II development of the Miracle Mile segment of Wilshire Boulevard. Using current methodology, 5455 Wilshire Boulevard would be included within the Historic District boundary as a *non-contributing* building.

The reasons for excluding 5421-5425 Wilshire Boulevard from the list of contributing buildings despite it being "considered appropriate as a contributor" and located on Wilshire Boulevard contiguous with other contributing buildings is also unclear. Evaluated today, the building as it appeared in 1983 would be considered a contributor to the Historic District. In summary, using current evaluation methodology, 19 contributing buildings and 3 non-contributing buildings would comprise the Miracle Mile Historic District *as it existed* in 1983.

Of the 19 buildings originally evaluated as contributing to the Historic District in 1983, several have subsequently been demolished or substantially altered. 5318-5326 Wilshire Boulevard, a 1936 two-story commercial building identified as a contributing building in 1983, was demolished in 2015 to make way for the construction of the LA Metro subway station at Wilshire Boulevard and La Brea Avenue. A one-story commercial building at 5359 Wilshire Boulevard was also demolished in 2006 and replaced by a 4- and 5-story apartment building. The original façade was retained and attached to the 2006 apartment building.

As noted above, three buildings located on the Project Site (5405-5411 Wilshire Boulevard, 5413-5415 Wilshire Boulevard, and 5421-5425 Wilshire Boulevard) were merged into a single structure (5407 Wilshire Boulevard). Although remnant façade features from two of the original buildings remain, these features now appear as components of a single, unified façade for one building.

Field investigation revealed that the one-story commercial building at the northeast corner of Wilshire Boulevard and Dunsmuir (5467 Wilshire Boulevard) has been substantially altered since it was identified as a contributing building in 1983. Alterations include façade modifications and infill of windows that removed storefronts, display windows and closed the main entrance on Wilshire Boulevard.[56] Only the upper portions of the building's south- and west-facing facades retain any of the original Streamline Moderne detailing. Similarly, the primary façade of the one-story commercial building at 5507-5511 Wilshire Boulevard has undergone a wholesale overhaul implementing a neo-Art Deco façade. Alterations include a new primary entrance, new flanking windows and tile recladding of the entire façade.

In summary, since the Miracle Mile Historic District was first identified in 1983, the following changes have occurred:

- one (1) contributing building has been demolished;
- one (1) contributing building has been demolished and replaced with an apartment building;
- three (3) contributing buildings have been partially demolished and combined into one (1) building;
- two (2) buildings have been substantially altered and no longer retain sufficient integrity to be eligible for listing as contributors

Today, the Miracle Mile Historic District contains 12 contributing buildings and 7 non-contributing buildings. Despite these alterations, the Historic District is treated herein as a historical resource for the purposes of CEQA. A summary the Miracle Mile Historic District is included in Table 2.

5.2.4 HISTORICAL RESOURCES IN THE POTENTIAL IMPACT AREA

As discussed in Section 5 of this report, the larger area surrounding the Project Site is rich in historical resources. Previously identified historical resources located adjacent to, but outside the Project Site include other contributing buildings to the Miracle Mile Historic District, some of which have also been listed as individual resources or identified as eligible for historic listing as individual historical resources. A historic

[56] Permit No. 57095, 1996; Permit No 01016-10003-07444, 2002.

district identified by SurveyLA, the Ridgeley Drive-Detroit Street Multi-Family Residential Historic District, sits immediately north of the Project Site. The Miracle Mile HPOZ is located in the vicinity of the Project Site south of Wilshire Boulevard. All of these resources are considered herein as historical resources for the purposes of CEQA.

Historical resources located on and adjacent to the Project Site are shown in Figure 13. Site and building photographs are included in Appendices A and B.

TABLE 2: MIRACLE MILE HISTORIC DISTRICT SUMMARY

	ADDRESS	APN#	DATE	DESCRIPTION	1983 ASSESSMENT	CURRENT STATUS	2023 ASSESSMENT	OTHER HISTORIC
1	5318-5326 WILSHIRE	5089-001-026	1936	2-story Spanish Revival commercial building	Contributor	DEMOLISHED Contributing building removed for Metro Station construction.	Currently a construction staging site.	N/A
2	5350-5352 WILSHIRE	5089-002-003	1938	2-story Streamline Moderne commercial building	Contributor	EXTANT	Contributor	N/A
3	5354-5356 WILSHIRE	5089-002-002	1930	1-story commercial building	Contributor	EXTANT	Contributor	N/A
4	5358-5364 WILSHIRE	5089-002-026	1930/ Remodeled 1939	2-story Streamline Moderne building	Contributor	EXTANT	Contributor	N/A
5	5359 WILSHIRE	5508-008-001		1-story Zigzag Moderne commercial building	Contributor	DEMOLISHED Façade retained and incorporated into an apartment building constructed in 2006.	Non-contributor	N/A
6	5363 WILSHIRE	5508-008-027	1928	1- and 2-story Streamline Moderne commercial building with corner tower	Contributor	EXTANT	Contributor	N/A
7	5366-5374 WILSHIRE	5089-002-025	1926/ Remodeled in 1939	2-story commercial building with Mimetic storefront (Dark Room)	Contributor	EXTANT.	Contributor	HCM No. 451 (façade only)
8	5401-5405 WILSHIRE	5508-009-001	1936	1-story Streamline Moderne commercial building	Contributor	EXTANT	Contributor	Appears individually eligible for historic listing.

	ADDRESS	APN#	DATE	DESCRIPTION	1983 ASSESSMENT	CURRENT STATUS	2023 ASSESSMENT	OTHER HISTORIC
9	5405-5411 WILSHIRE	5508-009-029	1936	1-story Streamline Moderne commercial building.	Contributor	Primary façade altered and building combined with 5413-5415 and 5421-5425 Wilshire Blvd. into a single structure (5407 Wilshire Blvd.) in 1991.	Non-contributor (Single building at 5407 Wilshire)	N/A
10	5410 WILSHIRE	5089-003-008	1931	2-story commercial block with central 10-story office tower (Dominguez-Wilshire Building)	Contributor	EXTANT	Contributor	N/A
11	5413-5415 WILSHIRE	5508-009-029	1934	1-story Streamline Moderne market building originally constructed as "A&P Food Palace"	Contributor	Primary façade altered and building combined with 5405-5411 and 5421-5425 Wilshire Blvd. into a single structure (5407 Wilshire Blvd.) in 1991.	Non-contributor (Single building at 5407 Wilshire)	N/A
12	5421-5425 WILSHIRE	5508-009-029	1938	1-story commercial building with two Period Revival storefronts	Noted as "not presently within the boundaries" of the district, "but considered appropriate as a contributor"	Partially demolished and combined with 5405-5411 and 5413-5415 Wilshire Blvd. into a single structure (5407 Wilshire Blvd.) in 1991.	Non-contributor (Single building at 5407 Wilshire)	N/A
13	5450 WILSHIRE	5089-003-019	1937	1-story Streamline Moderne commercial building	Contributor	EXTANT	Contributor	N/A

	ADDRESS	APN#	DATE	DESCRIPTION	1983 ASSESSMENT	CURRENT STATUS	2023 ASSESSMENT	OTHER HISTORIC
14	5455 WILSHIRE	5508010025	1960	22-story Corporate Modern office building.	Building drawn out of the district and not counted in 1983	EXTANT	Non-contributor	Identified as individually eligible for listing in the NR, CR and for local listing by SurveyLA.
15	5458-5464 WILSHIRE	5089-003-020	1936	1-story Streamline Moderne commercial building	Contributor	EXTANT	Contributor	N/A
16	5466-5470 WILSHIRE	5089-003-021	1928	2-and 4-story Spanish Revival commercial building	Contributor	EXTANT	Contributor	Identified as individually eligible for CR and local listing by Survey LA.
17	5467 WILSHIRE	5508-010-024	1936	1-story Streamline Moderne commercial building	Contributor	EXTANT (Substantial alteration)	Non-contributor	N/A
18	5500 -5522 WILSHIRE	5089-004-016	1929	2-story commercial block with central 9-story office tower (Wilshire Tower)	Contributor	EXTANT	Contributor	HCM No. 332
19	5505 WILSHIRE	5508-011-001	1929	2-story Art Deco/Moderne commercial building	Contributor	EXTANT	Contributor	N/A
20	5507-5511 WILSHIRE	5508-011-002	1937	1-story commercial building	Contributor	EXTANT (Substantial alteration)	Non-contributor	N/A
21	5515-5519 WILSHIRE	5508-011-026	1936	Deco/Moderne theater building (El Rey Theater)	Contributor	EXTANT	Contributor	HCM No. 520

FIGURE 13: DISTRICT ASSESSMENT MAP

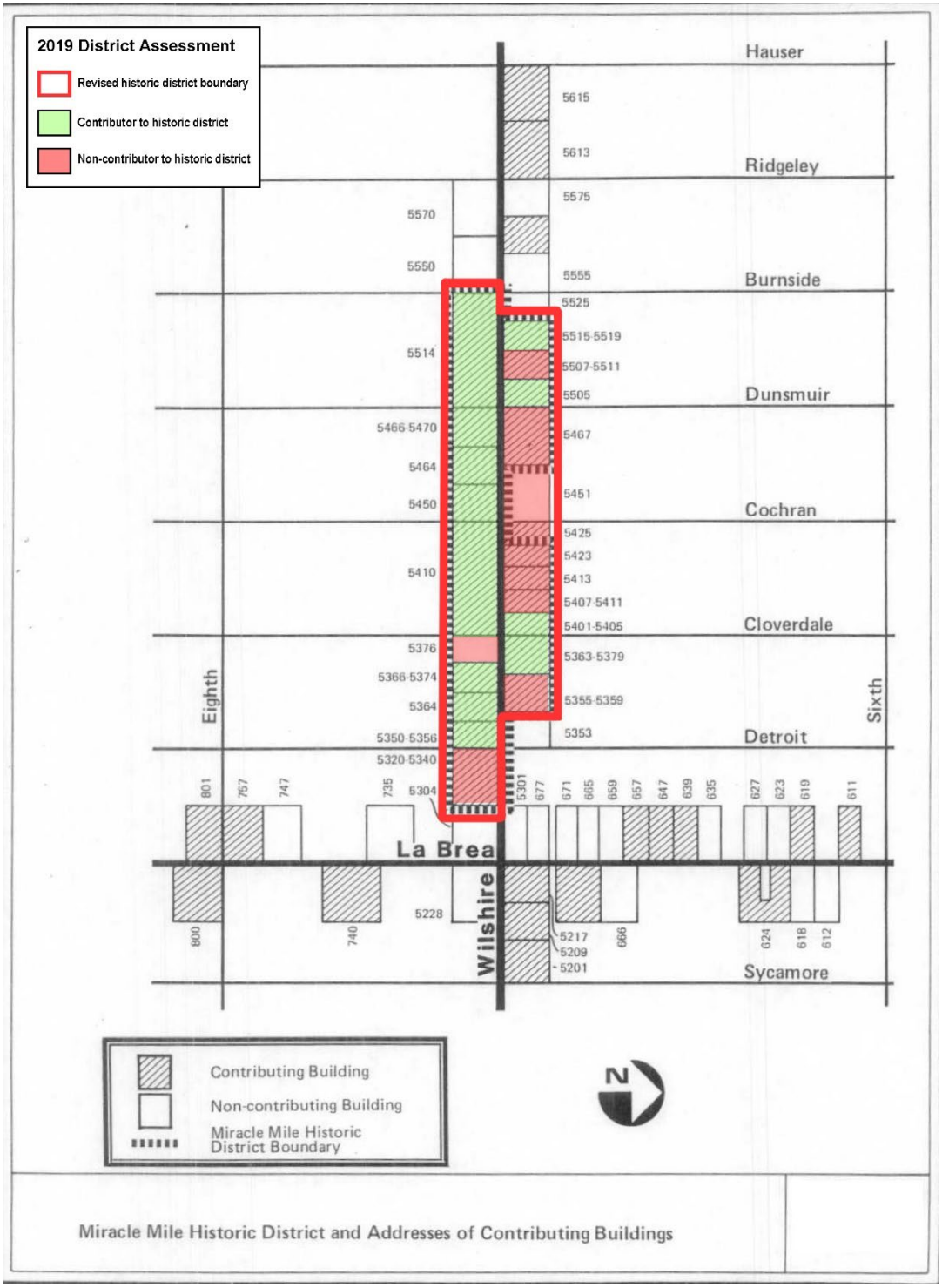
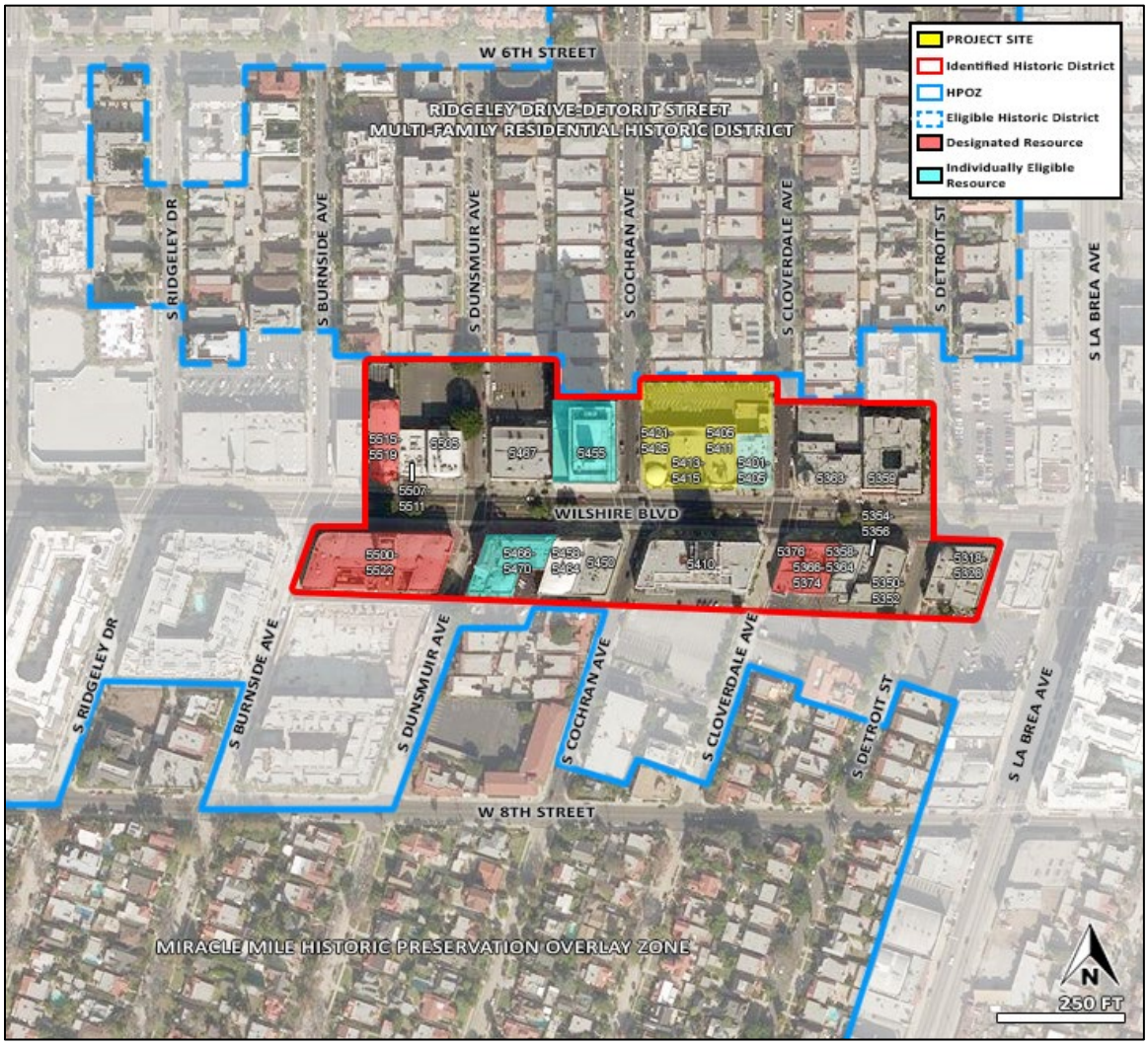


FIGURE 14: IDENTIFIED HISTORIC RESOURCES



6.0 ANALYSIS OF POTENTIAL IMPACTS

6.1 Significance Thresholds

The State Legislature, in enacting the California Register of Historical Resources, amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.[57] A substantial adverse change in the significance of a historical resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.[58]

The CEQA Guidelines further state that "[t]he significance of an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources...local register of historical resources...or its identification in a historical resources survey."[59]

6.2 Discussion of Potential Impacts

This section examines potential impacts to historical resources that would be caused by demolition, new construction and rehabilitation activities on the Project Site as part of the proposed Project. The Project will demolish an existing building at 5407 Wilshire Boulevard which is a non-contributing building to the Miracle Mile Historic District and construct a new and much larger building in its place. The Project will also preserve and rehabilitate the south- and east-facing facades of Sontag Drug Building, which is a contributing building to the Historic District and was also identified as eligible for listing as an individual historic resource.

Accordingly, the Project will remove a building located within a historic district; construct a new building in its place; and preserve the primary facades of a building that is a contributor to the Miracle Mile Historic District, and eligible for historic listing as an individual historic resource and incorporate them into a new building in the same location. Alteration of a historical resource and/or the immediate surroundings of a historical resource to such a degree that its significance would be materially impaired constitutes a substantial adverse change under CEQA.[60] The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an

[57] *CEQA Guidelines*, section 15064.5(b).
[58] *CEQA Guidelines*, section 15064.5(b)(1).
[59] *CEQA Guidelines*, section 15064.5(b)(2).
[60] *CEQA Guidelines*, Section 15064.5(b) (1).

adverse manner those physical characteristics of an historical resource that convey its historical significance and justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources or in a local register of historical resources."[61]

In order for the demolition, new construction, and incorporation of preserved facades into a new building, proposed by the Project to be considered a substantial adverse change, however, it must be shown that the Project would materially impair the integrity and/or significance of the Miracle Mile Historic District and/or other nearby historical resources. Historical resources located on the Project Site are most likely to be vulnerable to impacts related to changes caused by demolition, rehabilitation and adjacent new construction. Historical resources located outside of, but immediately adjacent to the Project Site also can be adversely impacted because they border the affected area. Resources physically separated from the Project Site by other buildings, streets or distance are not likely to be adversely impacted due to the spatial separation from the affected area.

This analysis focuses on the Project Site and the parcels in the Potential Impact Area which are the areas reasonably foreseen to be potentially vulnerable to significant impacts caused by the proposed Project.

6.3 Potential Impacts to the Miracle Mile Historic District.

The Miracle Mile Historic District is historically significant as a linear grouping of properties associated with the commercial development of Los Angeles in the 1920s and 1930s, and as a rare, intact collection of Art Deco and Streamline Moderne commercial architecture in Los Angeles. The Historic District is composed of a variety of commercial property types from the third and fourth decades of the 20th century lining Wilshire Boulevard. District buildings are oriented toward the street with architectural articulation largely confined to street facing façades. The Historic District's historic significance is experienced primarily from the street - either by pedestrians or passing vehicles. In addition to individual contributing buildings, features important to the District include the pattern of tightly spaced buildings defining a linear commercial corridor, active public engagement at street level, and the public circulation space delineated by a uniform building street wall.

The Project Site is located inside the Miracle Mile Historic District boundaries and the Project will involve three component activities that have the potential to adversely impact the District:

- Demolition of the existing building at 5407 Wilshire Boulevard.
- Preservation of two facades of the existing building at Sontag Drug Building and

[61] *CEQA Guidelines,* Section 15064.5(b)(2).

their incorporation into a new one-story building in the same location as the Sontag Drug Building.

- Construction of new building on the Project Site.

Potential impacts of these activities to the Miracle Mile Historic District are discussed below.

6.3.1 DEMOLITION OF 5407 WILSHIRE BOULEVARD

The Project will demolish the existing building at 5407 Wilshire Boulevard. As discussed earlier in this report, 5407 Wilshire Boulevard is an amalgamation of what were originally three separate buildings into a single large building. The three original buildings were all identified as contributors to the Miracle Mile Historic District in 1983 but are no longer discernible as separate and distinct buildings today. Although remnant façade features from two of the original buildings remain, these features now appear as components of a single, unified façade for one building. Therefore, the three original contributors are no longer intact and do not retain sufficient integrity to remain eligible as contributors to the Miracle Mile Historic District.

Because 5407 Wilshire Boulevard is a non-contributing building to the Miracle Mile Historic District, its demolition will not diminish the number of contributing buildings to the Historic District. All of the extant contributing buildings to the Historic District will remain intact after removal of 5407 Wilshire Boulevard, and the Historic District will continue to convey its historic significance as an intact grouping of Art Deco and Streamline Moderne commercial buildings associated with commercial development in Los Angeles during the 1920s and 30s. Because the Historic District will continue to convey its historic significance, it will remain eligible for listing in the National Register and California Register. Therefore, demolition of 5407 Wilshire Boulevard will not result in significant impacts to the Historic District.

6.3.2 PRESERVATION OF PRIMARY SONTAG DRUG BUILDING FACADES AND INCORPORATION INTO A NEW BUILDING

The primary south and east facades of the existing Sontag Drug Building at 5401 Wilshire Boulevard will be retained and rehabilitated, preserving the building's Streamline Moderne architectural stylistic features. After completing the removal of non-structural elements from the building's interior, steel bracing beams would be positioned along the south and east elevations to secure the south- and east-facing facades. The existing 1947 rear addition, north wall, west wall, and roof would be removed and later recreated to approximate the original dimensions and volume of the original Sontag Building. The reconstructed roof area would incorporate a landscaped outdoor terrace.

The Sontag Drug Building is listed in the California Register as a contributor to the Miracle Mile Historic District. Potential impacts from the preservation of the primary facades of the Sontag Drug Building and their incorporation into a new one-story building are analyzed below with respect to the building's historic significance as is a *contributor* to a historic district. As noted in Section 4 of this report, a historic district derives its significance as a single unified entity, and it is the Miracle Mile Historic District as a whole that is the historic resource in question. Potential impacts to the Sontag Drug Building are first, therefore, considered in the context of the overall impact to the Miracle Mile Historic District. *(For impacts to the Sontag Drug Building as an individual historic resource see Section 6.4 below.)*

As noted above, the Project will require the demolition of a substantial amount of original building fabric including the west wall, north wall, roof and foundation of the Sontag Drug Building. Retention of the south and east facades, however, will preserve important physical features that convey the building's distinctive Streamline Moderne architectural style. These include overlapping planes and projecting volumes of smooth plaster, rounded corners, continuous cornices with geometrically patterned bands, and decorative fluting. It is these features that represent the building's signature Streamline Moderne architectural style and mid-1930s provenance. The Project will require the removal of the remaining building volume to allow for subterranean excavation. The building portions to be removed include the utilitarian north (rear) façade and 1947 addition the west wall, north wall, and roof. Interior spaces will also be removed. The preserved south and east facades will be incorporated into a new one-story building in the same location as the existing Sontag Drug Building. When complete, the new building will generally appear as the Sontag Drug Building was originally designed, with the extant character-defining features of the primary south and east facades preserved and restored.

Although the preserved south- and east-facing facades of the Sontag Drug Building will continue to convey important aspects of the original building's Streamline Moderne architectural style, a substantial amount of original building fabric including the west wall, north wall and roof will be removed. The replacement building, (incorporating the preserved facades) while generally the same in size, scale, and massing, will ultimately be a new building containing no original materials or fabric outside of the preserved facades. This will adversely affect the Miracle Mile Historic District by substantially reducing the integrity of one contributing building.

The Project will not alter or demolish, however, any other contributing buildings to the Miracle Mile Historic District. All of the 11 other contributing will remain intact in their current locations and would not be materially altered by the façade preservation and new construction. . All of the other contributing buildings that characterize and contribute to the Miracle Mile Historic District would remain and continue to convey their historic significance. Despite the substantial alteration of one contributing

building, the majority of the contributing buildings, all of which contain important physical characteristics of the Historic District, will remain. Despite the loss of integrity of the contributing Sontag Drug Building, the Miracle Mile Historic District would continue to reflect its important associations with the commercial development of the Miracle Mile area in Los Angeles during the 1920s and 30s after implementation of the Project.

For the purposes of CEQA impacts analysis, this investigation presumes that the preservation of the Sontag Drug Building's primary south- and east-facing facades, if done improperly, has the potential to damage historic features and fabric and reduce the integrity of the south and east facades such that they would no longer convey an accurate representation of the Streamline Moderne architectural elements that contribute to the overall character of the Miracle Mile Historic District. Without mitigation to ensure minimal loss of original materials and character-defining features during the preservation of the south and east facades, and their incorporation into a new one-story building, the proposed Sontag Drug Building façade preservation could result in significant impacts to the Miracle Mile Historic District.

Preservation of the south- and east-facing façades of the Sontag Drug Building and their incorporation into a new one-story building also has the potential to imply a false historic condition by suggesting that the resulting new building with incorporated preserved facades represents the Sontag Drug Building in its original condition. Without mitigation to make clear that the primary facades of the Sontag Drug Building were preserved and incorporated into a new building, incorporation of the preserved façades in a new building has the potential to create a false sense of historic development. Without mitigation measures that address the façade preservation and new construction and communicate its true alteration history, the new building replacing the Sontag Drug Building may further reduce the overall integrity of the Miracle Mile Historic District.

Preservation of the Sontag Drug Building's two primary facades and their incorporation into a new building at the same location will adversely affect the Miracle Mile Historic District by reducing the integrity of one contributing building. With mitigation to ensure that the character-defining features of the south and east facades are preserved, as well as mitigation to address and properly communicate the substantial alteration of the Sontag Drug Building as part of the Project, the architectural elements embodied in the south- and east-facing facades will continue to convey important aspects of the Sontag Drug Building's original Streamline Moderne architectural style despite substantial reduction in integrity to the overall building. Despite the loss of integrity of the contributing Sontag Drug Building, the Miracle Mile Historic District would continue to reflect its important associations with the commercial development of the Miracle Mile area in Los Angeles during the 1920s and 30s after implementation of the Project. Impacts to the Miracle Mile Historic District resulting from the façade preservation and

their incorporation in a new building will be less than significant. Recommended mitigation measures are included in Section 7 of this report.

6.3.3 CONSTRUCTION OF A NEW BUILDING ON THE PROJECT SITE

The Project will construct a new 42-story mixed-use building at the center of the Miracle Mile Historic District. The 516-foot-tall building[62] will consist of a 39-story residential tower over a 3-story podium and 3 levels of subterranean parking. At 42 stories, the proposed new building will be substantially taller than any other existing building located within the Historic District. The non-contributing office building immediately west of the Project Site at the northwest corner of Cochran Avenue and Wilshire Boulevard, is the tallest existing building in the immediate vicinity. Constructed in 1960, that building is 22 stories tall. Contributing buildings to the District, constructed in the 1920s and 30s, are largely one- and two-story buildings. Two exceptions are the former Wilshire Tower building at 5500 -5522 Wilshire Boulevard, and the retail and office complex at 5410 Wilshire Boulevard which include tower components that are 9 and 10 stories in height respectively. The tower portion of the proposed Project will be intermittently visible looking north from Wilshire Boulevard and its cross-streets within the District. The new building will introduce an imposing new skyline element to the more modest building heights located within the District.

The podium level will rise 49 feet in height with the tower set back from the podium edges, effectively reducing the perception of mass and height from street level. At 49 feet, the podium height will be compatible with the heights of contributors to the Historic District, which generally range from one- to four-stories in height. The tower placement incorporates a substantial setback from the west, allowing the podium level height to define the western edge of the Project. The tower is also set back from the east so that the full height of the new building is not immediately juxtaposed with the new one-story building that will replace the Sontag Drug Building and incorporate its two primary facades. A small portion of the level 3 podium deck will cantilever over the new building replacing the Sontag Drug Building on the east side. The overhanging deck will be substantially set back from Wilshire Boulevard and not be visible from the public right-of-way. New construction will be separated from the north (rear) façade of Sontag Drug Building by a street-to-street drive providing access to the parking garage.

In addition, the Project design is intended to reinforce the existing urban pattern and context established within the Miracle Mile Historic District. The Project's south-facing façade includes active retail uses on the ground-floor with direct pedestrian access at street level. The building will orient to the sidewalk, continuing the pattern of the street facing storefronts along Wilshire Boulevard. Aspects of the architecture will also reinforce the existing design context established within the District. The architectural design includes a unique curvilinear form inspired by the rounded corners and volumes

[62] 530' high at the tower parapet.

of the surrounding Streamline Moderne architecture.

As noted in Section 4 of this report, *integrity* is the ability of a historical resource to convey its historic significance. Despite the introduction of substantial new construction within the Miracle Mile Historic District, all but one of the seven aspects of integrity would be unaffected by the Project. The Project would not affect the integrity of *location, design, materials, or workmanship* for the District or its component contributing buildings. With the exception of Sontag Drug Building of which two facades will be preserved and incorporated into a new one-story building in the same location, all of the other contributing buildings to the Historic District would remain intact in their current locations and would not be materially altered by new construction associated with the Project. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical components that characterize and contribute to the Historic District would remain and continue to convey their historic significance. Because all the important physical characteristics of the Historic District will remain, the Historic District would continue to reflect its important associations with the commercial development of the Miracle Mile area in Los Angeles during the 1920s and 30s, accordingly integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could possibly be affected by the Project is *setting*.

Setting features important to the Miracle Mile Historic District include the configuration of streets and sidewalks fronting Historic District buildings, the pattern of tightly spaced buildings defining a linear commercial corridor, and the public circulation space delineated by a uniform building street wall. Adding considerable height and mass to the Historic District will not adversely alter these setting features. Moreover, height differences have existed within the Historic District since it was first identified during the 1980s. The non-contributing 1960s office building immediately west of the Project Site at the northwest corner of Cochran Avenue and Wilshire Boulevard is 22 stories tall.

Despite new construction that is substantially taller than anything currently located in the Miracle Mile Historic District, all the relevant aspects of integrity will be unaffected by the Project, so that the historic integrity of the Historic District and all its contributing buildings will be retained. While the Project will alter the Historic District setting by adding a new building substantially taller than the existing buildings in the Historic District, this alteration will not materially impair the Historic District such that it can no longer convey its historic significance. After construction of the Project, the Historic District, including all but one of its contributing buildings, will remain intact and collectively will continue to convey their historic significance. For these reasons, the significance and integrity of the Miracle Mile Historic District will not be materially impaired. The Project will not result in significant impacts to the District.

6.4 Potential Impacts to the Sontag Drug Building as an Individual Historic Resource

Based on assessment in Section 5.3, the Sontag Drug Building is also considered historically significant as an *individual* resource for the purposes of CEQA. In this context, potential impacts to the building as a single entity are considered.

6.4.1 PRESERVATION OF THE PRIMARY SONTAG DRUG BUILDING FACADES AND INCORPORATION INTO A NEW BUILDING

As noted above, the primary south and east facades of the Sontag Drug Building will be preserved in place and incorporated into a new one-story building at the same location.

The Project will require the demolition of a substantial amount of original building fabric including the west wall, north wall, roof and foundation. The majority of the Sontag Drug Building's original building fabric will be removed except the primary south and east façades. Retention and rehabilitation of the south and east facades will preserve the most important physical features that convey the building's distinctive Streamline Moderne architectural style. The building itself, however, will be removed. When evaluated within the context of an individually eligible building, the two remaining facades will become remnants of what was once a complete building.

The majority of the Sontag Drug Building will be removed except the primary south and east façades. The substantial demolition of the Sontag Drug Building will result in significant direct impacts to the Sontag Drug Building as defined by CEQA. Per CEQA Guidelines §15064.5(b), the physical demolition of a historical resource is a significant direct impact that cannot be mitigated to a less-than-significant level.

6.5 Potential Impacts to Historic Resources in the Potential Impact Area

6.5.1 RIDGELEY DRIVE-DETROIT STREET MULTI-FAMILY RESIDENTIAL HISTORIC DISTRICT

As discussed in Section 5 of this report, the Ridgeley Drive – Detroit Street Multi-Family Residential Historic District was identified through SurveyLA in 2015.[63] Located immediately north of the Project Site, the potential Ridgeley Drive – Detroit Street Historic District is composed of single and multi-family homes built during the period of 1920 to 1952. The Project Site is located outside the potential Ridgeley Drive – Detroit Street Historic District and all activity associated with the Project will remain outside of the potential Ridgeley Drive – Detroit Street Historic District boundaries.

[63] *SurveyLA Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc. January 23, 2015.

The Project does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of any contributing or non-contributing building to the potential Ridgeley Drive-Detroit Street Multi-Family Historic District. All the existing buildings that comprise the potential Ridgeley Drive – Detroit Street Historic District will remain unchanged and in their original location after implementation of the Project.

The Project will construct a new 42-story mixed-use building directly south of the Ridgeley Drive – Detroit Street Multi-Family Residential Historic District, adjacent to two contributing buildings at the southern edge of the block between Cochran Avenue and Cloverdale Avenue. At 42 stories, the proposed new building will be substantially taller than any potential Ridgeley Drive – Detroit Street Historic District building, all of which are between one- and four-stories in height. The tower will be intermittently visible looking south from the potential Ridgeley Drive – Detroit Street Historic District, introducing an imposing new skyline element as a backdrop to the more modest building heights located within in the potential Ridgeley Drive – Detroit Street Historic District.

The two potential Ridgeley Drive – Detroit Street Historic District buildings directly bordering the Project Site (661 Cloverdale Avenue and 660 Cochran Avenue) are both two-story apartment buildings constructed in 1928. The proposed new building will be constructed to the northern property line where the podium level will rise 49 feet in height. Although this height is twice the height of the immediately adjacent apartment buildings to the north, it is generally consistent with several contributing buildings within the Ridgeley Drive – Detroit Street Multi-Family Residential Historic District which reach heights of over 50 feet. These include 4-story apartment buildings at 603 Cochran, 636 Cochran and 601 Cloverdale.

The tower will be set back over 40 feet from the northern property line, and over 60 feet from the western property line, substantially reducing the perception of height from street level. Despite introducing substantial new height to the skyline looking south, the proposed new construction will not result in significant adverse effects to the potential Ridgeley Drive-Detroit Street Multi-Family Historic District. Features important to the significance of the potential Ridgeley Drive-Detroit Street Historic District. are largely contained within the proposed Historic District boundaries and are best experienced within the proposed Historic District. The new construction associated with the Project will not interrupt the configuration of buildings, their spatial relationships to each other, and their relationship to the street that characterize the potential Ridgeley Drive – Detroit Street Historic District as it is experienced. The pattern of regularly spaced residential buildings, uniform setbacks, shallow landscaped front yards, and sidewalks with planted parkways will remain intact and uninterrupted.

As noted in Section 4 of this report, *integrity* is the ability of a historical resource to convey its historic significance. Despite the introduction of substantial new

construction outside of, but adjacent to the potential Ridgeley Drive – Detroit Street Historic District all but one of the seven aspects of integrity would be unaffected by the Project. The Project would not affect the integrity of *location, design, materials, or workmanship* for the potential Ridgeley Drive – Detroit Street Historic District or any of its component contributing buildings. These resources would remain intact in their current locations and would not be materially altered by new construction associated with the Project. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the potential Ridgeley Drive – Detroit Street Historic District and contributing buildings would remain and continue to convey their historic significance. Because all the important physical characteristics of the potential Ridgeley Drive – Detroit Street Historic District will remain, they would continue to reflect their important associations with residential development in Los Angeles during the first half of the 20th century, therefore integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could possibly be affected by the Project is *setting*.

Setting features important to the Ridgeley Drive – Detroit Street Multi-Family Residential Historic District include the configuration of streets and sidewalks fronting District buildings, the pattern of regularly spaced residential buildings with uniform setbacks, sidewalk parkways and shallow landscaped yards. The addition of a 42-foot building at the southern edge of the potential Ridgeley Drive – Detroit Street Historic District will not adversely alter these setting features.

Despite new construction that is substantially taller than anything currently located in the Ridgeley Drive – Detroit Street Multi-Family Residential Historic District, all of the relevant aspects of integrity will be unaffected by the Project, so that the historic integrity of the potential Ridgeley Drive – Detroit Street Historic District and all its contributing buildings will be retained. While the Project will alter the potential Ridgeley Drive – Detroit Street Historic District setting by constructing substantially taller building immediately south of the potential Ridgeley Drive – Detroit Street Historic District, this alteration will not materially impair the potential Ridgeley Drive – Detroit Street Historic District such that it can no longer convey its historic significance. After construction of the Project, the potential Ridgeley Drive – Detroit Street Historic District, including all of its contributing buildings, will remain intact and continue to convey its historic significance. For these reasons, the significance and integrity of the potential Ridgeley Drive – Detroit Street Historic District will not be materially impaired. The Project will not result in significant impacts to the potential Ridgeley Drive – Detroit Street Multi-Family Residential Historic District.

6.5.2 OTHER HISTORIC RESOURCES

All additional historical resources identified in the vicinity of the Project Site, including individually eligible buildings on Wilshire Boulevard and the Miracle Mile HPOZ, are physically separated from the Project Site by other buildings, streets or distance.

Because it would be located a substantial distance from these resources, all activities associated with the Project, including demolition of 5407 Wilshire Boulevard, construction of a 42-story, mixed-use building, and the preservation of the primary Sontag Drug Building facades and their incorporation into a new building, would not demolish or physically alter any of these resources or their immediate surroundings.

As such, the Project would not materially impact the integrity or significance of any of these resources, which would continue to convey their historic significance after implementation of the Project. The Project will not result in significant impacts to any historical resources in the vicinity of the Project Site.

6.6 Cumulative Impacts Analysis

Cumulative impacts may occur if the Project and related projects cumulatively affect historical resources in the immediate vicinity or contribute to changes within the same historic district. A significant cumulative impact associated with the Project and a related project(s) would occur if the combined impact would materially and adversely alter those physical characteristics that convey the historic significance of a historical resource and that justify its listing, or eligibility for listing, as a historical resource. In assessing cumulative impacts on historical resources, the focus is on related projects that have the potential to contribute to alterations to identified historical resources either on the Project Site and in the Potential Impact Area.

The proposed project at Cloverdale Avenue and Wilshire Boulevard (Cloverdale and Wilshire Project, Case Number: ENV-2022-7530-EIR) would construct new buildings on a project site that includes the commercial buildings on the south side of Wilshire Boulevard between Cloverdale Avenue and Detroit Street. This block of Wilshire Boulevard is included in the Miracle Mile Historic District boundary and contains contributing buildings to the Historic District. As noted in the Initial Study document for the project, all of the existing buildings are proposed to remain as part of the project, including the contributors to the Miracle Mile Historic District. New construction associated with the Cloverdale and Wilshire project is contained to the southern half of the project site currently occupied by a surface parking lot. The Cloverdale and Wilshire Project would not alter or demolish any of the contributing buildings to the Historic District located on the project site and all aspects of integrity would be retained.[64]

As such, the Cloverdale and Wilshire Project will not result in impacts to the Miracle Mile Historic District that would be cumulatively considerable with those associated with the Project. Therefore, cumulative impacts would be less than significant.

[64] *Initial Study Wilshire and Cloverdale Project*, prepared by Eyestone Environmental LLC, May 2023. https://planning.lacity.org/odocument/ce1d2606-dfdd-49c4-9bdf-f53e018c3b7f/Wilshire_and_Cloverdale_Initial_Study.pdf

6.7 Summary Impact Analysis

6.7.1 IMPACTS FROM DEMOLITION

The Project will completely demolish one building at 5407 Wilshire Boulevard that is a non-contributing building to the Miracle Mile Historic District. All extant contributing buildings to the Historic District will remain intact and in their original locations and will not be adversely affected by the demolition of 5407 Wilshire Boulevard. Therefore, the Project would not involve demolition that results in significant direct impacts to historical resources.

6.7.2 IMPACTS FROM RELOCATION, CONVERSION, REHABILITATION OR ALTERATION TO THE MIRACLE MILE HISTORIC DISTRICT

The Project will preserve the south- and east-facing facades of the existing Sontag Drug Building, a contributing building to the Miracle Mile Historic District. The two facades will be incorporated into a new one-story building in the same location.

Although the preserved facades of the Sontag Drug Building will continue to convey important aspects of the original building's Streamline Moderne architectural style, a substantial amount of the original building will be removed. The replacement building, while generally the same in size, scale, and massing as the original Sontag Drug Building, will ultimately be a new building containing no original materials or fabric outside of the preserved facades. This will adversely affect the Miracle Mile Historic District by substantially reducing the integrity of one contributing building.

The Project will not alter or demolish, however, any other contributing buildings to the Miracle Mile Historic District. All of the 11 other contributing will remain intact in their current locations and would not be materially altered by the Project. Despite the loss of integrity of the contributing Sontag Drug Building, the Miracle Mile Historic District would continue to reflect its important associations with the commercial development of the Miracle Mile area in Los Angeles during the 1920s and 30s after implementation of the Project.

6.7.3 IMPACTS FROM RELOCATION, CONVERSION, REHABILITATION OR ALTERATION TO THE SONTAG DRUG BUILDING AS AN INDIVIDUAL HISTORIC RESOURCE

The Project will require the demolition of a substantial amount of original building fabric including the west wall, north wall, roof and foundation. The majority of the Sontag Drug Building's original building fabric will be removed except the primary south and east façades. When evaluated within the context of an individually eligible building, the two remaining facades will become remnants of what was once a complete building.

The majority of the Sontag Drug Building will be removed except the primary south and

east façades. The substantial demolition of the Sontag Drug Building will result in significant direct impacts to the Sontag Drug Building as defined by CEQA. Per CEQA Guidelines §15064.5(b), the physical demolition of a historical resource is a significant direct impact that cannot be mitigated to a less-than-significant level.

6.7.4 ALTERATION OF THE SURROUNDINGS OF HISTORICAL RESOURCES

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

7.0 RECOMMENDED MITIGATION MEASURES

The following mitigation measures are recommended to address impacts to the Sontag Drug Building as a contributor to the Miracle Mile Historic District. These mitigation measures, however, will not reduce significant impacts associated with the Project to a less-than-significant level. Impacts to the Sontag Drug Building as an individual resource will remain significant and unavoidable after implementation of these measures.

1. Prior to any demolition or removal of historic fabric, the Sontag Drug Building will be documented in accordance with Historic American Building Survey (HABS) guidelines and standards by a qualified historic preservation professional. Documentation will include photographs of the existing conditions, any historic plans, photos or drawings and narrative information regarding the historic significance and development history of the site.

2. Planning and implementation of the preservation of the south- and east-facing facades of the Sontag Drug Building and their incorporation into a new one-story building at the same location, will include a preservation plan developed by a qualified structural engineer experienced in the preservation of historic buildings in consultation with a preservation architect or other qualified professional who meets the Secretary of the Interior's Professional Qualifications Standards to ensure minimal loss of original materials and character-defining features during and after the preservation of the Sontag Drug Building south and east facades and their incorporation in a new one-story building.

3. The Project shall include an interpretive program located on the Project Site which addresses the commercial history of the site and its component buildings. The interpretive program may include permanent physical displays of photographs and explanatory text that informs the public about the history and original configuration of the buildings as well as the alterations to the Sontag Drug Building.

The following mitigation measure will minimize any damage to Sontag Drug Building due to vibration or settlement given the building's immediate proximity to the Project Site construction activity.

1. The Project shall implement a shoring plan to ensure the protection of adjacent historic resources during construction from damage due to underground excavation, vibration and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil.

2. Structural vibration has the potential to affect historic buildings in close

proximity to the Project Site. Therefore, the Applicant shall implement a structural vibration monitoring program throughout Project construction.

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APPENDIX A: PROJECT SITE EXISTING CONDITIONS



Looking northeast to Project Site from Wilshire and Cochran.



Looking northwest to Project Site from Wilshire Blvd.



Looking east to Project Site from Cochran Ave.



Looking northwest to Project Site from Cloverdale Ave.



Looking east to rear parking lot from Cochran Ave.



Looking west to rear parking lot from Cloverdale Ave.

APPENDIX B: PHOTOS OF EVALUATED RESOURCES



5318-5320 Wilshire Boulevard

Looking south from Wilshire Blvd.



5350-5352 Wilshire Blvd (left) and
5354 Wilshire Blvd. (middle)
Looking south from Wilshire Blvd.



5358 Wilshire Boulevard (right)
Looking south from Wilshire Blvd.



5359 Wilshire Boulevard
Looking north from Wilshire Blvd.



5363 Wilshire Boulevard
Looking north from Wilshire Blvd.



5366 Wilshire Boulevard
Looking south from Wilshire Blvd.



5401 Wilshire Boulevard (Project Site)

View looking northwest from Cloverdale Ave.



5405-5411 Wilshire Boulevard (center with palm trees)
Looking north from Wilshire Blvd.



5410 Wilshire Boulevard

Looking south from Wilshire Blvd.



5413 Wilshire Boulevard (right with pylon sign) and 5421 Wilshire (left with domed roof)
Looking north from Wilshire Blvd.



5450 Wilshire Boulevard
Looking southwest from Wilshire Blvd.



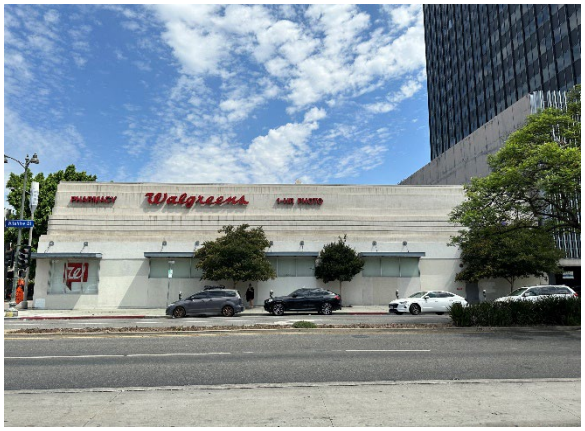
5458 Wilshire Boulevard
Looking southwest from Wilshire Blvd.



5455 Wilshire Boulevard
Looking north from Wilshire Blvd.



5466-5470 Wilshire Boulevard
Looking south from Wilshire Blvd.



5467 Wilshire Boulevard
Looking north from Wilshire Blvd.



5500 Wilshire Boulevard
Looking southeast from Wilshire Blvd.



5505 Wilshire Boulevard
Looking north from Wilshire Blvd.

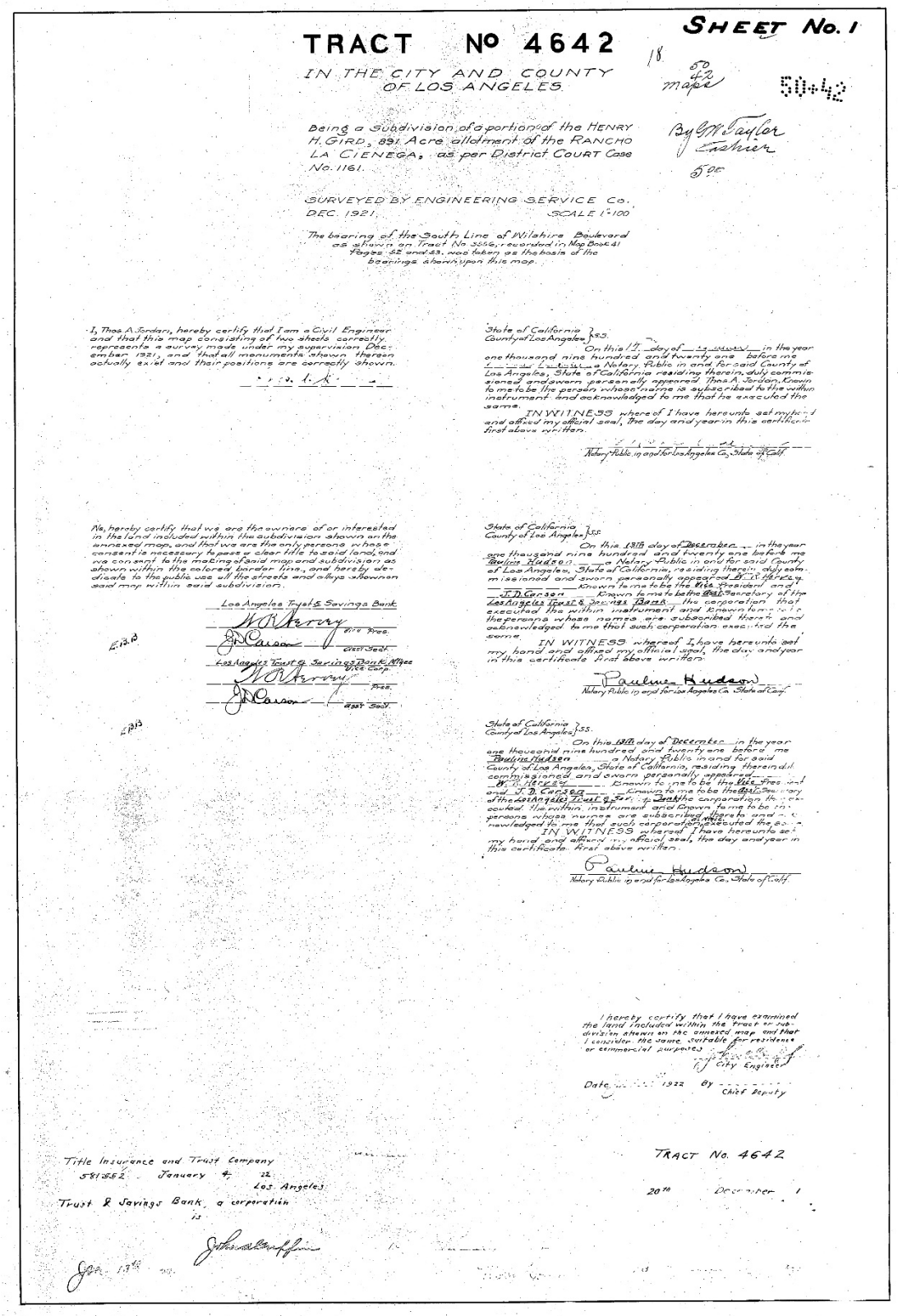


5507-5511 Wilshire Boulevard
Looking north from Wilshire Blvd.



5515-5519 Wilshire Boulevard
Looking north from Wilshire Blvd.

APPENDIX C: TRACT MAPS



SHEET No. 1

TRACT Nº 4642

IN THE CITY AND COUNTY OF LOS ANGELES

18 50 42 Maps 59-42

Being a Subdivision of a portion of the HENRY H. GIRD, 891 Acre allotment of the RANCHO LA CIENEGA, as per District COURT Case No. 1161.

By G.M. Taylor Cashier

SURVEYED BY ENGINEERING SERVICE CO. DEC. 1921. SCALE 1"=100'

The bearing of the South Line of Wilshire Boulevard as shown on Tract No 3556, recorded in Map Book 41 Pages 32 and 33, was taken as the basis of the bearings shown upon this map.

I, Thos A. Jordan, hereby certify that I am a Civil Engineer and that this map consisting of two sheets correctly represents a survey made under my supervision Dec: ember 1921, and that all monuments shown thereon actually exist and their positions are correctly shown.

State of California } SS. County of Los Angeles }

On this 13 day of [illegible] in the year one thousand nine hundred and twenty one before me [illegible] a Notary Public in and for said County of Los Angeles, State of California residing therein, duly commissioned and sworn personally appeared Thos A. Jordan, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same. IN WITNESS whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public in and for Los Angeles Co, State of Calif

We, hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line, and hereby dedicate to the public use all the streets and alleys shown on said map within said subdivision.

Los Angeles Trust & Savings Bank

W R Arry Vice Pres.

J D Carson Asst Secy.

Los Angeles Trust & Savings Bank Nilpee Vice Comp.

W R Arry Pres.

J D Carson Asst Secy.

State of California } SS. County of Los Angeles }

On this 13th day of December in the year one thousand nine hundred and twenty one before me Pauline Hudson a Notary Public in and for said County of Los Angeles, State of California, residing therein duly commissioned and sworn personally appeared W. R. Arry known to me to be the Vice President and J. D. Carson known to me to be the Asst Secretary of the Los Angeles Trust & Savings Bank the corporation that executed the within instrument and known to me to be the persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same. IN WITNESS whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Pauline Hudson

Notary Public in and for Los Angeles Co. State of Calif.

State of California } SS. County of Los Angeles }

On this 13th day of December in the year one thousand nine hundred and twenty one before me Pauline Hudson a Notary Public in and for said County of Los Angeles, State of California, residing therein duly commissioned and sworn personally appeared W. R. Arry known to me to be the Vice President and J. D. Carson known to me to be the Asst Secretary of the Los Angeles Trust & Savings Bank the corporation that executed the within instrument and known to me to be the persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same. IN WITNESS whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Pauline Hudson

Notary Public in and for Los Angeles Co. State of Calif

I hereby certify that I have examined the land included within the tract or subdivision shown on the annexed map and that I consider the same suitable for residence or commercial purposes.

City Engineer

Date [illegible] 1922 By [illegible] Chief Deputy

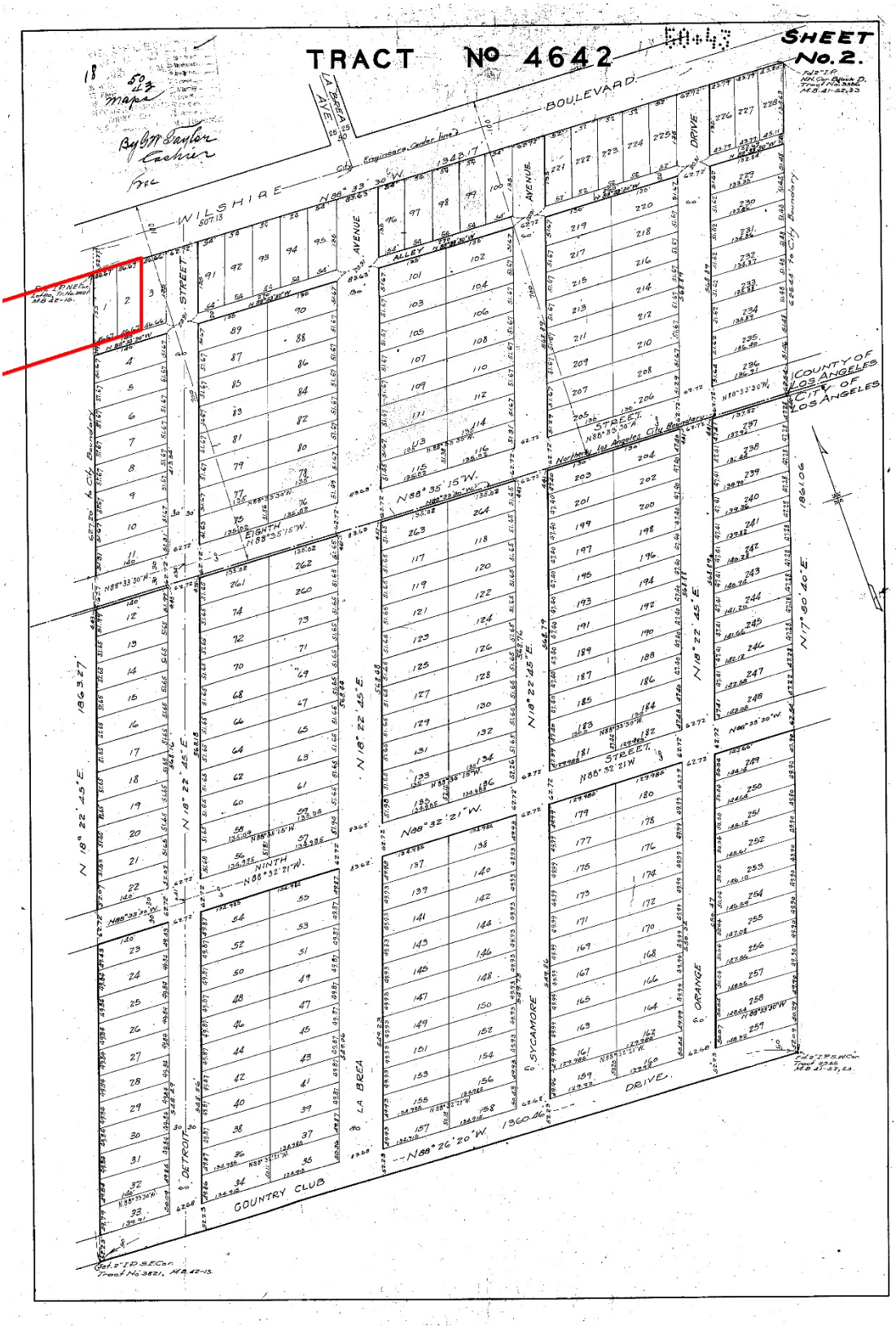
Title Insurance and Trust Company

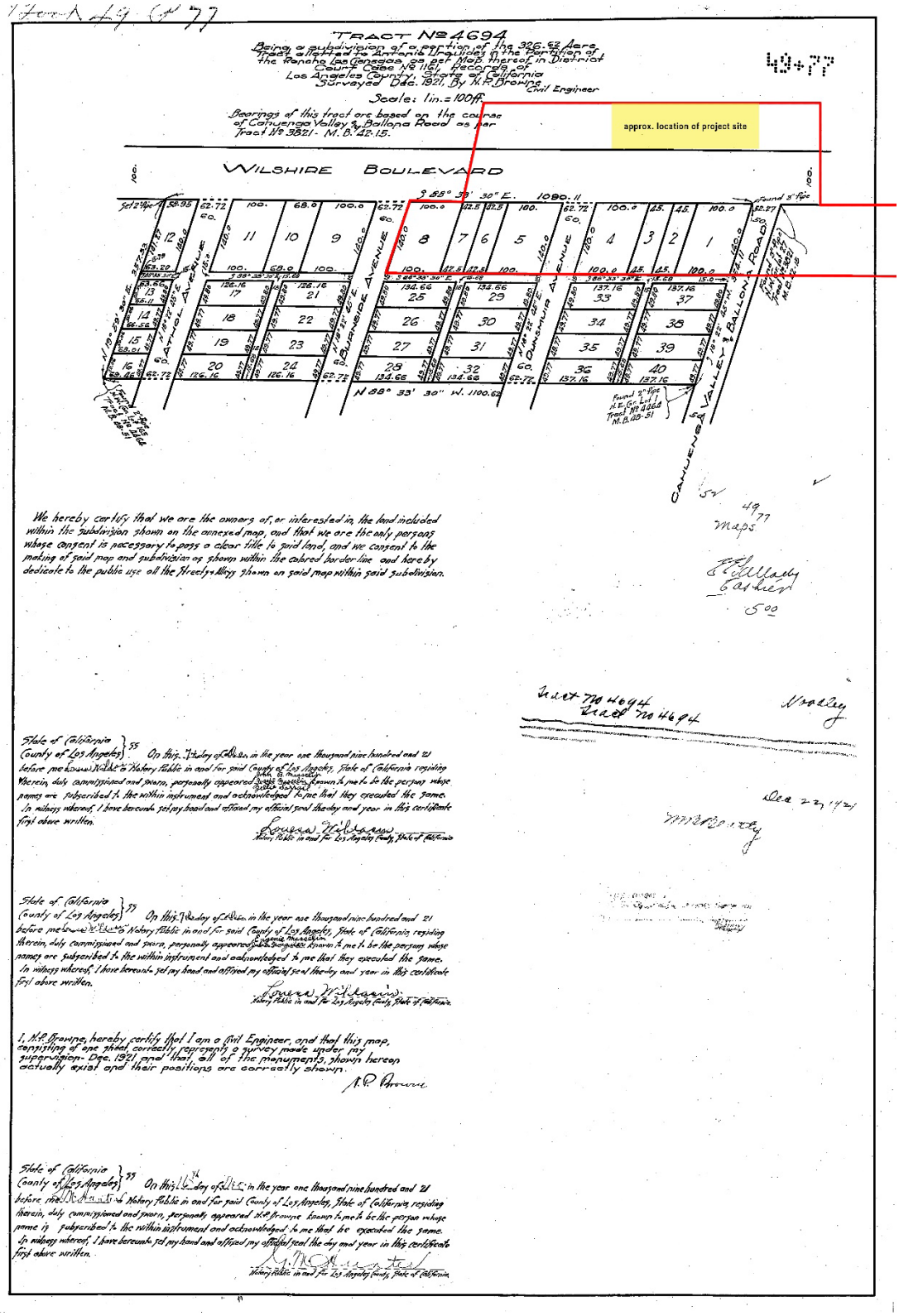
581562 January 4 22 Los Angeles

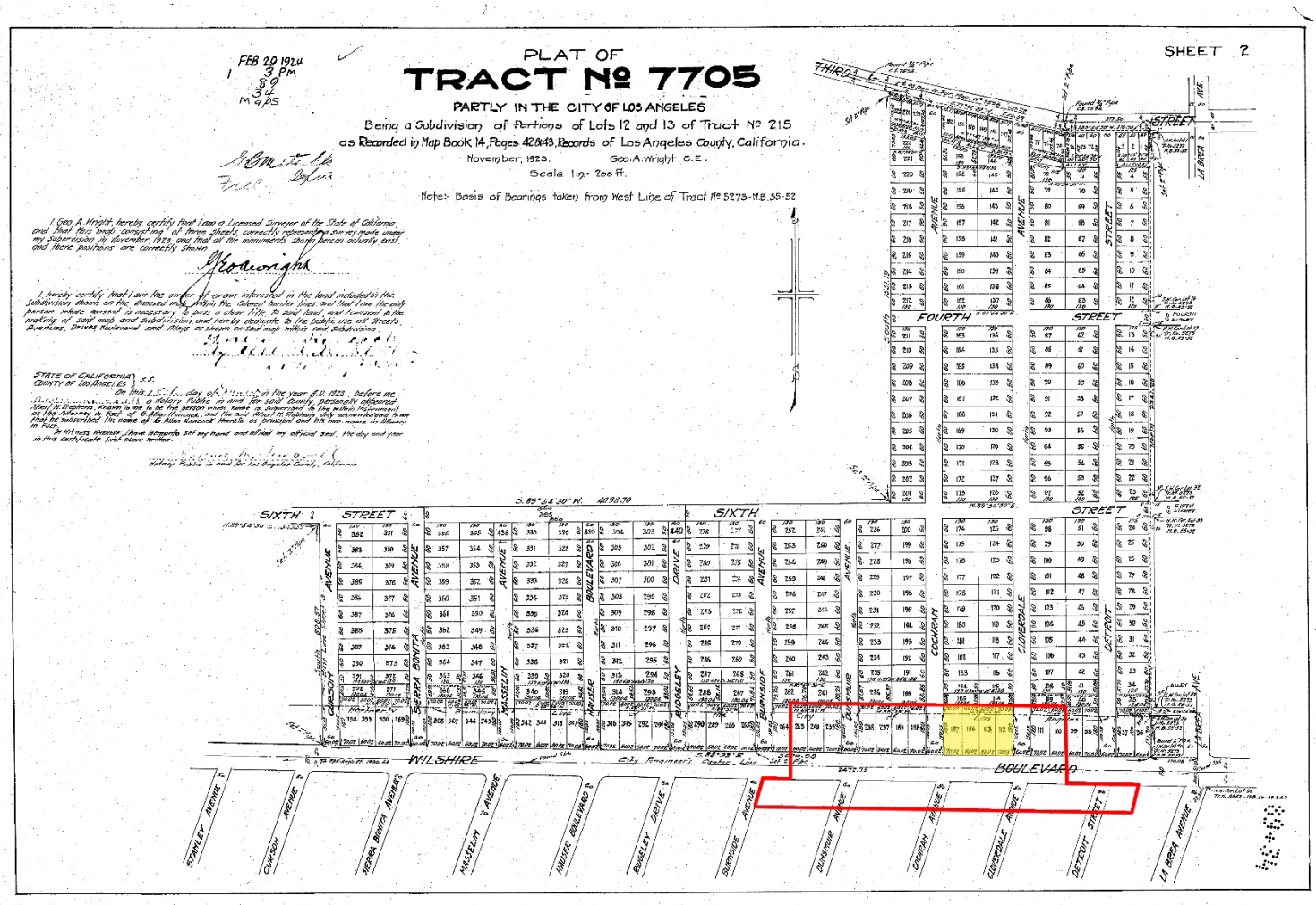
Trust & Savings Bank, a corporation

TRACT No. 4642

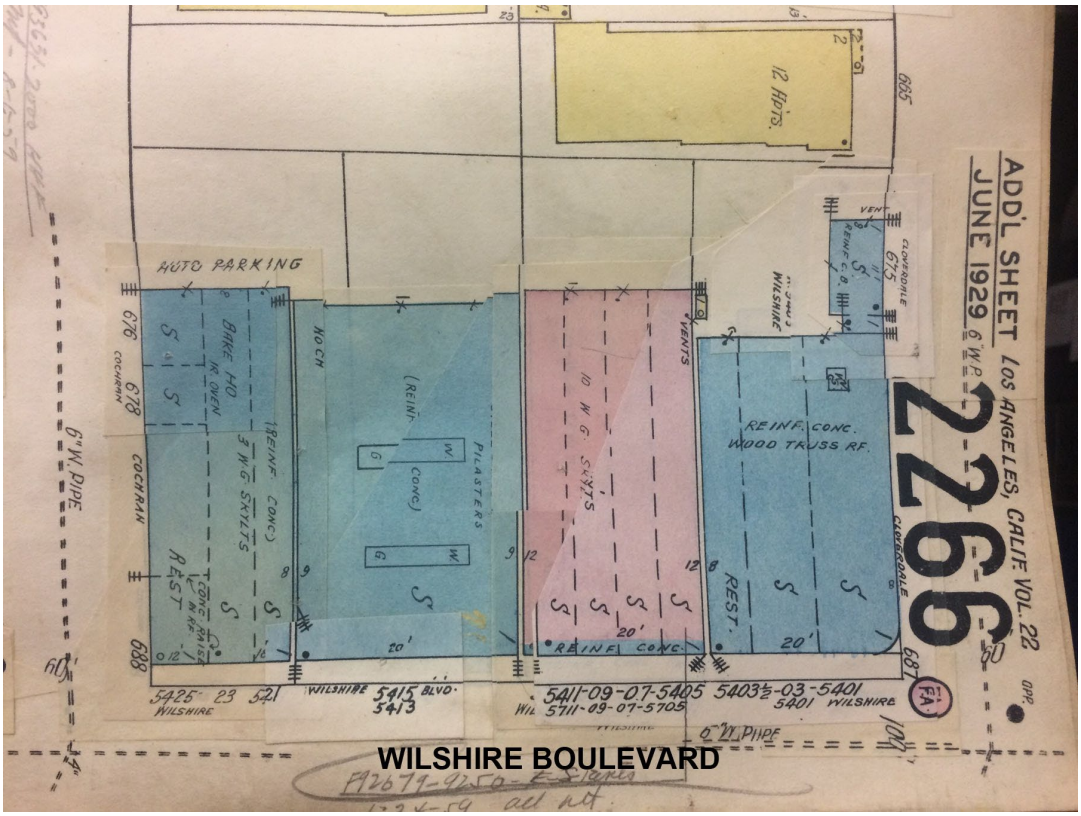
20th December 1


TRACT No 4642
SHEET No. 2.
WILSHIRE BOULEVARD
LA BREA AVE
DETROIT STREET
EIGHTH STREET
NINTH STREET
ALLEY
SYCAMORE AVENUE
ORANGE DRIVE
COUNTRY CLUB DRIVE
COUNTY OF LOS ANGELES
CITY OF LOS ANGELES
N 18° 22' 45" E.
N 88° 33' 30" W.
N 88° 35' 15" W.
N 88° 32' 21" W.
N 88° 26' 20" W. 1360.26'
N 1° 50' 40" E.
1863.27'
1861.06'


TRACT No 4694
Being a subdivision of a portion of the 326.62 Acre Tract Allotted to Antonio Urquidez in the Partition of the Rancho Las Cienegas, as per Map thereof in District Court Case No 1161, Recorded in Los Angeles County, State of California
Surveyed Dec. 1921, By N.P. Browne Civil Engineer
Scale: 1 in. = 100 ft.
Bearings of this tract are based on the course of Cahuenga Valley & Ballona Road as per Tract No 3821 - M.B. 42.15.
approx. location of project site
WILSHIRE BOULEVARD
S 88° 39' 30" E. 1080.11
N 88° 33' 30" W. 1100.62
ARNOLD AVENUE
BURNSIDE AVENUE
DUNCANS AVENUE
CAHUENGA VALLEY & BALLONA ROAD
We hereby certify that we are the owners of, or interested in, the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use all the streets & alleys shown on said map within said subdivision.
State of California } ss
County of Los Angeles }
On this 7th day of Dec. in the year one thousand nine hundred and 21 before me Louise Williams a Notary Public in and for said County of Los Angeles, State of California residing therein, duly commissioned and sworn, personally appeared [illegible] known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Louise Williams
Notary Public in and for Los Angeles County, State of California
State of California } ss
County of Los Angeles }
On this 7th day of Dec. in the year one thousand nine hundred and 21 before me Louise Williams a Notary Public in and for said County of Los Angeles, State of California residing therein, duly commissioned and sworn, personally appeared [illegible] known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Louise Williams
Notary Public in and for Los Angeles County, State of California
I, N.P. Browne, hereby certify that I am a Civil Engineer, and that this map, consisting of one sheet, correctly represents a survey made under my supervision - Dec. 1921, and that, all of the monuments, shown hereon actually exist and their positions are correctly shown.
N.P. Browne
State of California } ss
County of Los Angeles }
On this 16th day of Dec. in the year one thousand nine hundred and 21 before me [illegible] a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared N.P. Browne known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
[illegible]
Notary Public in and for Los Angeles County, State of California
Tract No 4694
Tract No 4694
Maps
Dec 22 1921


PLAT OF
TRACT Nº 7705
PARTLY IN THE CITY OF LOS ANGELES
Being a Subdivision of Portions of Lots 12 and 13 of Tract Nº 215
as Recorded in Map Book 14, Pages 42 & 43, Records of Los Angeles County, California.
November, 1923. Geo. A. Wright, C.E.
Scale 1in = 200 ft.
Note:- Basis of Bearings taken from West Line of Tract Nº 5275-MB. 55-52
SHEET 2
FEB 29 1924
3 PM
54
MAPS
I Geo. A. Wright, hereby certify that I am a Licensed Surveyor of the State of California, and that this map consisting of three sheets correctly represents the survey made under my supervision in November, 1923, and that all the monuments shown hereon actually exist, and their positions are correctly shown.
I hereby certify that I am the owner of or am interested in the land included in the subdivision shown on the annexed map within the colored border lines and that I am the only person whose consent is necessary to pass a clear title to said land, and I caused the making of said map and subdividing said land as shown on said map within said subdivision.
STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
Notary Public in and for Los Angeles County, California
THIRD STREET
FOURTH STREET
FIFTH STREET
SIXTH STREET
WILSHIRE BOULEVARD
STANLEY AVENUE
CURSON AVENUE
SIERRA BONITA AVENUE
HAUSSLEN AVENUE
HAUSER BOULEVARD
RIDELEY DRIVE
BURNSIDE AVENUE
DUNSMUIR AVENUE
COCHRAN AVENUE
CLOVERDALE AVENUE
DETROIT STREET
LA BREA AVENUE

APPENDIX D: SANBORN MAPS



Sanborn Map of project site (5401-5425 Wilshire Blvd), 1929.



Sanborn Map of project site (5401-5425 Wilshire Blvd), 1950 Update.

APPENDIX E: SELECTED BUILDING PERMIT CHRONOLOGY

ADDRESS	DATE	PERMIT NO.	TYPE OF PERMIT & WORK PERFORMED	ARCHITECT/ CONTRACTOR	OWNER
5401, 5403 Wilshire (Sontag Drug)					
5401-5405 Wilshire	12/2/1935	22543	New construction	Norstrom & Anderson	F.B. Neuhoff & Ermaline G. Neuhoff
5401 Wilshire	2/18/1936	3544	Alteration; Steel cooling tower addition	Western Air & Refrig. Inc.	Sontag Chain Stores Ltd.
5401 Wilshire	9/12/1946	23638	Alteration; Provide two wood and plaster partitions, vacant drug store converted into 3 business stores	N. Weiss	D. Wm. Antignss
5403 Wilshire	10/2/1946	26856	Alteration; Rebuild front entrance of store	N/A	N/A
5401 Wilshire	8/6/1947	23109	Alteration; Relocate stairways in existing store, add new building in rear	Owner	Jack's Wilshire
5403 Wilshire	3/30/1954	82860	Alteration; Convert retail store to food store containing delicatessen	N/A	Coldwell Banker c/o Harry Gordon
5405, 5407, 5409, 5411 Wilshire (eastern portion)					
5405-5409 Wilshire	4/9/1936	8337	New construction	Marcus P. Miller	Santa Inez Company
5405-5409 Wilshire	6/3/1936	13587	Alteration; The finishing of the interior of 2 stores	Marcus P. Miller	Santa Inez Company
5409-5411 Wilshire	6/29/1936	16055	Alteration; Partition off one corner of mezzanine floor to be used as private office, using wood panel partitions	H.T. Lucas	Borden's Dairy Del. Co.
5411 Wilshire	12/22/1937	41003	Alteration; Remove old bulkhead, glass and door, put in new bulkhead, glass and door, no structural changes	Smith Sheet Metal Products	Wm. Richards
5407 Wilshire	7/19/1946	17841	Alteration; Installation of one single faced horizontal sign reading: "Mariam's Jewelers Gruen Watch Time"	Electrical Products Corp.	A Mariam
5407 Wilshire	4/8/955	13381	Alteration; Remodel exterior storefront	Regal Const. Co.	Sam Ingber
5413, 5415 Wilshire (center portion)					
5415 Wilshire	11/7/1934	15167	New Construction	Norstrom & Anderson	E. Clem Wilson Co.
5415 Wilshire	1/30/1935	1654	Alteration; Add metal cooling tower on wood platform	Chas. T. Strangman Co.	A&P Tea Co.
5413 Wilshire	3/11/1940	9117	Alteration; Build chromium and glass wall case and attach to southwest wall facing Wilshire storefront	Lee M. Gordon	Atlantic & Pacific Tea Co.

ADDRESS	DATE	PERMIT NO.	TYPE OF PERMIT & WORK PERFORMED	ARCHITECT/ CONTRACTOR	OWNER
5415 Wilshire	10/20/1941	23965	Alteration; Rearrange existing layout to conform to new tenant requirements	Norstrom & Anderson	Adelaide W. Booth & Elizabeth W. Farrar
5415 Wilshire	6/24/1946	16366	Alteration; Built mezzanine balcony over part of area for storage	Joseph Fletcher & Joseph	Henry G. Beaumont
5413 Wilshire	1/2/1948	5005	Alteration; Existing opening to be closed with plate glass windows, frame and tile bulkhead and doors	Kenneth R. Swift	Clover Food Mart
5421, 5423, 5425 Wilshire (western portion)					
5421-5425 Wilshire	7/12/1938	21451	New Construction	M.L. Anderson	E. Clem Wilson
5423 Wilshire	9/14/1938	29502	Alteration; Install new partition and show windows	Norstom & Anderson	Adelaide W. Booth & Elizabeth J. Wilson
5421 Wilshire	12/8/1938	41491	Alteration; Install new store front making no structural changes. No additions. No work above transom. Vitrolite -- 18 inches high	Norstrom & Anderson	E. Clem Wilson
5423 Wilshire	11/15/1940	46289	Alteration; Remodel store front using existing material	C.D. Sandland	Adelaide W. Booth & Elizabeth W. Farrar
5423 Wilshire	11/27/1940	47830	Alteration; New wood and glass partition	Norstrum & Anderson/Weber Showcase & Fix. Co. Inc.	Chas Ginsberg
5421 Wilshire	6/10/1944	11054	Alteration; Remodeling storefront. Installing plastered partitions, no structural changes	N/A	A.A Uberti
5423 Wilshire	9/24/1948	31306	Alteration; Change store front, change door to swing out, make exit enclosure	Owner	Brown's Bakery
5425 Wilshire	8/22/1955	23027	Alteration; Acoustical ceiling, cement to existing plaster over dining area only	Mastate Acoustics	Beaumont Col.
5407-5425 Wilshire Boulevard (combined building)					
5407-5425 Wilshire	4/24/1991	73860	Alteration; Clear and remove interior as per CEQA	Oakes & Assoc. Arch.	Walter N. Marks Inc.
5407-5425 Wilshire	5/14/1991	74938	Alteration; Tenant improvement and remodeling. Remove exterior bearing walls to join 3 buildings in one	Oakes & Assoc. Arch.	Walter N. Marks Inc.

APPENDIX F: SCCIC REPORT

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu
California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

RECEIVED
JUN 17 2019
Historic Resources Group, LLC

6/13/2019 Records Search File No.: 20313.6342

Paul Travis
Historic Resources Group
12 S. Fair Oaks Ave, Suite 200
Pasadena, CA 91105

Re: Record Search Results for 5401-5411 Wilshire Boulevard (#18-0252)

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Hollywood, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☐ custom GIS maps ☐ shape files ☐ hand-drawn maps ☒ map not requested

Resources within project area: 1	P-19-173810
Resources listed in the OHP Historic Properties Directory within project area: 4	SEE ATTACHED LIST FOR INDIVIDUAL PROPERTY STATUS CODES – resource locations from the OHP HPD may or may not be plotted on the custom GIS map or provided as a shape file
Reports within project area: 6	LA-07562, LA-07565, LA-07566 LA-08020, LA-11642, LA-11785

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Report Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Historic Properties Directory:	☒ enclosed	☐ not requested	☐ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☒ not requested	☐ nothing listed
Los Angeles Historic-Cultural Monuments	☐ enclosed	☐ not requested	☒ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☒ not available at SCCIC		

Historical Literature: ☒ not available at SCCIC
GLO and/or Rancho Plat Maps: ☒ not available at SCCIC
Caltrans Bridge Survey: ☒ not available at SCCIC; please go to http://www.dot.ca.gov/hq/structur/strmaint/historic.htm
Shipwreck Inventory: ☒ not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below) ☒ not available at SCCIC; please go to http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Isabela Kott
GIS Technician/Staff Researcher

Enclosures:
(X) Resource Database Printout (details) – 2 pages
(X) Report Database Printout (details) – 7 pages
(X) Resource Record Copies – (non-archaeological only) 22 pages
(X) OHP Historic Properties Directory – 2 pages
(X) National Register Status Codes – 1 page

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
073738	19-174102	1805 WILCOX AVE	BLACKBURN APARTMENTS	LOS ANGELES	P	0	TAX.CERT.	537.9-19-0094	01/28/87	6X	
022549	19-168574	1141 WILCOX PL		LOS ANGELES	P	1907	HIST.SURV.	0053-0716-0019		5D2	
022550	19-168575	1147 WILCOX PL		LOS ANGELES	P	1900	HIST.SURV.	0053-0716-0020		5D2	
022547	19-168572	1149 WILCOX PL		LOS ANGELES	P	1921	HIST.SURV.	0053-0716-0017		5D2	
022548	19-168573	1152 WILCOX PL		LOS ANGELES	P	1918	HIST.SURV.	0053-0716-0018		5D2	
022551	19-168576	1156 WILCOX PL		LOS ANGELES	P	1921	HIST.SURV.	0053-0716-0021		5D2	
022552	19-168577	1157 WILCOX PL		LOS ANGELES	P	1900	HIST.SURV.	0053-0716-0022		5D2	
022694	19-168719	1220 WILCOX PL		LOS ANGELES	P	1932	HIST.SURV.	0053-0721-0016		5D2	
176942		1224 WILKINS AVE		LOS ANGELES	P	1926	PROJ.REVW.	HUD091013CC	10/23/09	6Y	
116383		5014 WILLIAMS PL		LOS ANGELES	P	1928	HIST.RES.	DOE-19-96-0298-0000	08/27/96	6U	
							PROJ.REVW.	HUD970203Z	08/27/96	6U	
100231	19-175946	4623 WILLIS AVE		LOS ANGELES	P	1926	HIST.RES.	DOE-19-95-0046-0000	06/20/95	6Y	
							PROJ.REVW.	HRG940202Z	06/20/95	6Y	
154174		6314 WILLOUGHBY AVE		LOS ANGELES		1921	PROJ.REVW.	HUD040202L	02/02/04	6U	
098269	19-175600	4522 WILLOW BROOK AVE		LOS ANGELES	M	1924	HIST.RES.	DOE-19-94-0206-0000	04/27/94	6Y	
							PROJ.REVW.	HRG940202Z	04/27/94	6Y	
082800	19-174500	11919 WILLOWBROOK AVE	11919-11921 3/4 WILLOWBROOK AVE	LOS ANGELES	P	1940	PROJ.REVW.	HUD930517L	07/19/93	6Y	
023786	19-165293	9401 WILMINGTON AVE		LOS ANGELES	P	1900	HIST.SURV.	0053-1242-0000		7R	
	19-169808										
065497	19-173507	9421 WILMINGTON AVE		LOS ANGELES	U		PROJ.REVW.	HUD881108I	11/14/88	6Y	
023787	19-165294	9427 WILMINGTON AVE		LOS ANGELES	P	1910	HIST.SURV.	0053-1243-0000		7R	
	19-169809										
023788	19-165295	9803 WILMINGTON AVE		LOS ANGELES	P	1910	HIST.SURV.	0053-1244-0000		7R	
	19-169810										
023789	19-165296	9907 WILMINGTON AVE		LOS ANGELES	P	1907	HIST.SURV.	0053-1245-0000		7R	
	19-169811										
027066	19-173043	WILSHIRE BLVD	LOS ANGELES VA MEDICAL CENTER / HO	LOS ANGELES	F	1893	HIST.RES.	DOE-19-81-0001-9999	11/30/81	2S2	AC
							PROJ.REVW.	VET810807A	11/04/81	2S2	AC
069405	19-173810	WILSHIRE BLVD	MIRACLE MILE HISTORIC DISTRICT	LOS ANGELES	P	1920	HIST.RES.	DOE-19-83-0015-9999	05/24/83	2S2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2S2	AC
							PROJ.REVW.	65000883	05/24/83	2S2	AC
097572	19-175220	WILSHIRE BLVD	QUARTERS DUPLEX BUILDING #90	LOS ANGELES	F	1927	HIST.RES.	DOE-19-81-0001-0011	11/30/81	2D2	AC
							PROJ.REVW.	VET810807A	11/04/81	2D2	AC
097573	19-175221	WILSHIRE BLVD	QUARTERS DUPLEX BUILDING #91	LOS ANGELES	F	1927	HIST.RES.	DOE-19-81-0001-0012	11/30/81	2D2	AC
							PROJ.REVW.	VET810807A	11/04/81	2D2	AC
161631		811 WILSHIRE BLVD		LOS ANGELES	P	1960	PROJ.REVW.	FCC060327H	04/04/06	2S2	C
027148	19-173098	830 WILSHIRE BLVD		LOS ANGELES	P	1922	HIST.SURV.	0053-4462-0000		7R	
027156	19-173105	1000 WILSHIRE BLVD	TRANSMARINE NAVIGATION BLDG	LOS ANGELES	P	1937	HIST.SURV.	0053-4470-0000		7R	
024972	19-170986	1300 WILSHIRE BLVD	CHARLES C CHAPMAN HOUSE, PEPES MI	LOS ANGELES	P	1905	HIST.SURV.	0053-2362-0000		7R	
024002	19-170024	1628 WILSHIRE BLVD		LOS ANGELES	P	1915	HIST.SURV.	0053-1458-0000		7R	
180743		1644 WILSHIRE BLVD	GOLDFLAM BUILDING	LOS ANGELES	P	1958	PROJ.REVW.	FCC100608B	12/21/10	6Y	
024003	19-170025	1648 WILSHIRE BLVD	HANS WORLD WIDE TRAVEL	LOS ANGELES	P	1945	HIST.SURV.	0053-1459-0000		5S2	
097014	19-175192	1903 WILSHIRE BLVD		LOS ANGELES	P		PROJ.REVW.	HUD950630AB	07/20/95	6Y	
024004	19-170026	1922 WILSHIRE BLVD		LOS ANGELES	P	1928	HIST.SURV.	0053-1460-0000		7N	
024978	19-170990	1926 WILSHIRE BLVD	WILSHIRE MEDICAL BUILDING, CROCKER	LOS ANGELES	P	1928	HIST.RES.	DOE-19-83-0005-0000	05/24/83	2S2	AC
							PROJ.REVW.	UTMA820708A	02/23/83	2S2	AC
							HIST.SURV.	0053-2368-0000		3S	
							PROJ.REVW.	65000717	05/24/83		
024005	19-170027	2001 WILSHIRE BLVD	WILSHIRE BUILDNG / WESTLAKE PROFES	LOS ANGELES	P	1923	TAX.(NPS)	035284CA	08/31/84	2D3	
							TAX.(NPS)	035384CA	07/23/84	6X	
							HIST.SURV.	0053-1461-0000		5S2	
027079	19-173050	2200 WILSHIRE BLVD	MACARTHUR PARK	LOS ANGELES	M	1886	PROJ.REVW.	HRG940202Z	09/30/94	2S	
							HIST.RES.	DOE-19-83-0006-0000	05/24/83	2S2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2S2	AC
							HIST.SURV.	0053-2364-0000		3S	
							PROJ.REVW.	65000855	05/24/83	2S2	AC

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
024988	19-170998	5209 WILSHIRE BLVD	SECURITY PACIFIC BANK BUILDING, ZE	LOS ANGELES	P	1929	HIST.RES.	NPS-05000213-0000	03/30/05	1S	C
							NAT.REG.	19-0466	11/05/04	3S	C
							HIST.RES.	DOE-19-83-0009-0000	05/24/83	2S2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2S2	AC
							HIST.SURV.	0053-2378-0000		2S2	
							PROJ.REVW.	65001012	05/24/83	2S2	AC
							PROJ.REVW.	65001107	05/24/83	2S2	AC
027069	19-173045	5217 WILSHIRE BLVD	CLEM WILSON BUILDING / MUTUAL OF O	LOS ANGELES	P	1930	HIST.RES.	DOE-19-83-0010-0000	05/23/83	2S2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2S2	AC
							HIST.SURV.	0053-2379-0000		3S	
							PROJ.REVW.	65000703	05/01/11		
176525		5220 WILSHIRE BLVD	COLUMBIA SAVINGS BLDG/ WILSHIRE GR	LOS ANGELES	P	1964	CAL.REG.	19-0558	09/14/09	7W	
024993	19-171002	5320 WILSHIRE BLVD	COMMERICAL BUILDING	LOS ANGELES	P	1930	HIST.RES.	DOE-19-83-0015-0020	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
							HIST.SURV.	0053-2383-0000		7N	
097602	19-175237	5350 WILSHIRE BLVD	POST OFFICE	LOS ANGELES	F		HIST.RES.	DOE-19-83-0015-0019	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
024990	19-170999	5355 WILSHIRE BLVD	AHNS MUSIC PIANOS & ORGANS	LOS ANGELES	P	1920	HIST.RES.	DOE-19-83-0015-0001	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
							HIST.SURV.	0053-2380-0000		7N	
024991	19-171000	5363 WILSHIRE BLVD	GEORGE T. CLINE BUILDING, WILSHIRE	LOS ANGELES	P	1928	HIST.RES.	DOE-19-83-0015-0002	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
							HIST.SURV.	0053-2381-0000		5S2	
097601	19-175236	5364 WILSHIRE BLVD	JACK LA LANNE'S EUROPEAN HEALTH SP	LOS ANGELES	P	1930	HIST.RES.	DOE-19-83-0015-0018	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
024992	19-171001	5366 WILSHIRE BLVD	THE DARK ROOM, YALLE INTERNATIONAL	LOS ANGELES	P	1935	HIST.RES.	DOE-19-83-0015-0017	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
							HIST.SURV.	0053-2382-0000		3S	
097589	19-175224	5401 WILSHIRE BLVD	TRU-LINE LITHRO/CHANDLER'S SHOE ST	LOS ANGELES	P	1938	HIST.RES.	DOE-19-83-0015-0003	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097590	19-175225	5407 WILSHIRE BLVD	COMMERICAL BUILDING	LOS ANGELES	P	1936	HIST.RES.	DOE-19-83-0015-0004	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097600	19-175235	5410 WILSHIRE BLVD	DOMINGUEZ-WILSHIRE BULIDING	LOS ANGELES	P	1930	HIST.RES.	DOE-19-83-0015-0016	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097591	19-175226	5413 WILSHIRE BLVD	ROMAN FOODS MART	LOS ANGELES	P	1935	HIST.RES.	DOE-19-83-0015-0005	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097592	19-175227	5425 WILSHIRE BLVD	FLYING SAUCER RESTAURANT	LOS ANGELES	P	1930	HIST.RES.	DOE-19-83-0015-0007	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097599	19-175234	5450 WILSHIRE BLVD	EVER-READY LIGHTING CENTER	LOS ANGELES	P	1937	HIST.RES.	DOE-19-83-0015-0015	05/24/33	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097598	19-175233	5464 WILSHIRE BLVD	COMMERICAL BUILDING	LOS ANGELES	P	1928	HIST.RES.	DOE-19-83-0015-0014	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097593	19-175228	5467 WILSHIRE BLVD	ZACHARY ALL	LOS ANGELES	P	1930	HIST.RES.	DOE-19-83-0015-0008	06/29/00	6Y	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097594	19-175229	5505 WILSHIRE BLVD	KOREAN CULTURAL SERVICES BUILDING	LOS ANGELES	P	1929	HIST.RES.	DOE-19-83-0015-0009	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097595	19-175230	5507 WILSHIRE BLVD	WILSHIRE BEAUTY SUPPLY	LOS ANGELES	P	1939	HIST.RES.	DOE-19-83-0015-0010	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097597	19-175232	5514 WILSHIRE BLVD	DESMOND'S/WILSHIRE TOWER	LOS ANGELES	P	1928	HIST.RES.	DOE-19-83-0015-0012	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
097596	19-175231	5515 WILSHIRE BLVD	EL REY THEATRE	LOS ANGELES	P	1928	HIST.RES.	DOE-19-83-0015-0011	05/24/83	2D2	AC
							PROJ.REVW.	UMTA820708A	02/23/83	2D2	AC
131321		5570 WILSHIRE BLVD		LOS ANGELES	P		HIST.RES.	DOE-19-02-0323-0000	04/18/02	6Y	
							PROJ.REVW.	FCC020409B	04/18/02	6Y	
086591	19-174856	5575 WILSHIRE BLVD		LOS ANGELES	U	1956	HIST.SURV.	0053-4862-0000	06/01/92	6Z	
136580		5657 WILSHIRE BLVD	SOUTH PARK GROUP BLDG	LOS ANGELES	P	1948	HIST.RES.	DOE-19-02-1175-0000	12/18/02	6Y	

Report Detail: LA-07562

Identifiers

Report No.: LA-07562
Other IDs:
Cross-refs:

Citation information

Author(s): Greenwood, Roberta S.
Year: 1987
Title: Additional Information for Dseis, Core Study Alignments 1, 2, 3, 4, and 5
Affliliation: Greenwood and Associates
No. pages: 11
No. maps:
Attributes: Architectural/historical, Evaluation, Literature search
Inventory size: unknown
Disclosure: Not for publication
Collections: No

General notes

Mapped to APE of report LA-8020. Removed from unmappable folder.

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): HOLLYWOOD
Address:
PLSS:

Database record metadata

	Date	User	
Entered:	5/5/2008	jay	
Last modified:	2/22/2013	agarcia	
IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.
	2/22/2013	agarcia	Data updated, mapped and remove from unmappable folder.

Record status:

Report Detail: LA-07565

Identifiers

Report No.: LA-07565
Other IDs:
Cross-refs:

Citation information

Author(s): Unknown
Year: 1987
Title: Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5
Affliliation: Greenwood and Associates
No. pages: 32
No. maps:
Attributes: Management/planning
Inventory size: unknown
Disclosure: Not for publication
Collections: No

General notes

Mapped to APE of report LA-8020. Removed from unmappable folder.

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): HOLLYWOOD
Address:
PLSS:

Database record metadata

	Date	*User*	
Entered:	5/5/2008	jay	
Last modified:	2/22/2013	agarcia	
IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.
	2/22/2013	agarcia	Data updated, mapped and remove from unmappable folder.

Record status:

Report Detail: LA-07566

Identifiers

Report No.: LA-07566
Other IDs:
Cross-refs:

Citation information

Author(s): Hatheway, Roger G. and Peter, Kevin J.
Year: 1987
Title: Technical Report Dseis, Core Study Alignments 1, 2, 3, 4, and 5
Affliliation: Greenwood and Associates
No. pages: 29
No. maps:
Attributes: Archaeological, Architectural/historical, Other research
Inventory size: unknown
Disclosure: Not for publication
Collections: No

General notes

Mapped to APE of report LA-8020. Removed from unmappable folder.

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): HOLLYWOOD
Address:
PLSS:

Database record metadata

	Date	*User*	
Entered:	5/5/2008	jay	
Last modified:	2/22/2013	agarcia	
IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.
	2/22/2013	agarcia	Data updated, mapped and remove from unmappable folder.

Record status:

Report Detail: LA-08020

Identifiers

Report No.: LA-08020
Other IDs:
Cross-refs:

Citation information

Author(s): Anonymous
Year: 1987
Title: Technical Report: Cultural Resources Los Angeles Rail Rapid Transit Project "metro Rail" Core Study
Affliliation: Southern California Rapid Transit District
No. pages:
No. maps:
Attributes: Architectural/historical, Evaluation
Inventory size: ~435 ac
Disclosure:
Collections:

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-174623		Ebell of Los Angeles Bldg
P-19-187937		
P-19-187938		VOID
P-19-187939		Mary Gross Residence
P-19-187940		John De Keyser Residence
P-19-187941		Pierre De Keyser

No. resources: 6
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): HOLLYWOOD
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:		

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status:

Report Detail: LA-11642

Identifiers

Report No.: LA-11642
Other IDs:
Cross-refs:

Citation information

Author(s): Daly, Pam and Sikes, Nancy
Year: 2012
Title: Westside Subway Extension Project, Historic Properties and Archaeological Resources Supplemental Survey Technical Reports
Affliliation: Cogstone
No. pages: 217
No. maps:
Attributes: Archaeological, Field study, Other research
Inventory size:
Disclosure:
Collections:

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-000159	CA-LAN-000159/H	La Brea Tar Pits
P-19-001261	CA-LAN-001261H	Shen-En-Kan (GtJ)
P-19-002563	CA-LAN-002563H	Y & S #1
P-19-002610	CA-LAN-002610H	Little Tokyo Station Vicinity / So
P-19-003169	CA-LAN-003169H	AE-UPT-01H
P-19-003336	CA-LAN-003336H	1218 S. Barrington Avenue
P-19-003338	CA-LAN-003338H	Feature 1 at 1st Street at Hewitt
P-19-003339	CA-LAN-003339H	VOID
P-19-003340	CA-LAN-003340H	600 Banning Street
P-19-003352	CA-LAN-003352H	Emergency Operations Center
P-19-003353	CA-LAN-003353H	EOC-2
P-19-003683		Mission & Jesse
P-19-004112	CA-LAN-004112H	Temple Street Archaeological Sit
P-19-004113	CA-LAN-004113H	Segment of Zanja No. 6-1
P-19-004174	CA-LAN-004174H	MTA-G-08-5
P-19-004192	CA-LAN-004192H	MTA-Temp 1
P-19-004193	CA-LAN-004193H	MTA-Temp-2
P-19-100882		MTA-G-08-Isolate-2
P-19-150194		Bridge #53C-44; 4th St Viaduct
P-19-150195		Bridge #53S-1166; 1st St Viaduc
P-19-167175		Veterans Admnistration Historic
P-19-170997		Pellissier Building with Wiltern T
P-19-170998		Zephyr Club / Security Pacific B
P-19-171001		Busby's, El Toro Cantina, The H
P-19-173043		L A Veterans Administration Me
P-19-173045		Clem Wilson Building/Mutual of
P-19-173051		May Company Wilshire / Los An
P-19-173428		Los Altos Hotel & Apts
P-19-174110		Ralphs Grocery Store
P-19-175235		Dominguez-Wilshire Bldg
P-19-175237		Post Office Bldg
P-19-177029		Beverly Wilshire Hotel
P-19-177101		Beverly Hills High School
P-19-177312		Beverly Hills Porsche/The Clock
P-19-177313		Fox Wilshire Theatre, Saban Wil
P-19-177314		Fine Arts / Regina Theater

Report Detail: LA-11642

P-19-177320	California Bank Bldg
P-19-186804	Burlington Northern & Santa Fe
P-19-187307	
P-19-187308	Wadsworth Veterans Theater, Bl
P-19-188522	Tidewater Oil Bldg, Getty Oil Bld
P-19-188524	6th St Viaduct
P-19-189247	Century Plaza Hotel
P-19-189249	Century Plaza Tower (1 of 2)
P-19-189250	Gardens
P-19-189253	The Barn
P-19-189262	Pierce National Life
P-19-189263	Johnie's Coffe Shop Restaurant
P-19-189267	Bank of America
P-19-189268	Glendale Federal Savings
P-19-189269	Union Bank Bldg
P-19-189270	Perpetual Savings Plaza
P-19-189273	Linde Medical Bldg
P-19-189274	Westwood Federal Bldg
P-19-189304	Historic District 1 (Westwood-UC
P-19-189305	Lindbrook Village
P-19-189306	Dracker Apts
P-19-189308	University Bible Church
P-19-189313	Wilshire-Beverly Centre
P-19-189314	Los Angeles Country Club
P-19-189315	Red Medicine Restaurant
P-19-189316	AAA Club of So Cal Bldg

No. resources: 62
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS, HOLLYWOOD, LOS ANGELES
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	6/25/2012	lnoyes
Last modified:	8/8/2014	agarcia

IC actions:
Record status:

Report Detail: LA-11785

Identifiers

Report No.: LA-11785
Other IDs:
Cross-refs:

Citation information

Author(s): Rogers, Leslie
Year: 2012
Title: Final Environmental Impact Statement/Final Environmental Impact Report for the Westside Subway Extension
Affliliation: U.S. Department of Transportation Fedreral Transit Admin. & LA County Metro Transit Authority
No. pages: 60
No. maps:
Attributes: Management/planning
Inventory size:
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BURBANK, HOLLYWOOD, LOS ANGELES
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	9/5/2012	lnoyes
Last modified:	9/5/2012	lnoyes

IC actions:
Record status:

Resource Detail: P-19-173810

Identifying information

Primary No.: P-19-173810
Trinomial:
Name: Miracle Mile Historical District
Other IDs:

Type	*Name*
OHP Property Numb	069405
Resource Name	Miracle Mile Historical District

Cross-refs:
Is a district with element 19-170999
Is a district with element 19-171000
Is a district with element 19-171001
Is a district with element 19-171002
Is a district with element 19-175224
Is a district with element 19-175225
Is a district with element 19-175226
Is a district with element 19-175227
Is a district with element 19-175228
Is a district with element 19-175229
Is a district with element 19-175230
Is a district with element 19-175231
Is a district with element 19-175232
Is a district with element 19-175233
Is a district with element 19-175234
Is a district with element 19-175235
Is a district with element 19-175236
Is a district with element 19-175237

Attributes

Resource type: District
Age: Historic
Information base: Other
Attribute codes:
Disclosure: Unrestricted
Collections:
Accession no(s):
Facility:

General notes

Recording events

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
LA-12164	2012	Cultural Resources Records Search and Site Visit Resulst for T-Mobile West, LLC Candidate SV00216A (SM130 South Park Group) 5657 Wilshire Boulevard, Los Angeles, Los Angeles County, California	MBA
LA-12404	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LAR307 (La Brea Tar Pits/Wilshire Boulevard) 5820 Wilshire Boulevard, Los Angeles, Los Angeles County, California. CASPR No 3551015303	EAS
LA-12405	2013	Archaeological Survey for SSRP H11Burnside and Wilshire Secondary Sewer Renewal Program BOE WO SZC12518	Applied EarthWorks
LA-12753	2014	Cultural Resources Records Search and Site Visit Results for Sprint Nextel Candidate LA35XC885 (Wilshire & La Brea) 5371 Wilshire	FirstCarbon Solutions

Resource Detail: P-19-173810

Boulevard, Los Angeles, Los Angeles County, California

Location information

County: Los Angeles

USGS quad(s): HOLLYWOOD

Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
5318-5514 Wilshire Blvd	Los Angeles		
5353-5519 Wilshire Blvd			

PLSS:

UTMs:

Management status

Database record metadata

	Date	*User*
Entered:	9/3/2008	
Last modified:	6/27/2012	mgalaz

IC actions:

Date	*User*	*Action taken*
9/3/2008	jay	Appended data from Encodent database (standalone historics table; not in Sites-All)

Record status:

APPENDIX G: MIRACLE MILE HISTORIC DISTRICT DETERMINATION

HISTORIC PROPERTY FILE — SINGLE PROPERTY PRINTOUT — 11/22/00

Prop.#: 069405 MIRACLE MILE HISTORIC DIST., 5318-5514 & 5519-5353 WILSHI
Prim.#: 19-173810
Address: County: LAN
WILSHIRE BLVD X-Street:
LOS ANGELES 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.

E.O. 11593

DETERMINATION OF ELIGIBILITY NOTIFICATION

ational Register of Historic Places

National Park Service

HIST. RES. DOC 14-83-0015 9/27/83
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 Secretary of the Interior's opinion	Criteria
Post Office Terminal Annex	Eligible	Eligible	
Hotel Clark	"	"	
oosevelt 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	"	"	

Carla M. Burgess
for Keeper of the National Register
Determined Eligible

Date: 24 MAY 83

WASO-27

E.O. 11593

DETERMINATION OF ELIGIBILITY NOTIFICATION

National Register of Historic Places

National Park Service

Project Name: Los Angeles Rail Rapid Transit Project

Location: Los Angeles County **State:** CA

Request submitted by:

Date Received: **Additional information received:**

36 CFR Part 63
Determinations

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

Keeper of the National Register

WASO-27

Date: _____

...T OF PARKS AND RECREATION
...E BOX 2390
...NTO, CALIFORNIA 95811

(916) 445-8006

In reply, refer to: UMTA 820708A

February 23, 1983

RECEIVED
SCRTD
FEB 25 1983
OFFICE OF
MGR/CHIEF ENGINEER
METRO RAIL PROJECT

Mr. Richard Gallagher, Manager
Metro Rail Project
Southern California Rapid Transit DIstrict
425 South Main Street
Los Angeles, California 90013

Dear Mr. Gallagher:

Re: Determinations of Eligibility for Properties Within the Area of Potential Environmental Impact (APEI), Metro Rail Project.

A copy of the cultural resources survey, "Historical/Architectural Resources, Parts A and B" was received in this office on January 23, 1983. This document has been reviewed by my staff. On the basis of that document and extensive on-site inspection, we have reached the following conclusions regarding the ...resence of properties listed in or eligible for listing in the National ...egister within the Metro Rail APEI.

First, we have concluded that the survey adequately identifies all potentially eligible properties within the project's APEI. Indeed, we feel that SCRTD has acted responsibly and cooperatively in its dealings with this office and the historic preservation community of Los Angeles during the identification phase of 36 CFR 800 compliance. The creditable cultural resource survey conducted by your office adds greatly to our understanding of historic resources in Los Angeles, especially along the Wilshire corridor. We would appreciate receiving the original survey forms for inclusion in our master inventory of statewide resources.

We have determined that the Metro Rail APEI includes nine properties previously listed in or eligible for listing in the National Register.

Property	Address	Status
Pellissier Building	3870 Wilshire	Listed
Union Station	800 N. Alameda	Listed
Broadway Mart	401 Broadway	Listed in National Register Di
Title Guarantee Bldg.	401 W. 5th Street	Determinied Eligible
Pershing Square Bldg.	448 S. Hill Street	" "
Parker Bros. Bldg.	700 W. 7th Street	" "
...deral Title Bldg.	437 Hill Street	" "
Myrick/Markham Hotel	324-326 Hill Street	" "
Subway Terminal 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
1	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 9 758-1813.

Sincerely,

J. Knox Mellon
State Historic Preservation

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

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

  Hist. Res. DOE-19-83-0015-0001 Prop 024990 NR: 2D2

  5355-5359 Wilshire Boulevard

  Date of Construction: 1920s (estimate) 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 Prop 024991 NR: 2D2
  5363-5379 Wilshire Boulevard
  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 - 19-83-0015-0003 Prop 097589 NR: 2D2
  5401-5403 Wilshire Boulevard
  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 buidings ever done in Streamline Moderne..."

- Commercial Building HIST. RES DOE-19-83-0015-0004 Prop. 097590 NR: 2D2
  5407-5411 Wilshire Boulevard
  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 Prop 097591 NR: 2D2
  5413 Wilshire Boulevard
  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-19-83-0015-0006 Prop 097591 NR: 2D2
  5423 Wilshire Boulevard
  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-19-83-0015-0007 Prop. 097592 NR: 2D2
  5425 Wilshire Boulevard
  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-19-83-0015-0008 Prop. 097593 NR: 2D2
  5467 Wilshire Boulevard
  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-19-83-0015-0009 Prop. 097594 NR: 2D2
  5505 Wilshire Boulevard
  Date of Construction: 1929 (factual) 19-175229
  This 2-story building's style is a combination of PWA Moderne and Eqyptian 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
  HIST. RES. DOE-19-83-0015-0010
  5507-5511 Wilshire Boulevard
  Prop 097595 NR: 2D2
  Date of Construction: 1939 (factual)
  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
  HIST. RES. DOE-19-83-0015-0011
  5515-5519 Wilshire Boulevard
  Prop 097596 NR: 2D2
  Date of Construction: 1928 (factual)
  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 marquise 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)
  HIST. RES. DOE-19-83-0015-0012
  5514 Wilshire Boulevard
  Prop 097597 NR: 2D2
  Date of Construction: 1928-1929 (factual)
  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-19-83-0015-0013 NR:2D2 Prop. 097597

5466-5470 Wilshire Boulevard

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-19-83-0015-0014 Prop. 097598 NR:2D2 19-175233

5464 Wilshire Boulevard

Date of Construction: 1928 (factual)

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-19-83-0015-0015 Prop. 097599 NR:2D2 19-175234

5450 Wilshire Boulevard

Date of Construction: 1937 (factual)

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-19-83-0015-0016 Prop 097600 NR:2D2 19-175235

5410 Wilshire Boulevard

Date of Construction: 1930-1931 (factual)

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 zig-zag motif ornamentation.

- Commercial Structure

  HIST. RES. DOE-19-83-0015-0017
  Prop 024992 NR: 2D2
  19-171001

  5366-5374 Wilshire Boulevard

  Date of Construction: 1935 (factual)

  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

  HIST. RES DOE-19-83-0015-0018
  Prop 097601 NR: 2D2
  19-175236

  5364 Wilshire Boulevard

  Date of Construction: 1930s (estimated)

  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

  HIST. RES. DOE-19-83-0015-0019
  Prop 097602 NR: 2D2
  19-175237

  5350-5356 Wilshire Boulevard

  Date of Construction: 1938 (Factual)

  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

  HIST. RES. DOE-19-83-0015-0020
  Prop 024993 NR: 2D2
  19-171002

  5320-5340 Wilshire Boulevard

  Date of Construction: 1930s (estimated)

  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.

Bibliography:

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Gleye, Paul, The Architecture of Los Angeles. Los Angeles: Rosebud Books, 1981.

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Los Angeles Public Library, California Room files, Los Angeles.

Los Angeles Times, Index, California Room, Los Angeles Public Library.

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

Sanborn Fire Insurance Maps, California State, Northridge, various dates.

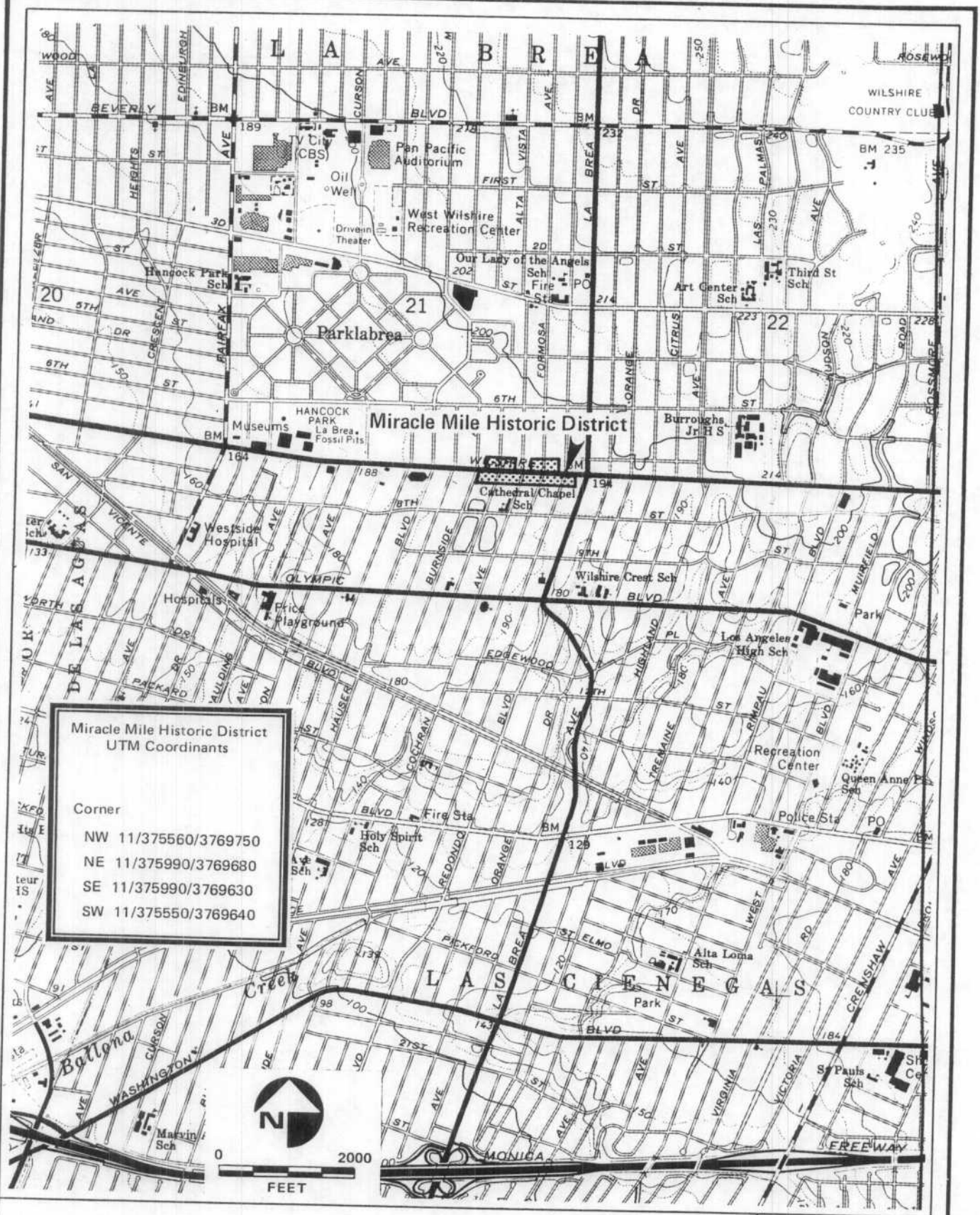
Geographical Data and Maps:

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:

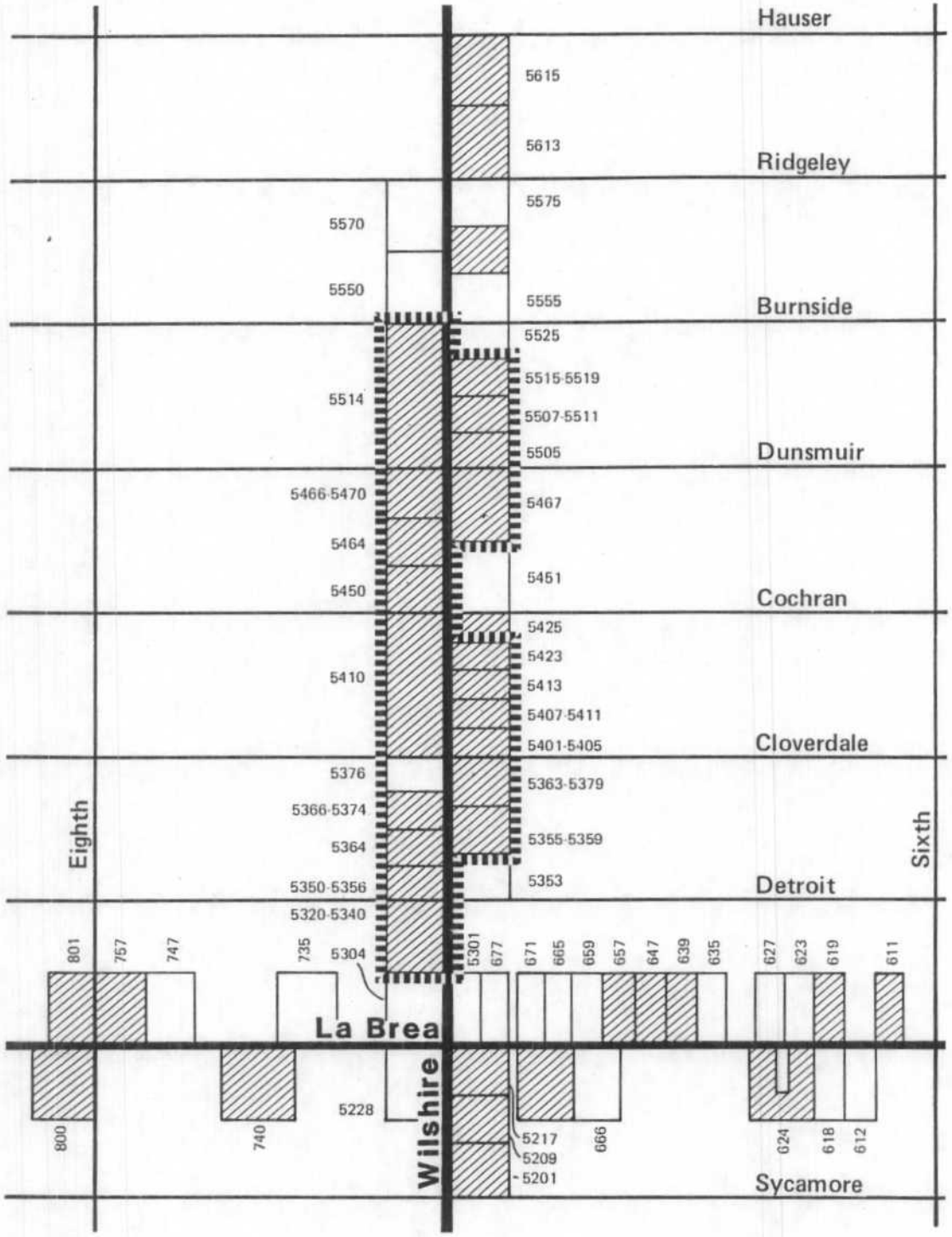
Miracle Mile Historic District photographs of 19 structures.



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

FIGURE 1

WESTEC Services, Inc.



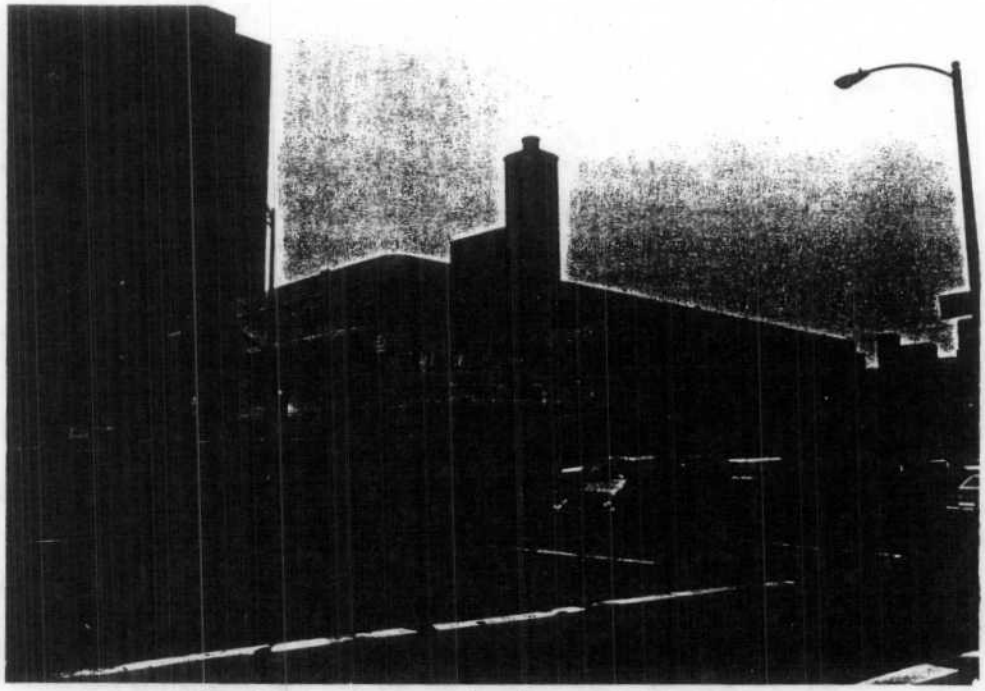
Contributing Building

Non-contributing Building

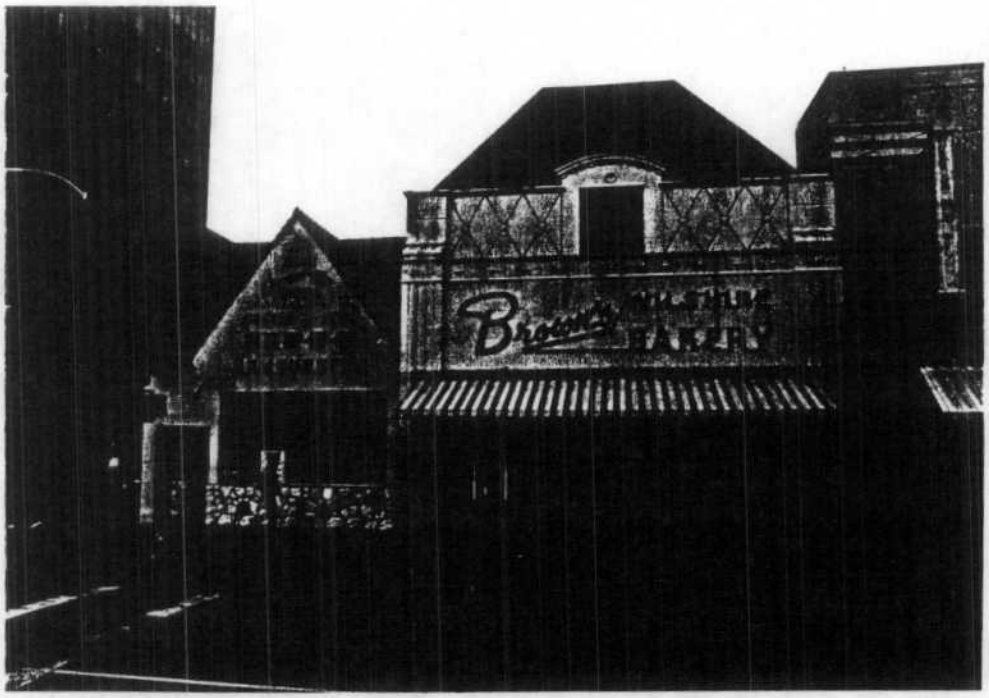
Miracle Mile Historic District Boundary

Miracle Mile Historic District and Addresses of Contributing Buildings

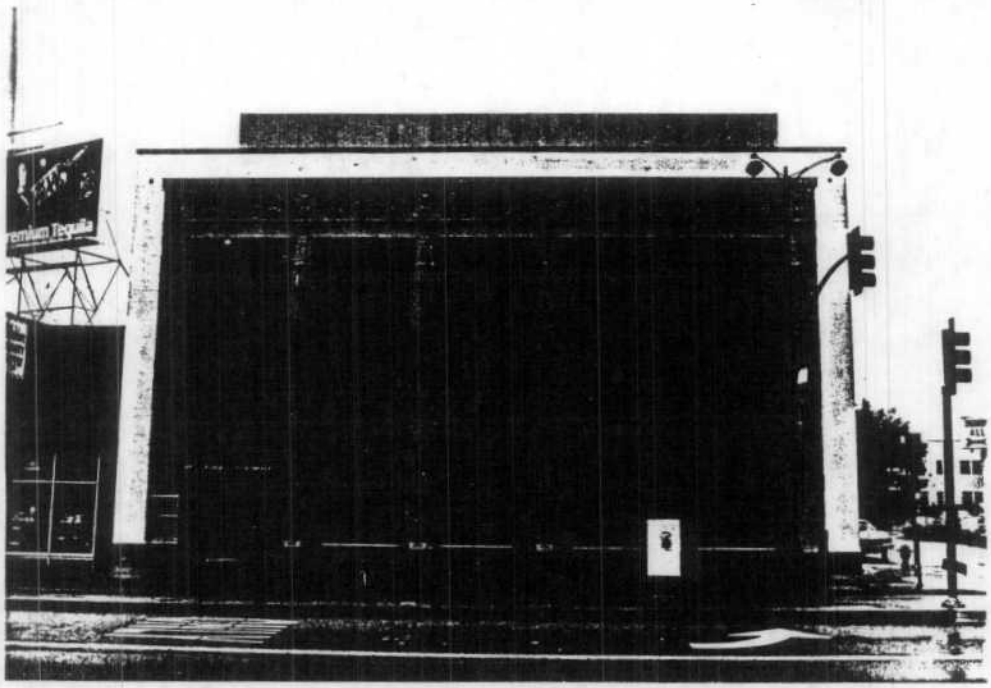
FIGURE 2



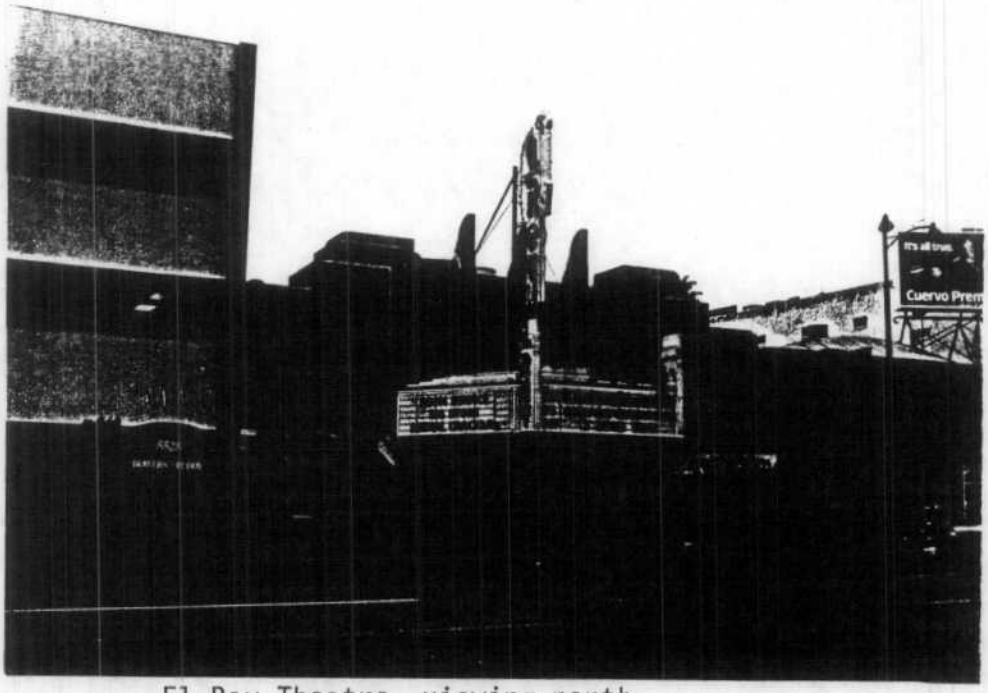
Tru-line Litho, viewing northwest
(Chandler's Shoe Store)
Miracle Mile Historic District



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



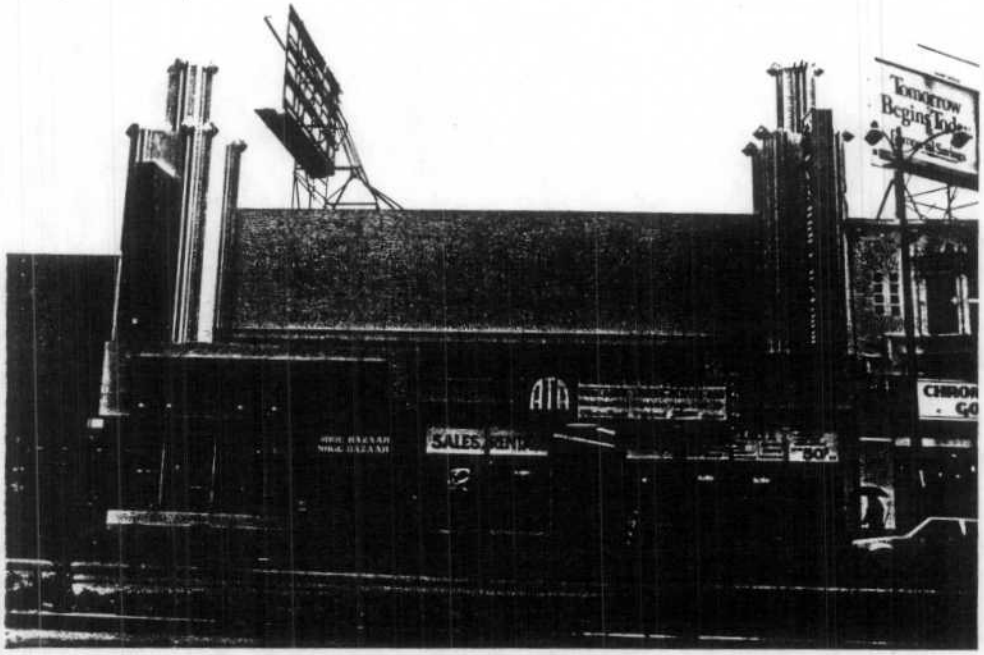
Korean Cultural Services Building, viewing north
Miracle Mile Historic District



El Rey Theatre, viewing north
Miracle Mile Historic District



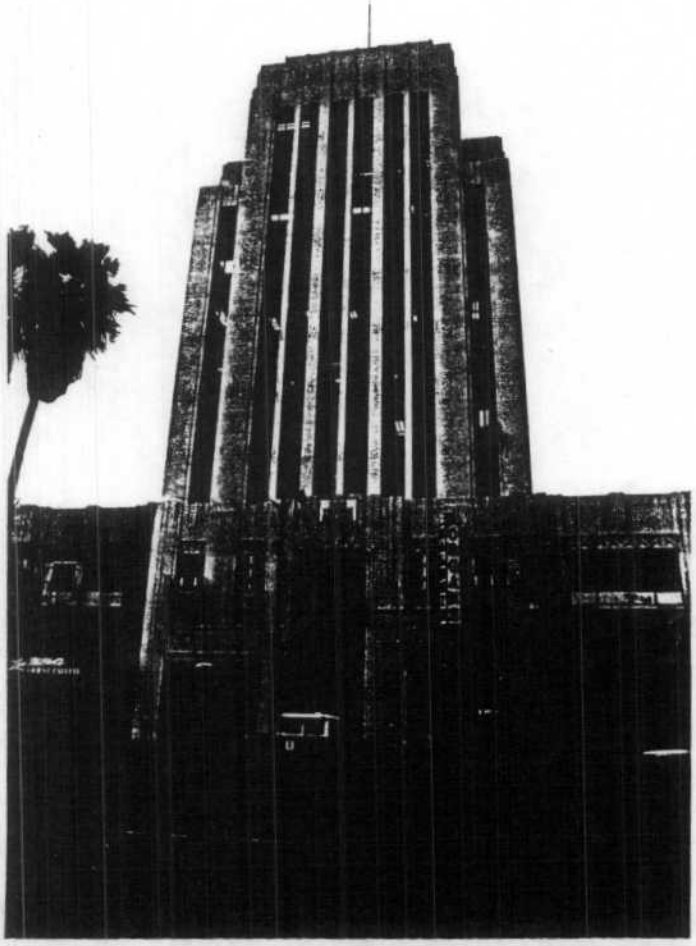
Desmonds (Wilshire Tower), viewing southeast
Miracle Mile Historic District



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

APPENDIX H: ADDITIONAL RESOURCE DOCUMENTATION



Primary Address: 5156 W WILSHIRE BLVD
Other Address: 5150 W WILSHIRE BLVD
Name:
Year built: 1957
Architectural style: International

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Corporate International, 1946-1976
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a Corporate International-style commercial building on Wilshire's Miracle Mile. Due to alterations including door replacements, the property does not retain sufficient integrity for listing in the National Register.



Primary Address: 5455 W WILSHIRE BLVD
Other Address: 671 S COCHRAN AVE
685 S COCHRAN AVE
5457 W WILSHIRE BLVD
5459 W WILSHIRE BLVD
Name: Lee Tower
Year built: 1961
Architectural style: Corporate International

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Corporate International, 1946-1976
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Corporate International office building on Wilshire's Miracle Mile, designed by notable local architects W. Douglas and D. Everett Lee.

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Primary Address:	5478 W WILSHIRE BLVD
Other Address:	710 S DUNSMUIR AVE 5466 W WILSHIRE BLVD 5468 W WILSHIRE BLVD 5470 W WILSHIRE BLVD 5472 W WILSHIRE BLVD 5474 W WILSHIRE BLVD 5476 W WILSHIRE BLVD 5480 W WILSHIRE BLVD 5482 W WILSHIRE BLVD 5484 W WILSHIRE BLVD 5486 W WILSHIRE BLVD
Name:	A.W. Ross Office
Year built:	1928
Architectural style:	Spanish Colonial Revival, Churrigueresque

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Merchants, Leaders and Builders, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	B/2/2
Status code:	3CS;5S3
Reason:	Significant as the location of developer A.W. Ross' office during the height of development on Wilshire's Miracle Mile in the late 1920s-early 1930s. Ross spearheaded the development of Miracle Mile, envisioning it as a commercial district to rival downtown's. Due to alterations including window infill, storefront alterations, and window replacement, the property does not retain sufficient integrity for listing in the National Register.



Primary Address:	5655 W WILSHIRE BLVD
Other Address:	667 S HAUSER BLVD 673 S HAUSER BLVD 5651 W WILSHIRE BLVD
Name:	Western Auto Parts
Year built:	1932
Architectural style:	Moderne, Streamline; Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3

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Name: Ridgeley Drive-Detroit Street Multi-Family Residential Historic District



Description:

The Ridgeley Drive-Detroit Street Multi-Family Residential Historic District is a multi-family historic district in the Mid-Wilshire area of central Los Angeles. The district includes parcels along South Ridgeley Drive, South Burnside Avenue and South Dunsmuir Avenue, between West 6th Street and Wilshire Boulevard; and South Cochran Avenue, South Cloverdale Avenue and South Detroit Street, between West 3rd Street and Wilshire Boulevard. The topography of the district is flat, and a rectilinear grid comprises its street pattern. The district consists of one to five-story multi-family residences (as well as four single-family houses) with modest, uniform setbacks and concrete walkways/steps. Most of the two-story residences have detached garages and driveways with curb cuts, whereas the taller apartment houses do not. Historically developed as a single tract, the district has original sidewalks but only a few mature street trees, including magnolias and jacarandas. Of the 214 total properties, 192 are contributors and 22 are non-contributors.

The period of development for the district is 1920 to 1952, and most buildings were constructed in various Period Revival styles, including Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, French Revival and Late Chateauesque; there are a few Minimal Traditional and Mid-Century Modern-style residences as well. There are 12 designated Los Angeles Historic-Cultural Monuments, all multi-family residences, located within the district. Several large apartment buildings, predominantly constructed in the late 1980s and early 1990s, comprise the majority of the district's non-contributors.

Significance:

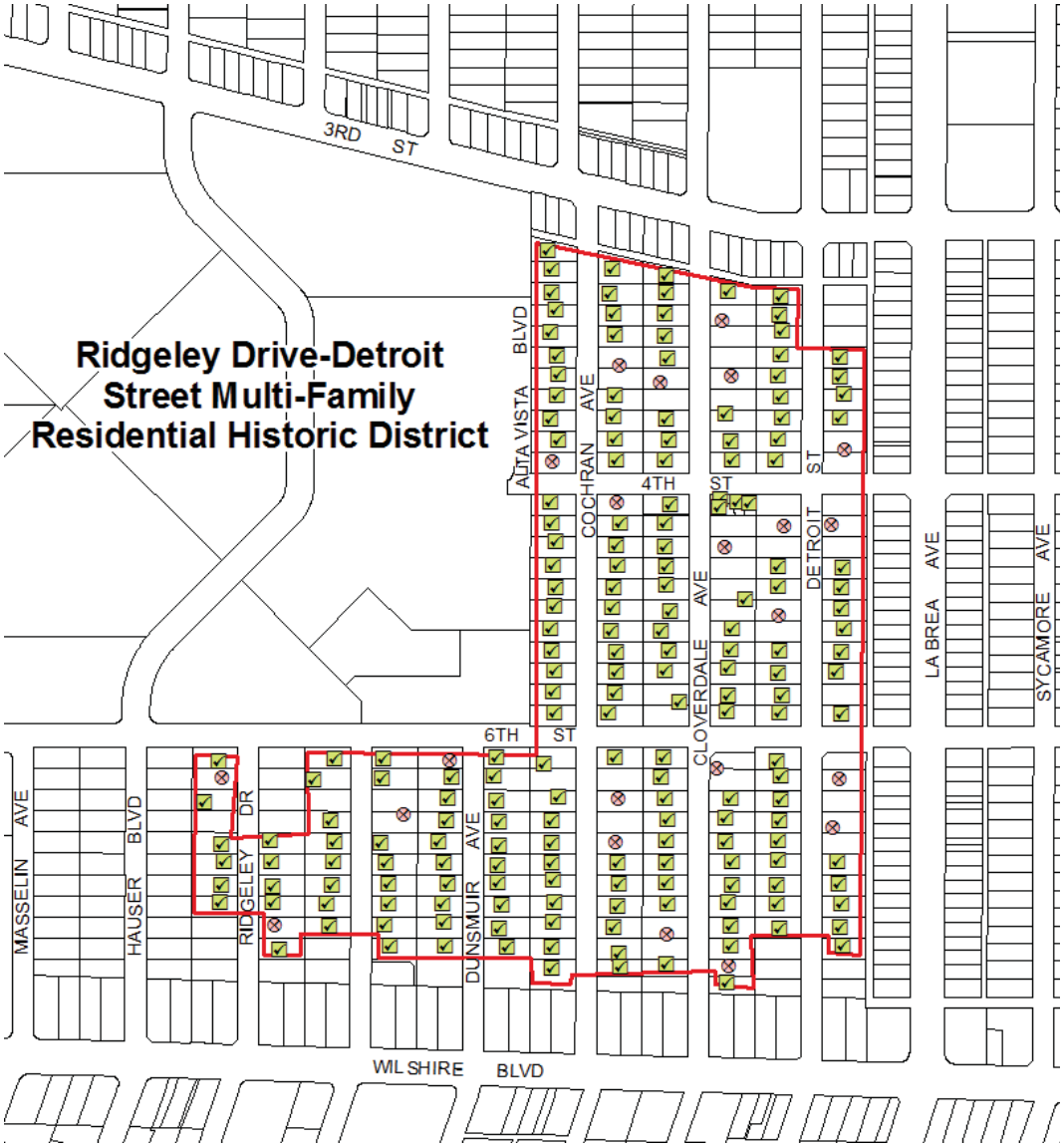
The Ridgeley Drive-Detroit Street Multi-Family Residential Historic District is significant as an excellent example of a multi-family residential neighborhood; as an excellent collection of Period Revival residential architecture; and as an early Jewish enclave, representing the earliest movement of the Jewish community into the area in the 1920s and early 1930s. The district is located near major automobile corridors such as La Brea Avenue and Wilshire Boulevard. Residences within the district retain their original plans, massing, scale and character-defining features. The historic district's period of significance for its Period Revival architecture is 1920 to 1952, which captures its major period of development and the time during which most of its buildings were constructed. Its period of significance for its association with the Jewish community begins in 1920, when the first residences were constructed in the district; it remains a vibrant Jewish community today. Of the district's 214 residences, 90% contribute to its significance.

This area was originally subdivided in the early 1920s by owner and developer G. Allan Hancock. Hancock was a major oil and later real estate developer of land his father, Henry Hancock, had acquired in 1863, known as Rancho La Brea. In 1910, after his father and mother had passed, Mr. Hancock began developing his family's land for residential purposes. Mr. Hancock likely played a role in the initial development of the district (including the grading of streets and imposing restrictions on setback limits, etc.); however, most of the houses were not constructed until the mid-1920s and continued through the early 1950s.

The 1930 U.S. Census enumerated a substantial number of Jewish residents in this district, listing individuals of Russian, Lithuanian, German, Austrian and Polish descent, some of whom listed Yiddish or Hebrew as their primary language. The district was home to a diverse Jewish population, including recent immigrants, individuals who had moved here from the East Coast, and longer-term California residents who moved to Wilshire from other parts of the city (illustrated by a number of established Jewish restaurants and religious institutions that relocated in Wilshire in the 1930s and post-World War II). This Jewish enclave predates many of the others in the Wilshire area; larger numbers of the Jewish community moved to this area of Los Angeles from older communities like Boyle Heights or neighborhoods in South Los Angeles after World War II.

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This neighborhood may not have seen exclusion of Jewish homeowners and renters based on restrictive housing covenants or realtor discrimination as seen in some other parts of Los Angeles. Permit and census research indicates that a substantial number of properties in this enclave were built and owned by Jewish individuals, both living on site and renting to tenants.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s-1950s multi-family residential district containing primarily apartment houses.

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Figure 1. Street view, proposed Miracle Mile HPOZ (ARG, 2015)

1. INTRODUCTION

In March of 2015, the Miracle Mile Residential Association contracted with Architectural Resources Group, Inc. (ARG) to assist with the completion of a historic resources survey of the proposed Miracle Mile Historic Preservation Overlay Zone (HPOZ) in the City of Los Angeles, California. The survey area is located in the central portion of Los Angeles adjacent to the stretch of Wilshire Boulevard known as "Miracle Mile," about six-and-a-half miles west of downtown; it contains both single-family and multi-family residences, as well as institutional and small-scale commercial properties. The proposed HPOZ, which comprises 1,347 properties, is roughly bounded by Wilshire Boulevard to the north, San Vicente Boulevard to the south, La Brea Avenue to the east, and Fairfax Avenue to the west.

This report reflects the results of the historic resources survey for the proposed Miracle Mile HPOZ. HPOZs and historic resources surveys are under the jurisdiction of the City of Los Angeles Planning and Cultural Heritage Commissions. The survey was completed between April 2015 and July 2015 by a team of qualified architectural historians at Architectural Resources Group, Inc.

Upon completion of the historic resources survey, ARG has concluded that the Miracle Mile survey area meets the criteria for HPOZ designation due to its association with patterns of residential development as an automobile suburb in Los Angeles, its importance as an early enclave of Jewish residents, and its architectural distinction, primarily representing Period Revival styles popular during the first half of the 20th century. The majority of individual properties retain high levels of integrity and meet the threshold of "Contributing" structure.

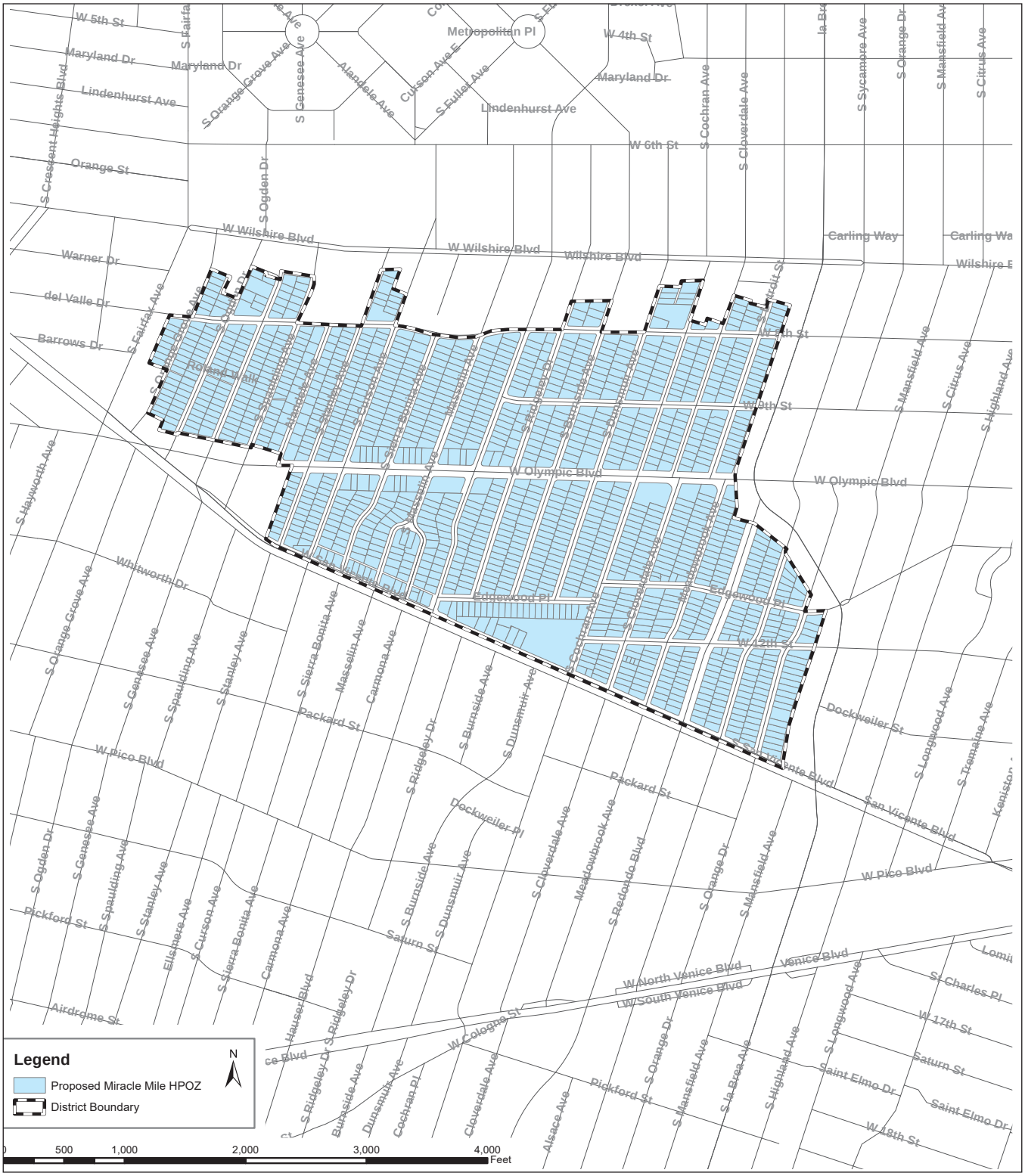


Figure 2. Proposed Miracle Mile HPOZ study area (Map created by Architectural Resources Group, 2015)

APPENDIX I: RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP



PAUL D. TRAVIS, AICP
MANAGING PRINCIPAL

Years of Experience: 14

Education

Master of Arts in Urban Planning, University of California, Los Angeles, 2006

Bachelor of Fine Arts, Printmaking, San Jose State University, San Jose, 1985

Speaking Engagements

California Preservation Foundation
- Historic Resources and the California Environmental Quality Act
- Historic Resources Surveys
- Preservation Planning

American Planning Association, California Chapter
- Preservation Planning

Professional Affiliations

American Institute of Certified Planners, Member

American Planning Association, Urban Design & Preservation Division, Member

American Planning Association, Los Angeles Chapter, Member

California Preservation Foundation, Guest Speaker, Workshop Leader

National Trust for Historic Preservation, Member

Experience Profile

Paul Travis specializes in master planning, CEQA, NEPA and Section 106 environmental review, and historic resources assessment. At HRG, Paul manages planning-related projects with a focus on large, multi-property sites including college campuses, historic downtowns, neighborhoods and districts, industrial sites, motion picture studios, and military bases. Paul has drafted preservation plans for the University of Southern California, NBC Universal Studios, Hollywood, and Los Angeles International Airport. He has participated in the development of community plans or specific plans for Paso Robles, Fresno, and Whittier; and has been involved in the master planning process for Loyola Marymount University, Occidental College, Mount St. Mary's College, Fox Studios, the Alameda Naval Station, and the Downey NASA site. Recent survey experience includes historic resource surveys for the cities of Los Angeles, Ventura, Glendale, Paso Robles, San Diego, and Fresno.

Prior to working at HRG, Paul worked as a research assistant at the Lewis Center for Regional Policy Studies performing academic research for study of transit-oriented development along the Pasadena Gold Line light rail system. Responsibilities include gathering and analysis of ridership data and adjacent development activity, and field observation of conditions surrounding transit stops.

Paul Travis meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in Historic Preservation Planning and History.

Selected Project Experience

City of Fresno Fulton Corridor Specific Plan, Fresno
Fox Studios Master Plan, Century City
LAX Historic Assessments, Environmental Review, Preservation Plan
NBC Universal Evolution Plan, Universal City
Sunset Bronson Studios, Hollywood
Thacher School, Ojai

HISTORIC RESOURCES GROUP



LAURA JANSSEN
SENIOR ARCHITECTURAL HISTORIAN

Years of Experience: 15

Education

Master of Science, Historic Preservation, School of the Art Institute of Chicago

Courses in Graphic Design and Interior & Environmental Design, UCLA Extension

Bachelor of Fine Arts, Art History, UCLA

Honors and Awards

Los Angeles Conservancy Preservation Award

- 28th Street YMCA, 2013
- Hollywood Bungalow Courts, 2010
- Eastern-Columbia Building, 2008
- Ennis House, 2008
- Pasadena City Hall, 2008

California Preservation Foundation Preservation Design Award

- Hall of Justice, 2015
- 28th Street YMCA, 2013
- Hollywood Bungalow Courts, 2010
- Ennis House, 2008
- Pasadena City Hall, 2008
- Sacramento Memorial Auditorium HSR, 2007

National Trust for Historic Preservation

- Pasadena City Hall, 2008

Professional Affiliations

Association for Preservation Technology International

Los Angeles Conservancy

National Trust for Historic Preservation

Docomomo

Experience Profile

At Historic Resources Group, Laura prepares historic structure reports, resource evaluations and historic assessment reports including character-defining features inventories, and conducts on-site existing conditions investigations, and reviews projects for Standards compliance. She prepares National and California Register nominations, local landmark nominations, California Mills Act historic property contract applications, federal tax credit submittals, technical reports, and assists with historic resource surveys.

During her graduate studies, Laura developed a preservation plan for Norwood Park, a suburban residential neighborhood of Chicago, and produced documentation reports for the Portuma Estate complex in County Gallway, Ireland. She received honorable mention in the 2000 Charles E. Peterson Prize for her measured drawings of Quinn Chapel in Chicago for the Historic American Building Survey. After graduation she worked for the National Park Service where she completed an architectural survey for the Historic American Engineering Record documenting Detroit's industrial riverfront.

Laura Janssen meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History and History.

Project Experience

Doris Duke's Shangri-La Historic Structure Report
Eastern-Columbia Building
Frank Lloyd Wright's Ennis House
Gamble House
Hollywood Bungalow Courts
Hollywood Palladium
John Lautner's Stevens House
Los Angeles Arboretum & Botanic Garden Cultural Landscape Report
Los Angeles County Hall of Justice
Los Angeles Examiner Building
Los Angeles Memorial Coliseum
Lummis House
Pasadena City Hall
Queen Anne Cottage Historic Structure Report
Rose Bowl
Sacramento Memorial Auditorium
St. Vincent de Paul Church

HISTORIC RESOURCES GROUP



ROBBY ARANGUREN
PLANNING ASSOCIATE & GIS SPECIALIST

Years of Experience: 10

Education

Bachelor of Arts Degree in Interdisciplinary Studies: Architecture, Urban Planning, and Business (Real Estate)
University of Texas, Arlington, 2009

Honors

California Preservation Foundation

- Preservation Design Award: *Wallis Annenberg Center for the Performing Arts, 2014*
- Preservation Design Award: *Lincoln Place Apartments, 2015*

Organizations

California Preservation Foundation

Los Angeles Conservancy

Los Angeles GIS Data Portal

Experience Profile

Robby Aranguren is a Planning Associate/GIS Specialist with 10 years of experience in historic preservation in Southern California. Robby joined Historic Resources Group in 2010.

At HRG, Robby provides mapping, photography and database management. He is proficient with the Microsoft Access Database, FiGSS GIS Survey System, Photoshop, Google SketchUp, ArcMap and ArcCatalog. He has worked on numerous large-scale historic resources surveys, building and manipulating large databases.

Selected projects at HRG include GIS mapping and database management for SurveyLA, South Glendale Survey, Palm Springs Citywide Survey, South Pasadena Citywide Survey, Riverside Modernism Survey, Tax Credits for the Wallis Annenberg Center for the Performing Arts and Lincoln Place Apartments, and paint analysis for the Glendale Central Air Terminal and CBS Columbia Square.

Prior to joining HRG, Robby worked at the City of Los Angeles, Office of Historic Resources, Department of Planning, preparing staff reports for Historic-Cultural Monument applications, preparing E-newsletters, assisting in the development of the Mills Act 2010 Online Application and Guide. Robby also served as acting secretary at Cultural Heritage Commission meetings and conducted building permit research.

Robby Aranguren meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

Selected Project Experience

SurveyLA, Los Angeles
Lincoln Place Apartments Historic Tax Credit, Los Angeles
Wallis Annenberg Center for Performing Arts Adaptive Reuse and Historic Tax Credits, Beverly Hills
City of Riverside Modernism Survey
City of Palm Springs Citywide Survey
City of South Pasadena Citywide Survey Update
South Glendale Survey

APPENDIX J: PROJECT PLANS

5411 WILSHIRE
RESIDENTIAL TOWER

ENTITLEMENT PACKAGE

DECEMBER 17TH, 2019

NOT FOR CONSTRUCTION

PROJECT TEAM

OWNER
WALTER N. MARKS, INC.

DESIGN ARCHITECT
KEATING

LANDSCAPE ARCHITECT
STUDIO-MLA

ENTITLEMENT CONSULTANT
CRAIG LAWSON & CO.



K E A T I N G
SUITE 300, THE BRADBURY BUILDING
304 S. BROADWAY
LOS ANGELES, CA 90013
(626) 793-3000
WWW.KEATINGARCHITECTURE.COM

OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
COVER SHEET

SHEET NO.
PL-001

12/16/2019 12:01 PM

SHEET INDEX				
SHEET NO.	SHEET NAME	ISSUE DATE		
		2019.07.02	2019.10.09	2019.12.17
PL-001	COVER SHEET	●	●	●
PL-002	SHEET INDEX	●	●	●
PL-003	PROJECT DATA	●	●	●
PL-004	PLOT PLAN	●	●	●
PL-005	SITE PLAN	●	●	●
PL-006	OPEN SPACE DIAGRAMS	●	●	●
PL-007	OPEN SPACE DIAGRAMS	●	●	●
PL-008	BUILDING CODE FLOOR AREA			●
PL-009	BUILDING CODE FLOOR AREA			●
PL-1P3	LEVEL P3 - FLOOR PLAN	●	●	●
PL-1P2	LEVEL P2 - FLOOR PLAN	●	●	●
PL-1P1	LEVEL P1 - FLOOR PLAN	●	●	●
PL-101	GROUND LEVEL - FLOOR PLAN	●	●	●
PL-102	LEVEL 2 - FLOOR PLAN	●	●	●
PL-103	LEVEL 3 - FLOOR PLAN	●	●	●
PL-104	LEVEL 4 - FLOOR PLAN	●	●	●
PL-105	LEVEL 5 - FLOOR PLAN	●	●	●
PL-107	LEVEL 6 (LEVELS 7 TO 40 SIM.) - FLOOR PLAN	●	●	●
PL-141	LEVEL 41 (LEVEL 42 SIM.) - FLOOR PLAN	●	●	●
PL-143	LEVEL 43 - FLOOR PLAN	●	●	●
PL-200-1	WILSHIRE STREET ELEVATION - PROJECT SOUTH ELEVATION		●	●
PL-200-2	COCHRAN STREET ELEVATION - PROJECT WEST ELEVATION		●	●
PL-200-3	CLOVERDALE STREET ELEVATION - PROJECT EAST ELEVATION		●	●
PL-201	OVERALL ELEVATIONS - NORTH & EAST	●	●	●
PL-202	OVERALL ELEVATIONS - SOUTH & WEST	●	●	●
PL-203-1	WILSHIRE STREET PARTIAL ELEVATION - SOUTH & ENLARGED SITE PLAN		●	●
PL-203-2	COCHRAN STREET PARTIAL ELEVATION - WEST & ENLARGED SITE PLAN		●	●
PL-203-3	CLOVERDALE STREET PARTIAL ELEVATION - EAST & ENLARGED SITE PLAN		●	●
PL-211	ENLARGED ELEVATIONS - NORTH & EAST	●	●	●
PL-212	ENLARGED ELEVATIONS - SOUTH & WEST	●	●	●
PL-301	OVERALL BUILDING SECTIONS	●	●	●
PL-310	WALL SECTION & ENLARGED ELEVATIONS			●
PL-311	RETAIL ENTRY - PERSPECTIVES			●
PL-312	5401 - WALL SECTION & ENLARGED ELEVATIONS			●
PL-313	SOUTH ELVATION - RETAIL & RESIDENTIAL LOBBY ENTRY			●
PL-314	ENLARGED SIDEWALK PLAN & PERSPECTIVE			●
PL-401	CODE COMPLIANCE DIAGRAMS		●	
PL-402	CODE COMPLIANCE DIAGRAMS		●	●
PL-403	ART DECO PATTERNS		●	●
PL-404	ART DECO PATTERNS			●
PL-405	MATERIAL SURFACE CALCULATION			●
PL-406	MATERIAL SURFACE CALCULATION			●
PL-407	MATERIAL SURFACE CALCULATION			●
PL-408	HISTORICAL PRECEDENTS/NARRATIVES			●
PL-409	HISTORICAL PRECEDENTS/NARRATIVES			●
PL-410	CODE COMPLIANCE DIAGRAM - COCHRAN AVENUE/WILSHIRE BLVD.	●	●	●
PL-411	CODE COMPLIANCE DIAGRAM - WILSHIRE BLVD/CLOVERDALE	●	●	●
PL-810	MATERIAL BOARD		●	●
PL-901	PERSPECTIVES		●	●
PL-902	PERSPECTIVES		●	●
PL-903	PERSPECTIVES		●	●
PL-904	PERSPECTIVES		●	●
PL-905	PERSPECTIVES		●	●
PL-906	PERSPECTIVES		●	●
PL-907	PERSPECTIVES		●	●
PL-908	PERSPECTIVES		●	●

KEATING

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
SHEET INDEX

SHEET NO.
PL-002

12/16/2019 4:39 PM

Project Data

Address	5401 - 5425 W. Wilshire Boulevard, 664 - 670 S. Cochran Avenue, 665 S. Cloverdale Avenue, 671 Cloverdale		
Lot Area	11,318 SF ([Q]C2-1-CDO)		
	46,168 SF ([Q]C4-2-CDO)		
Total Area	57,486 SF		
Zoning and Height District	[Q]C4-2-CDO	[Q]C2-1-CDO	
CDO	Miracle Mile Community Design Overlay District		
Legal Description	THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES,CITY OF LOS ANGELES AND DESCRIBED AS FOLLOWS: PARCEL 1: LOTS 185, 186 AND 187 OF TRACT NO. 7705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89 PAGES 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: LOT 113 OF TRACT NO. 7705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89 PAGES 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 3: LOT 114, TRACT NO. 7705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89 PAGES 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.		
APN Number	5508-009-029 & 5508-009-001		
Project Description	42-story mixed-use project with up to 348 dwelling units and 14,634 sf of ground floor commercial over three levels of subterranean automated-parking and two levels of above grade parking (directly above commercial spaces).		
Use	Mixed Use: Residential and Commercial		
Construction Type	Type I- A		
Numbers of Floors	42 (ANNOTATIONS IN DRAWINGS EXCLUDED LEVEL 13)		
Code Reference	2018		
Max Height per CBC	Unlimited		
Height to Last Floor Served	470'-8"		
TOC	TIER 4		

FAR

per LAMC Section 12.21.1

Permitted FAR	Lot Area (SF)	FAR	Total Permitted Floor Area (SF)
C2	11,318	1.5	16,977
C4	46,168	6	277,008
Total	**57,486**		**293,985**

TOC FAR	Lot Area (SF)	FAR	Total Floor Area (SF)
C2 (Lot Area)	11,318	4.25	48,102
C4 (Lot Area)	46,168	9.3	429,362
		Total Allowable Floor Area	**477,464**

Proposed Floor Area		Total Floor Area (SF)	Total Proposed FAR
	Commercial	14,634	
	Residential	462,830	
	Total Proposed Floor Area	**477,464**	8.3

Density

pursuant to LAMC 12.22.A.18 and Ordinance No. 176,332

Standard Zoning	Lot Area (SF)	Ratio	By-Right Units (Round Down)	Base Density (Round Up)
C2	11,318	1 Unit per 400 SF	28	29
C4	46,168	1 Unit per 200 SF	230	231
		Total	**258**	**260**

TOC Density Bonus	**W.80% Increase Total Units**	**468**
Proposed Units	**Total**	**348**

Unit Mix

Unit Mix	Proposed Unit Number	Proposed Unit Ratio
Studios	136	39%
1 BED	102	29%
2 BED	110	32%
Total	**348**	**100%**

Height

LAMC Section 12.03. Vertical Distance above grade measured to the highest point of the building.

Height District 1

	Max Stories	Max Height
[Q]C4-2-CDO	Unlimited	Unlimited
[Q]C2-1-CDO	Unlimited	Unlimited

	Proposed Stories	Proposed Height
[Q]C4-2-CDO	42 (ANNOTATIONS IN DRAWINGS EXCLUDED LEVEL 13)	518'-11"
[Q]C2-1-CDO	42 (ANNOTATIONS IN DRAWINGS EXCLUDED LEVEL 13)	518'-11"

Setbacks

per LAMC 12.22.C.3(a)

	Portion of bldg with commercial use		Portion of bldg with residential use		
	Required	Provided	Required (LAMC)	TOC Incentive (RAS3)	Provided
Front (Cochran)	0 ft	0 ft	0 ft	-	0 ft
Front (Cloverdale)	0 ft	0 ft	0 ft	-	0 ft
Side (Wilshire)	10 ft (Building Line)	10 ft	10 ft (Building Line)	-	10 ft
Side (North PL)	0 ft	0 ft	20 ft	5 ft	5 ft

Open Space

Per LAMC 12.21.G

OS Requirement

	Required OS SF per Unit	Number of Units	Required OS (SF)
Studio (1 Habitable RM)	100	136	13,600
1 bedroom (2 Habitable rm)	100	102	10,200
2 bedroom (3 habitable rm)	125	110	13,750
		Total	37,550

TOC Guidelines		
	25% Reduction (Page 12 of TOC design guidelines)	9,388
	Total Req'd W/ TOC Reduction	**28,163**
	Interior OS (Max. 25% of Total Req'd OS. each room should be min. 600 sf)	**7,041**

Open Space Provided

			Exterior OS (SF)	Ratio
	Clubhouse Roof	Exterior OS A	5,079	
	Level 4	Exterior Os B	3,680	
		Exterior OS C	733	
		Exterior OS D	9,780	
		Level 5 Exterior OS Total	19,272	
	Level 3	Exterior OS E	2,015	
		Exterior OS F	1,086	
		Level 3 Exterior OS Total	3,101	
		Sub Total	22,373	77% of Total OS
			Interior OS (SF)	
	Level 4	Interior OS A	2851	
		Interior OS B	1098	
		Interior OS C	1392	
		Level 5 Interior OS Total	5,341	
	Level 5	Interior OS D	898	
		Interior OS E	600	
		Level 6 Interior OS Total	1,498	
		Sub Total	6,839	23% of Total OS
		Total	**29,212**	

Planted Area

Section LAMC 12.21 G 2(a)(3)

Ratio	Exterior Open Space	Required
25% of Exterior Open Space	22,373 sf	5,593 sf
	Provided Planted Area	**5,593 sf**

Trees

Section LAMC 12.21 G 2(a)(3)

Ratio	Estimated Units	Required Trees
0.25 (One 24" box for each 4 Units)	348	87
	Provided Trees	**93**

Parking

Section 12.21.A.4

Commercial

	Gross Area	Ratio	Required	Total Parking Required with 40% reduction (60%)	Provided		
Café	1,000 sf	1/200	5	3	Standard	38	51 Stalls are EV ready
Restaurant	4,346 sf	1/100	43.46	26.1	Compact	24	
Retail	9,288 sf	1/250	37.2	22.3	ADA	3	
Total Commercial Net Area	14,634 sf	**Total**	**86**	**51**	**Total**	**65**	

Residential

Required Residential (LAMC)	Per Unit	Units	Residential Spaces	Ratio	Required		Provided
< 3 Habitable rooms	1	136	136	None per TOC design Guidelines	0		
3 Habitable rooms	1.5	102	153				
> 3 habitable rooms	2	110	220				
		Total	**509**	**Total Residential**	**0**		**454 (Automated)**

Parking Provided		
Parking Type	Number of Parking Stalls	
Self-Park (Commercial + Residential ADA Van)	67	65 Commercial + 2 Residential ADA Van
Automated	454	
Total	**521**	

Bicycle Parking

Section 12.21.A.16

Residential

Long Term Residential Bicycle Parking

Units	Long Term Ratio	Units	Long Term Required Stalls	Long Term Provided
1-25 Dwelling Units	1 per 1	25	25	
26-100 Dwelling Units	1 per 1.5	75	50	
101-200 Dwelling Units	1 per 2	100	50	
201-572 Dwelling Units	1 per 4	148	37	
		Total	**162**	**162**

Short Term Residential Bicycle Parking

Units	Short Term Ratio	Units	Short Term Required Stalls	Short Term Provided
1-25 Dwelling Units	1 per 10	25	2.5	
26-100 Dwelling Units	1 per 15	75	5	
101-200 Dwelling Units	1 per 20	100	5	
201-572 Dwelling Units	1 per 40	148	3.70	
		Total	**16**	**16**

Commercial

Long Term Commercial Bicycle Parking

	Gross Area	Long Term Ratio	Long Term Required Stalls	Long Term Provided
Café	1,000 sf	1/2000 sf (min 2)	2	
Restaurant	4,346 sf	1/2000 sf (min 2)	2.17	
Retail	9,288 sf	1/2000 sf (min 2)	4.6	
Total	14,634 sf		**9**	**9**

Short Term Commercial Bicycle Parking

	Gross Area	Short Term Ratio	Short Term Required Stalls	Short Term Provided
Café	1,000 sf	1/2000 sf (min 2)	2	
Restaurant	4,346 sf	1/2000 sf (min 2)	2.17	
Retail	9,288 sf	1/2000 sf (min 2)	4.6	
Total	14,634 sf		**9**	**9**

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304 S. BROADWAY
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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

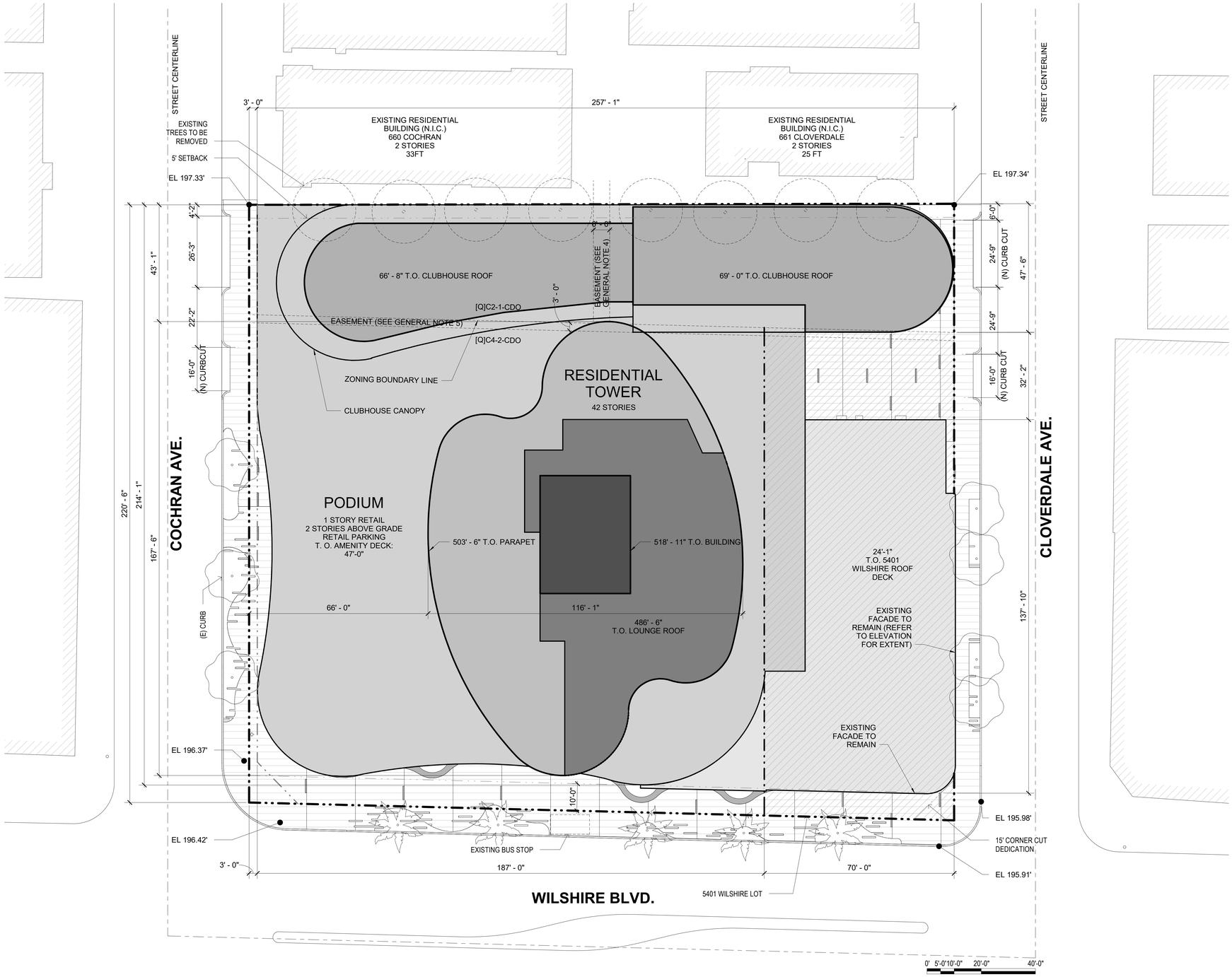
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	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
PROJECT DATA

SHEET NO.
PL-003

12/13/2019 3:36 PM



N

PLOT PLAN

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

6/25/2019 11:25 AM

GENERAL NOTES

1. SEE SHEET PL-004 FOR SITE PLAN
2. SEE SHEET PL-003 PROJECT DATA
3. AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AS BOOK 17126, PAGE 150 OF OFFICIAL RECORDS, AFFECTS PARCEL 3.
4. AN EASEMENT FOR CONDUITS AND MANHOLES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MAY 21, 1976 AS INSTRUMENT NO. 620 OF OFFICIAL RECORDS, AFFECTS PARCEL 2.

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PROJECT NAME
5411 WILSHIRE

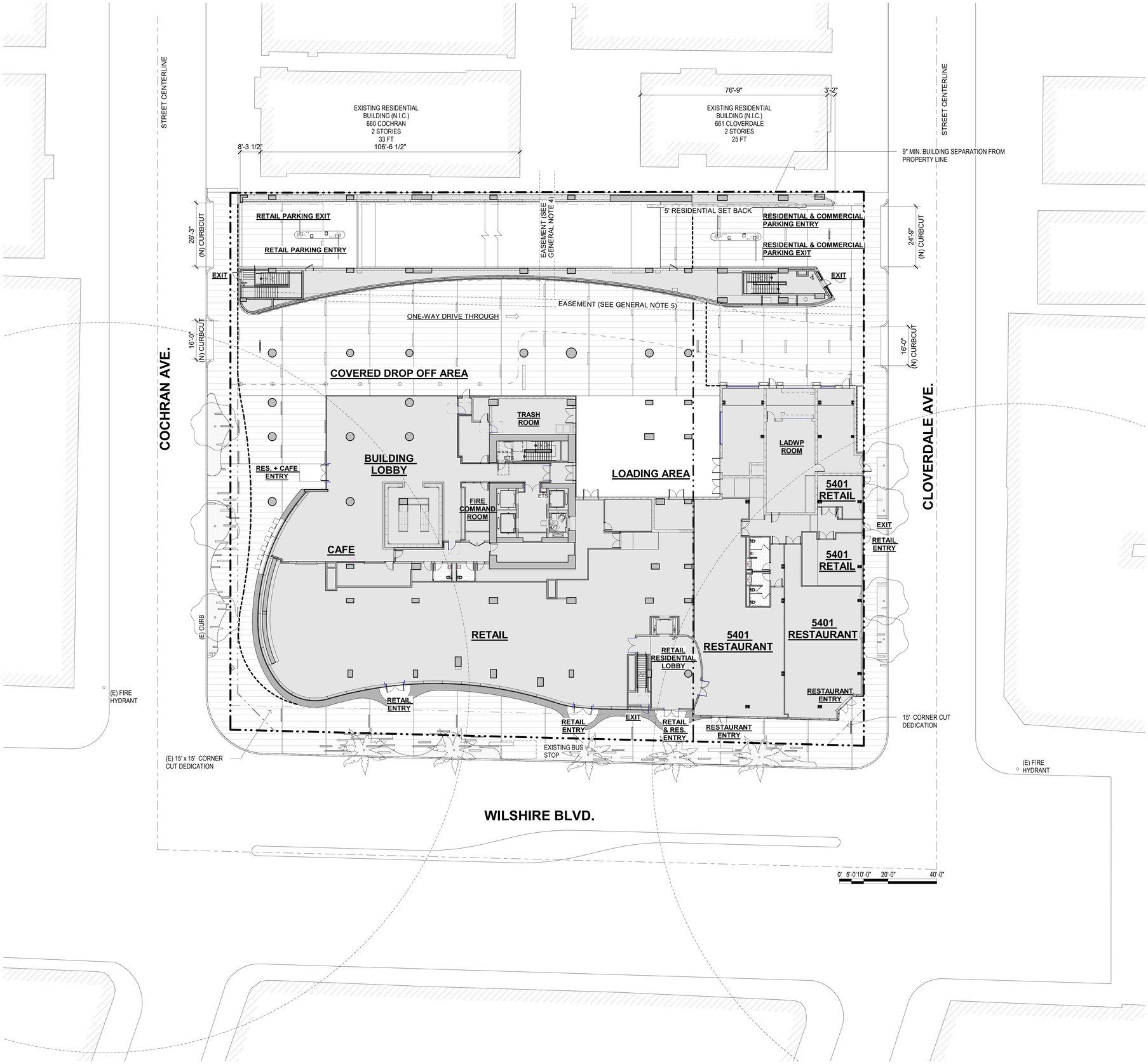
PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
PLOT PLAN

SHEET NO.
PL-004



N

SITE PLAN

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

10/9/2019 9:58 AM

GENERAL NOTES

1. SEE SHEET PL-003 FOR PLOT PLAN
2. SEE SHEET PL-003 PROJECT DATA
3. AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AS BOOK 17126, PAGE 150 OF OFFICIAL RECORDS, AFFECTS PARCEL 3.
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5411 WILSHIRE BLVD.
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SHEET NAME
SITE PLAN

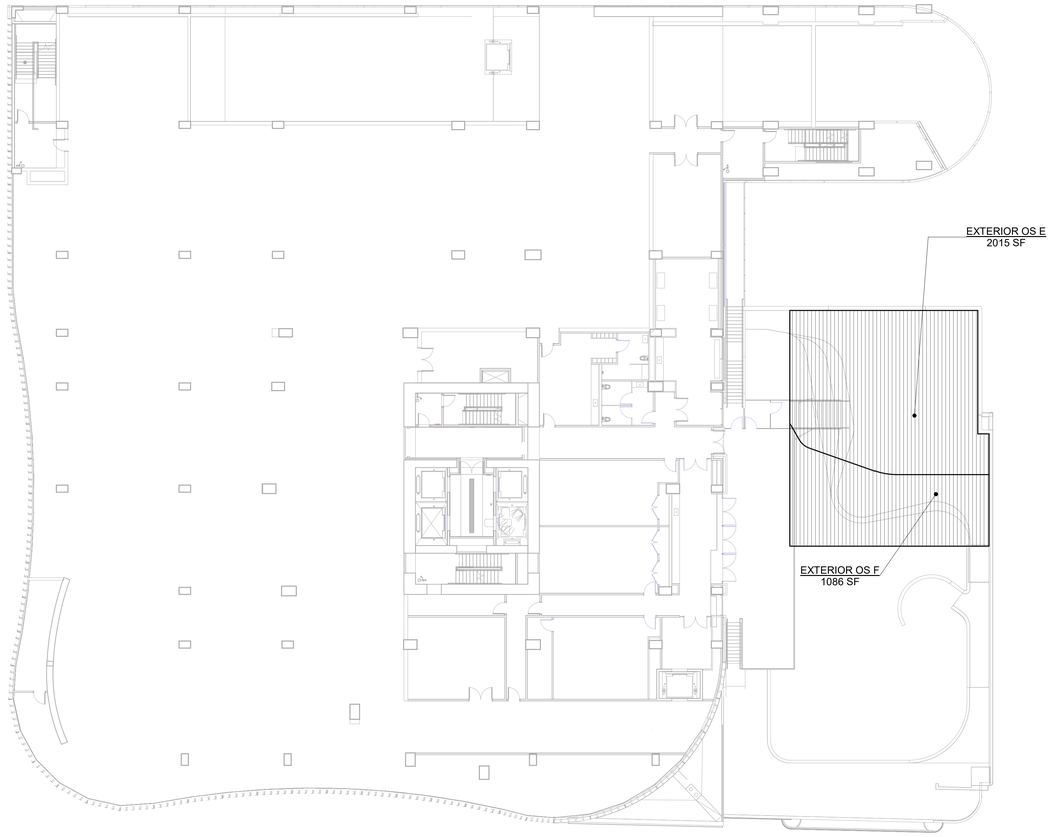
SHEET NO.
PL-005

GENERAL NOTES

1. SEE SHEET PL-003 PROJECT DATA FOR OPEN SPACE NUMBER
1. SEE SHEET L-003 FOR PROGRAMMING

LEGEND - OPEN SPACE

EXTERIOR OPEN SPACE



N
OS DIAGRAM - LEVEL 3
SCALE: 1/16" = 1'-0"

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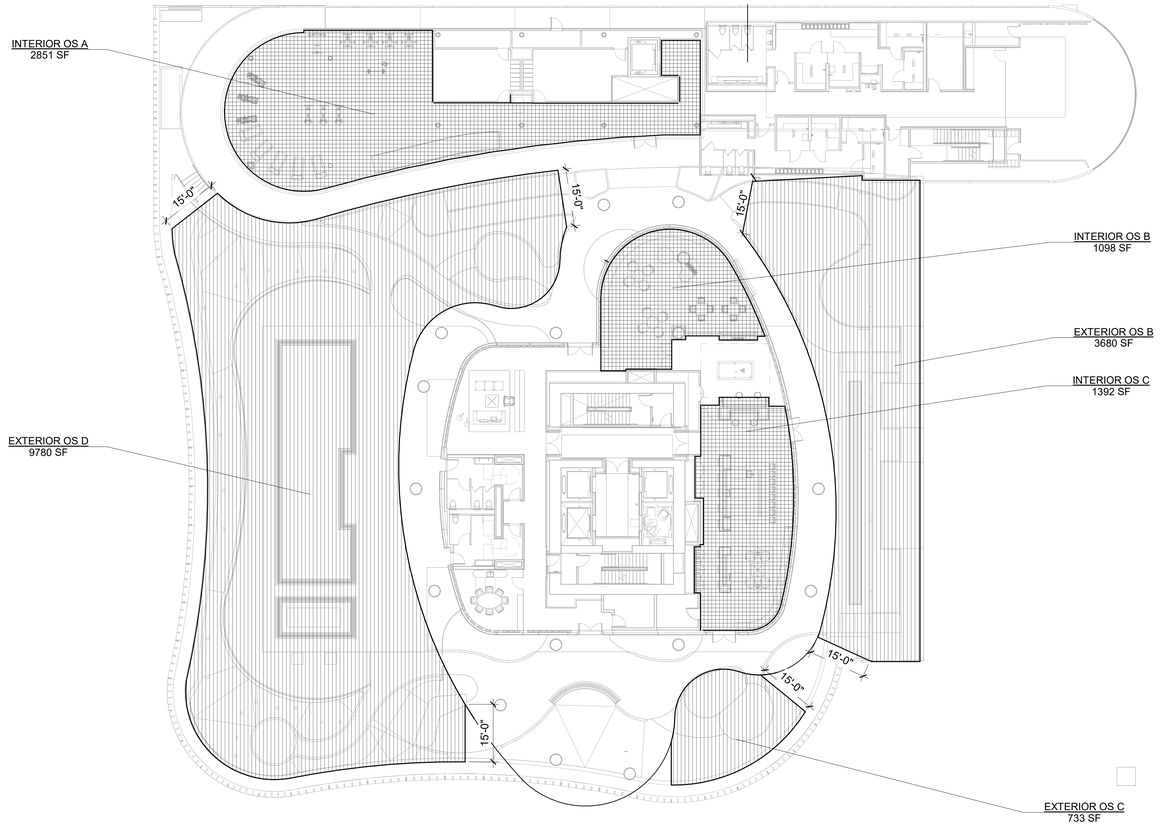
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KEY PLAN

SHEET NAME
OPEN SPACE DIAGRAMS

SHEET NO.
PL-006

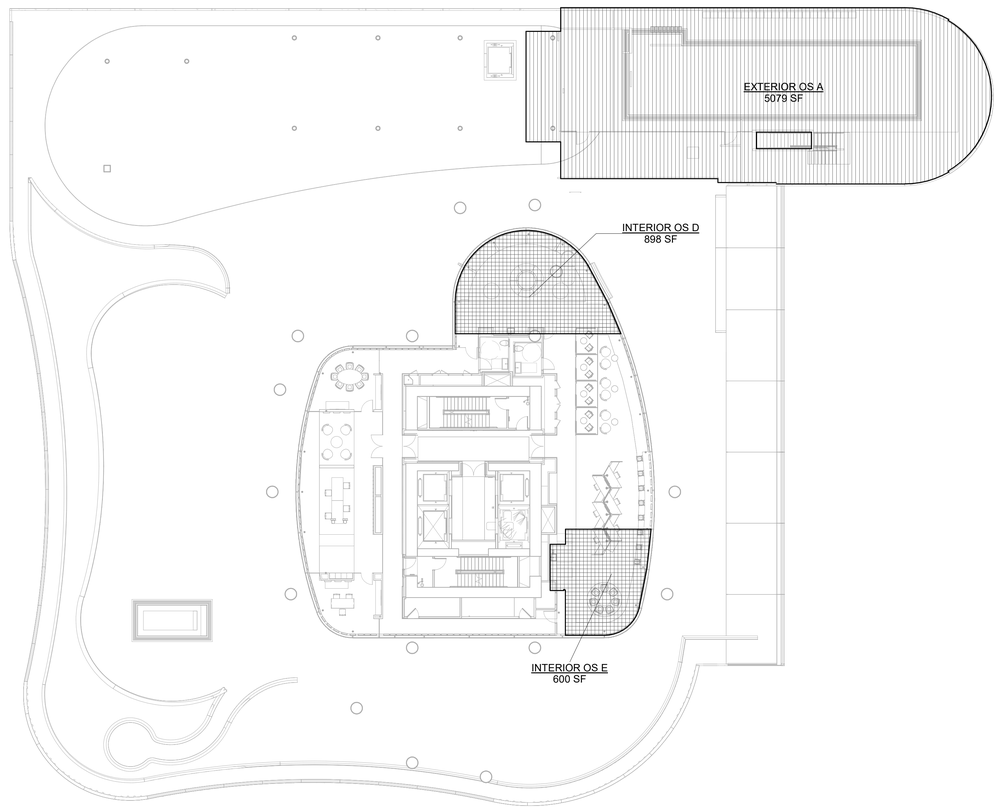
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OS DIAGRAM - LEVEL 4

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



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OS DIAGRAM - LEVEL 5

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

GENERAL NOTES

1. SEE SHEET PL-003 PROJECT DATA FOR OPEN SPACE NUMBER
2. SEE SHEET PL-105, PL-106, L-005 FOR PROGRAMMING

LEGEND - OPEN SPACE

EXTERIOR OPEN SPACE

INTERIOR OPEN SPACE

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PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
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	12.17.2019	ENTITLEMENT SET

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N KEY PLAN

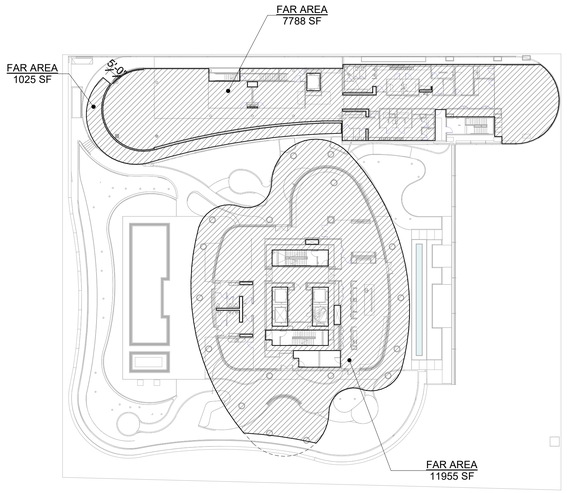
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OPEN SPACE DIAGRAMS

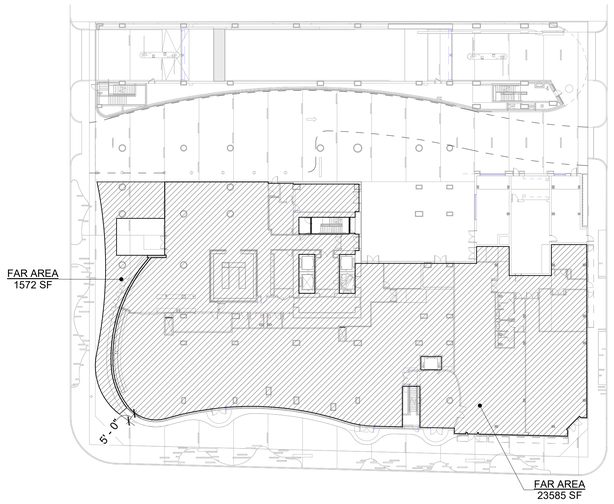
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PL-007

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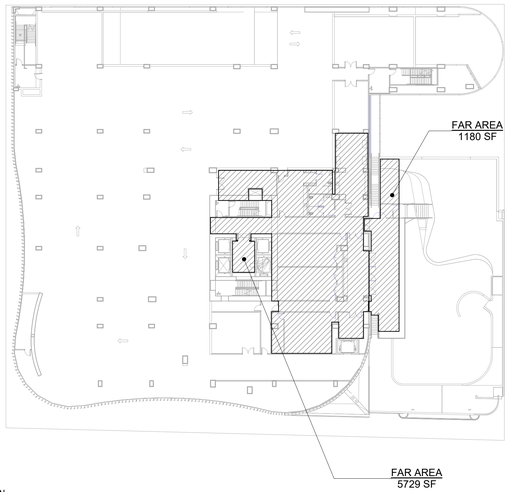
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SCALE: 1/32" = 1'-0"



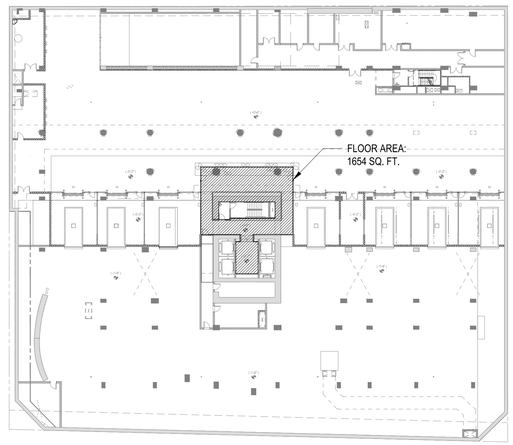
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FLOOR AREA - GROUND LEVEL
SCALE: 1/32" = 1'-0"

LEGEND - FLOOR AREA

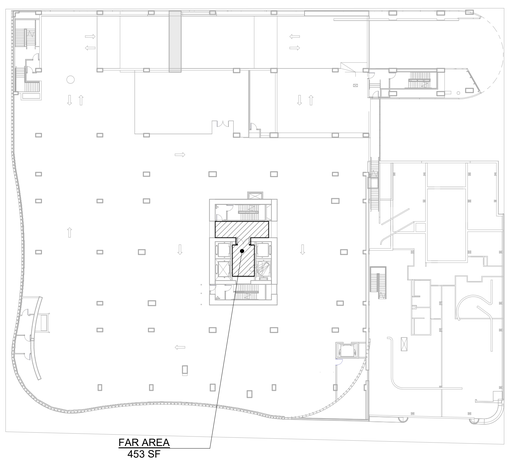
FLOOR AREA



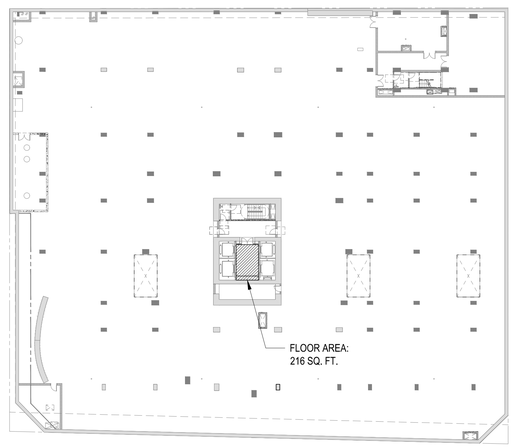
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FLOOR AREA - LEVEL 3
SCALE: 1/32" = 1'-0"



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FLOOR AREA - B1
SCALE: 1/32" = 1'-0"



N
FLOOR AREA - LEVEL 2
SCALE: 1/32" = 1'-0"



N
FLOOR AREA - B2 & B3
SCALE: 1/32" = 1'-0"

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PROJECT NAME
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PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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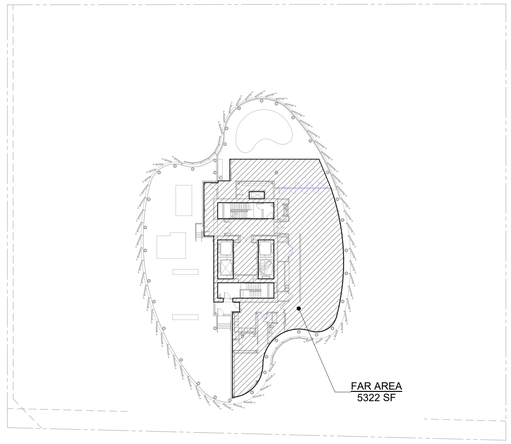
SHEET NAME
BUILDING CODE FLOOR AREA

SHEET NO.
PL-008

7/12/2019 9:00 AM

LEGEND - FLOOR AREA

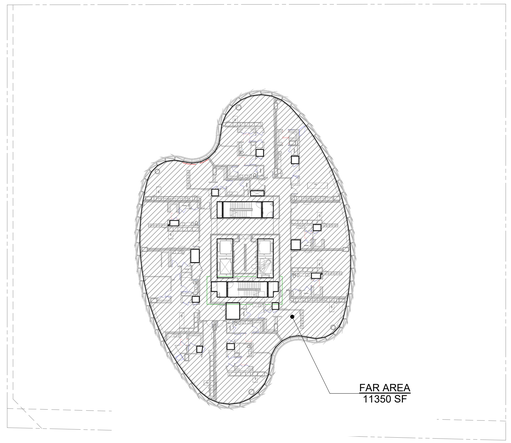
FLOOR AREA



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FLOOR AREA - LEVEL 43

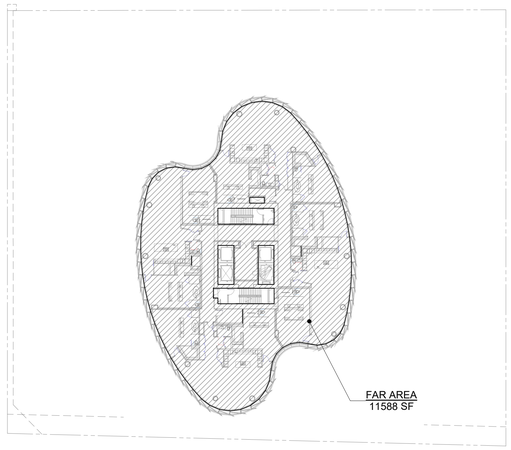
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FLOOR AREA - LEVEL 6 TO LEVEL 40

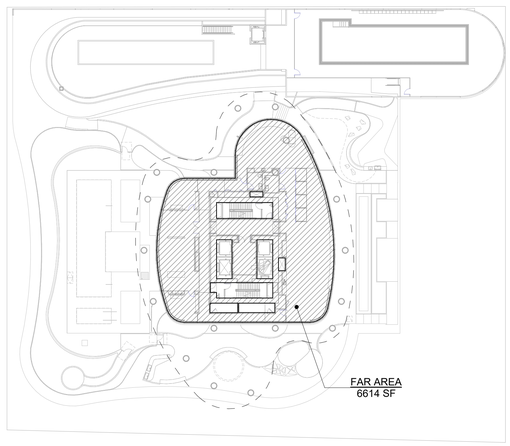
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FLOOR AREA - LEVEL 41 AND LEVEL 42

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



N

FLOOR AREA - LEVEL 5

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

7/12/2019 9:04 AM

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OWNER

WALTER N. MARKS, INC.

PROJECT NAME

5411 WILSHIRE

PROJECT ADDRESS

5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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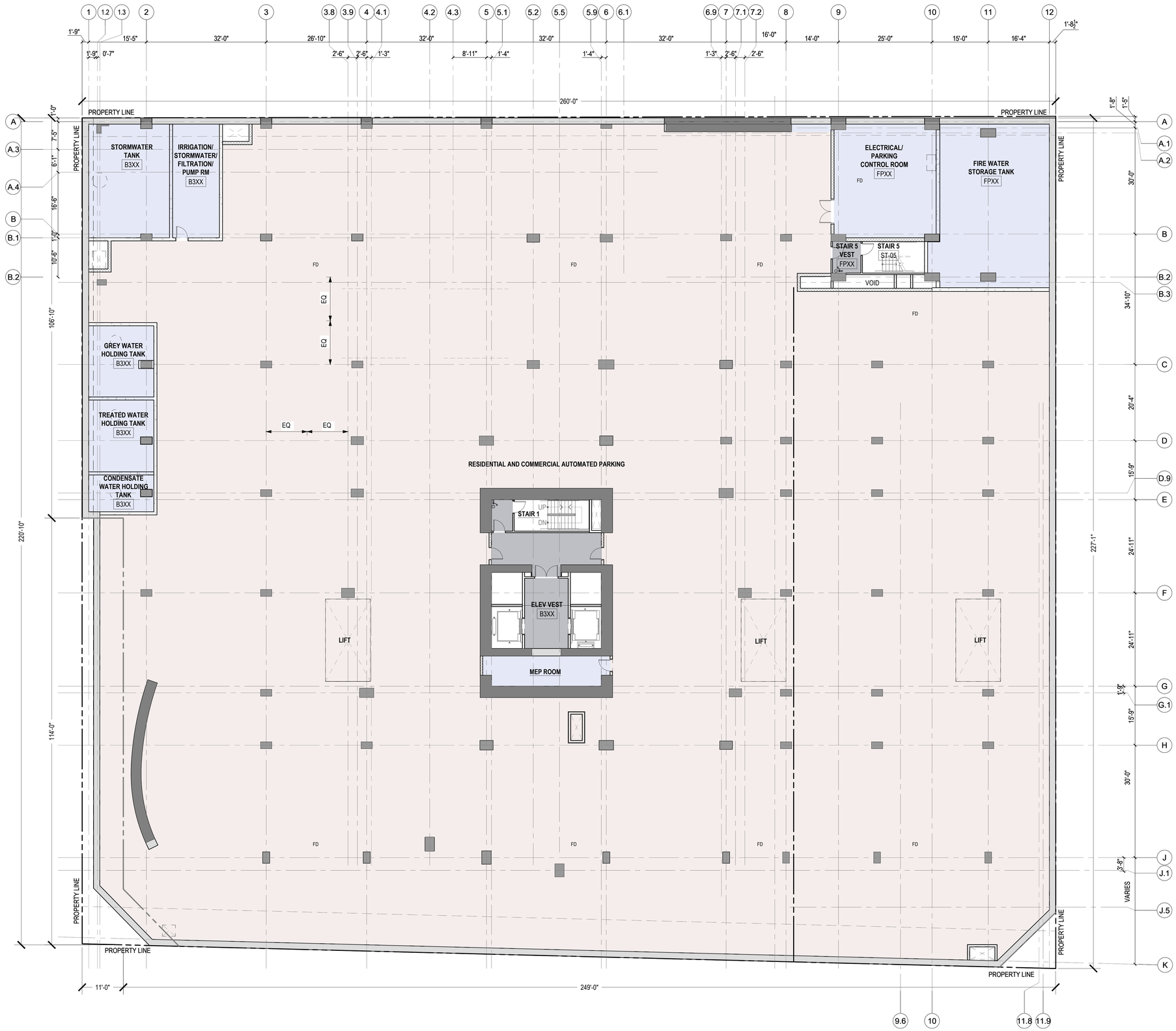
NOT FOR CONSTRUCTION

SHEET NAME

BUILDING CODE FLOOR AREA

SHEET NO.

PL-009



NOTES:

1. ALL RESIDENTIAL AMENITY USES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING PLAN CHECK

LEGEND

- COMMERCIAL
- PUBLIC CIRCULATION
- AMENITY / PUBLIC SUPPORT
- MEP
- BOH CIRCULATION
- BOH SUPPORT SERVICES
- RESIDENTIAL - STUDIO
- RESIDENTIAL - 1 BEDROOM
- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

LEVEL B3 - FLOOR PLAN
SCALE: 3/32" = 1'-0"

12/12/2019 9:25 AM

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

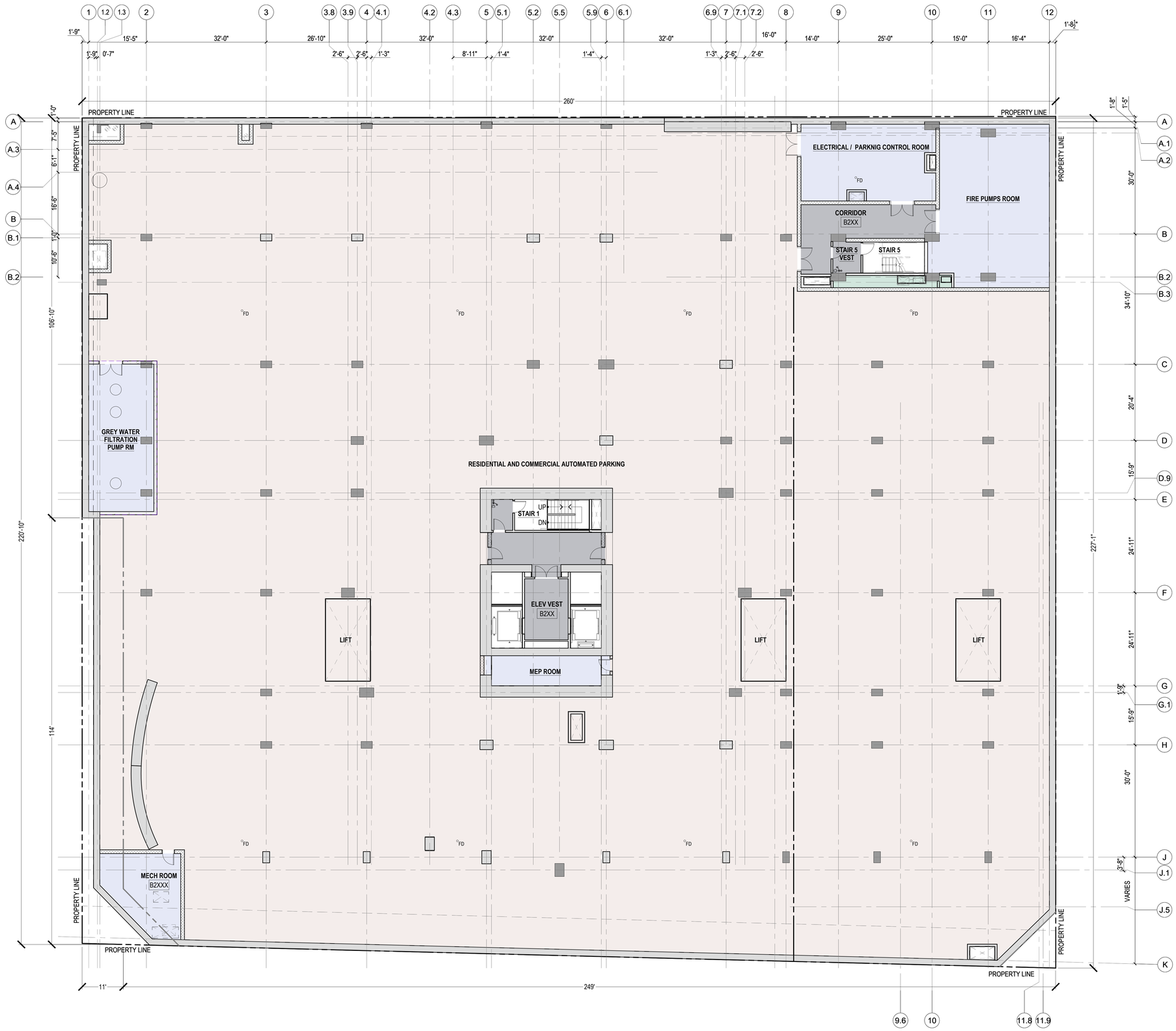
PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
LEVEL P3 - FLOOR PLAN

SHEET NO.
PL-1P3



0 5'-0" 10'-0" 20'-0"

B2 - FLOOR PLAN
SCALE: 3/32" = 1'-0"

12/12/2019 9:24 AM

NOTES:

1. ALL RESIDENTIAL AMENITY USES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING PLAN CHECK

LEGEND

- COMMERCIAL
- PUBLIC CIRCULATION
- AMENITY / PUBLIC SUPPORT
- MEP
- BOH CIRCULATION
- BOH SUPPORT SERVICES
- RESIDENTIAL - STUDIO
- RESIDENTIAL - 1 BEDROOM
- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

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	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
LEVEL P2 - FLOOR PLAN

SHEET NO.
PL-1P2



N

B1- FLOOR PLAN

SCALE: 3/32" = 1'-0"

12/13/2019 11:52 AM

NOTES:

1. ALL RESIDENTIAL AMENITY USES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING PLAN CHECK

LEGEND

- COMMERCIAL
- PUBLIC CIRCULATION
- AMENITY / PUBLIC SUPPORT
- MEP
- BOH CIRCULATION
- BOH SUPPORT SERVICES
- RESIDENTIAL - STUDIO
- RESIDENTIAL - 1 BEDROOM
- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

KEATING

SUITE 300, THE BRADBURY BUILDING
304 S. BROADWAY
LOS ANGELES, CA 90013
(626) 793-3000
WWW.KEATINGARCHITECTURE.COM

OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

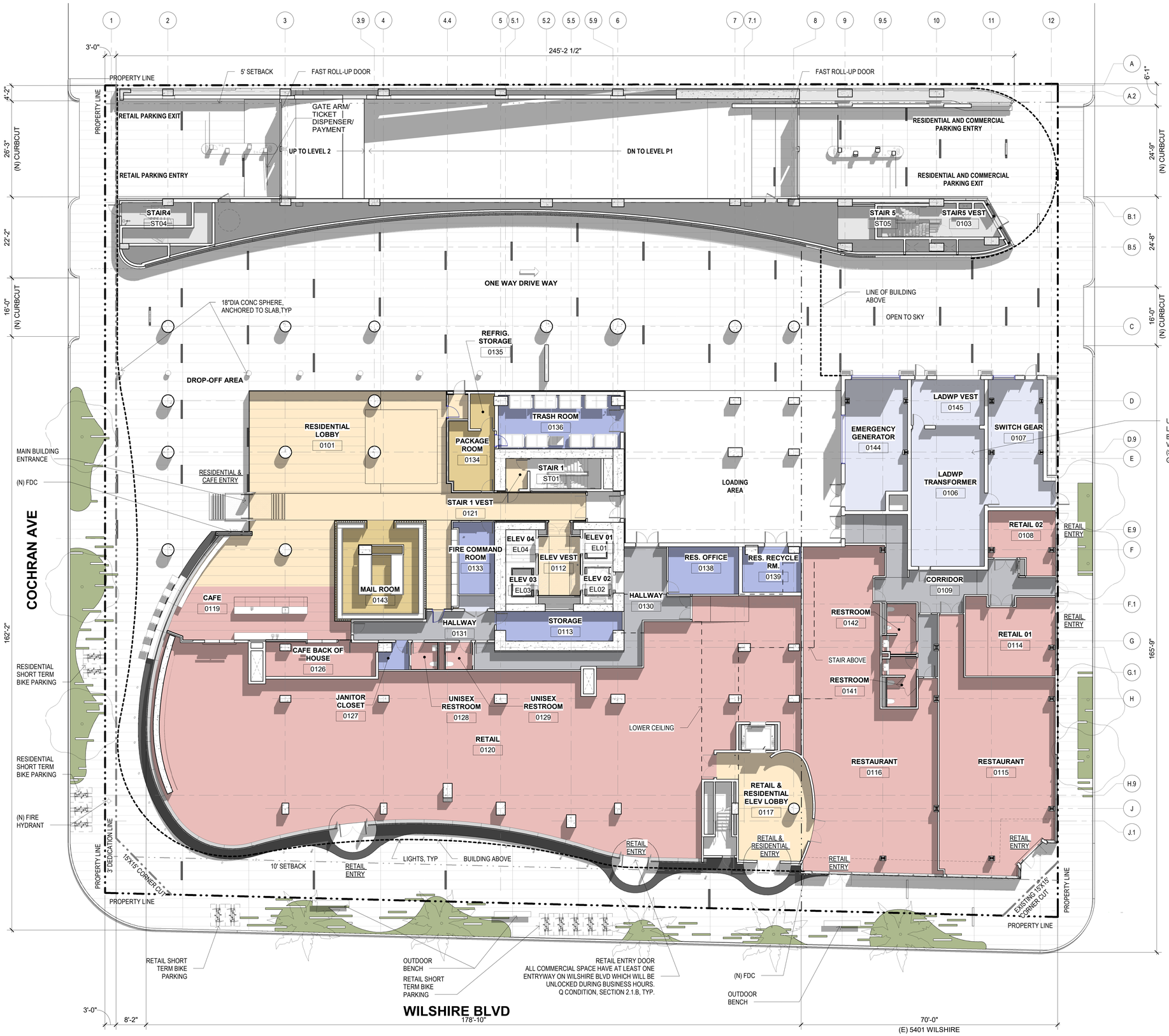
PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
LEVEL P1 - FLOOR PLAN

SHEET NO.
PL-1P1



NOTES:

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LEGEND

- COMMERCIAL
- PUBLIC CIRCULATION
- AMENITY / PUBLIC SUPPORT
- MEP
- BOH CIRCULATION
- BOH SUPPORT SERVICES
- RESIDENTIAL - STUDIO
- RESIDENTIAL - 1 BEDROOM
- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

N

GROUND LEVEL - FLOOR PLAN
SCALE: 3/32" = 1'-0"

0 5'-0" 10'-0" 20'-0"

10/9/2019 10:21 AM

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

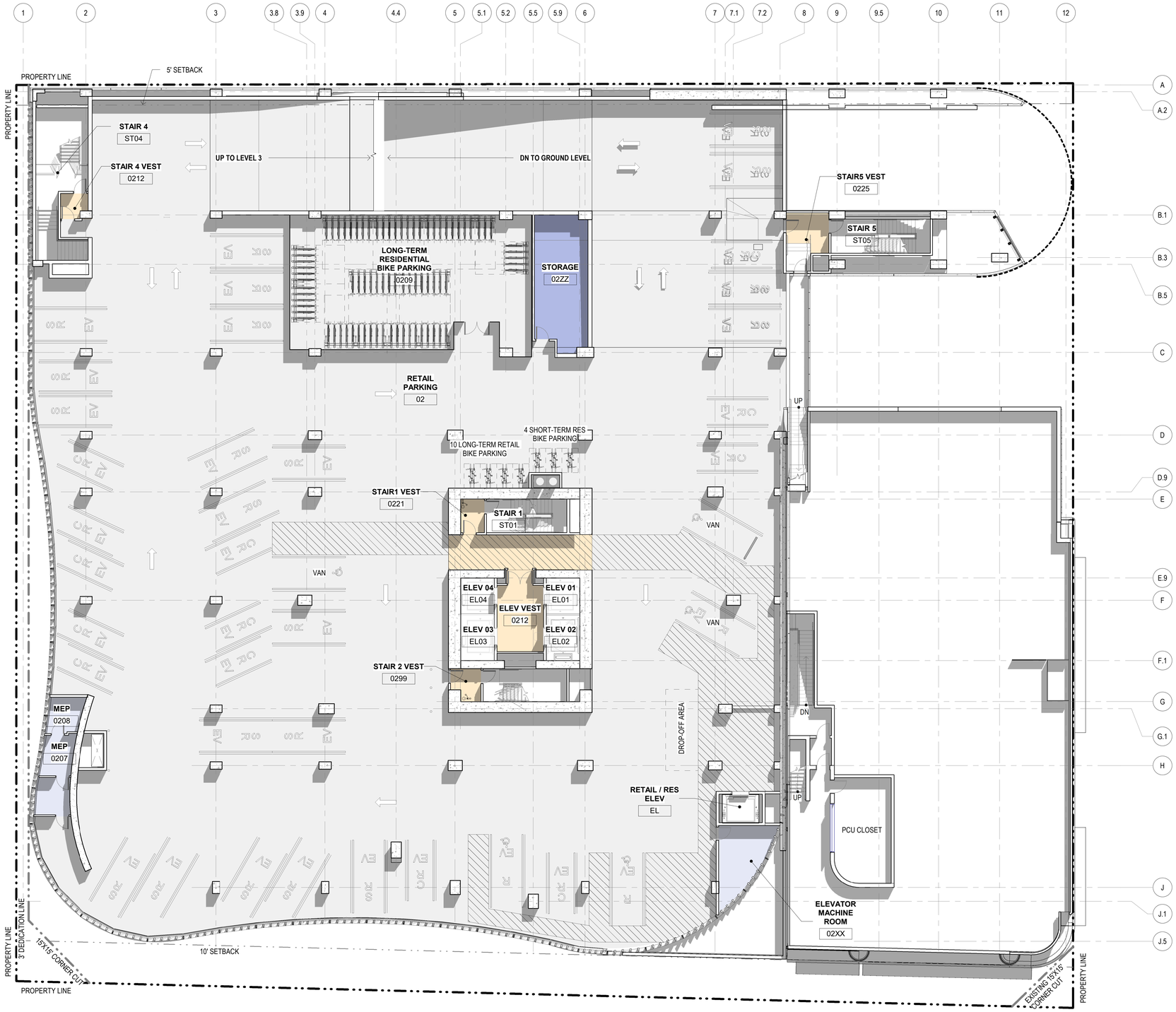
PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
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	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
GROUND LEVEL - FLOOR PLAN

SHEET NO.
PL-101



N

LEVEL 2 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

10/9/2019 10:32 AM

NOTES:

1. ALL RESIDENTIAL AMENITY USES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING PLAN CHECK

LEGEND

- COMMERCIAL
- PUBLIC CIRCULATION
- AMENITY / PUBLIC SUPPORT
- MEP
- BOH CIRCULATION
- BOH SUPPORT SERVICES
- RESIDENTIAL - STUDIO
- RESIDENTIAL - 1 BEDROOM
- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

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WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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SHEET NAME
LEVEL 2 - FLOOR PLAN

SHEET NO.
PL-102



N

LEVEL 3 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

6/25/2019 11:26 AM

NOTES:

1. ALL RESIDENTIAL AMENITY USES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING PLAN CHECK

LEGEND

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- PUBLIC CIRCULATION
- AMENITY / PUBLIC SUPPORT
- MEP
- BOH CIRCULATION
- BOH SUPPORT SERVICES
- RESIDENTIAL - STUDIO
- RESIDENTIAL - 1 BEDROOM
- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

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(626) 793-300
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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

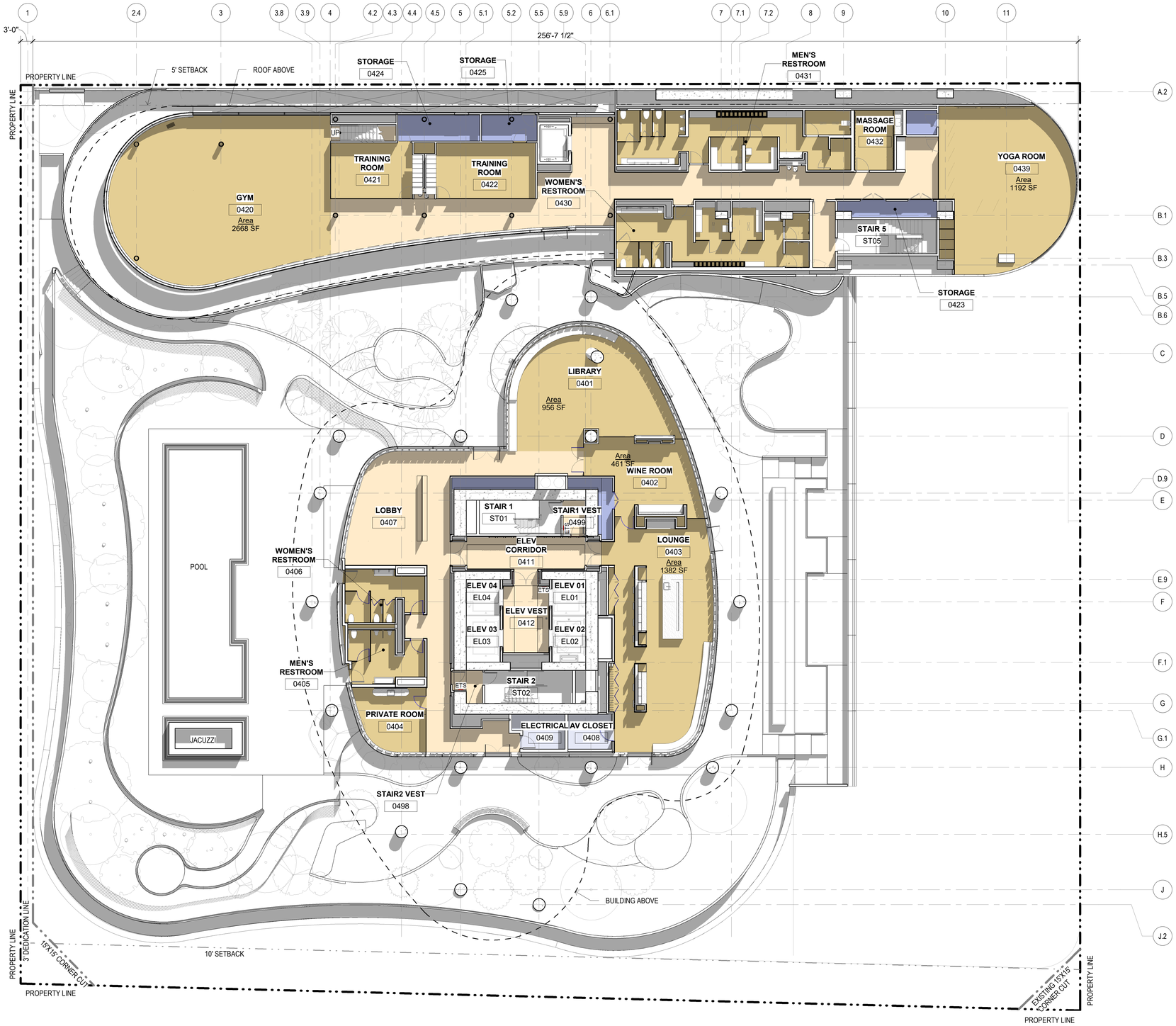
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LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
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SHEET NAME
LEVEL 3 - FLOOR PLAN

SHEET NO.
PL-103



N

LEVEL 4 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

10/9/2019 10:36 AM

NOTES:

1. ALL RESIDENTIAL AMENITY USES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING PLAN CHECK

LEGEND

- COMMERCIAL
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- PARKING

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OWNER
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PROJECT NAME
5411 WILSHIRE

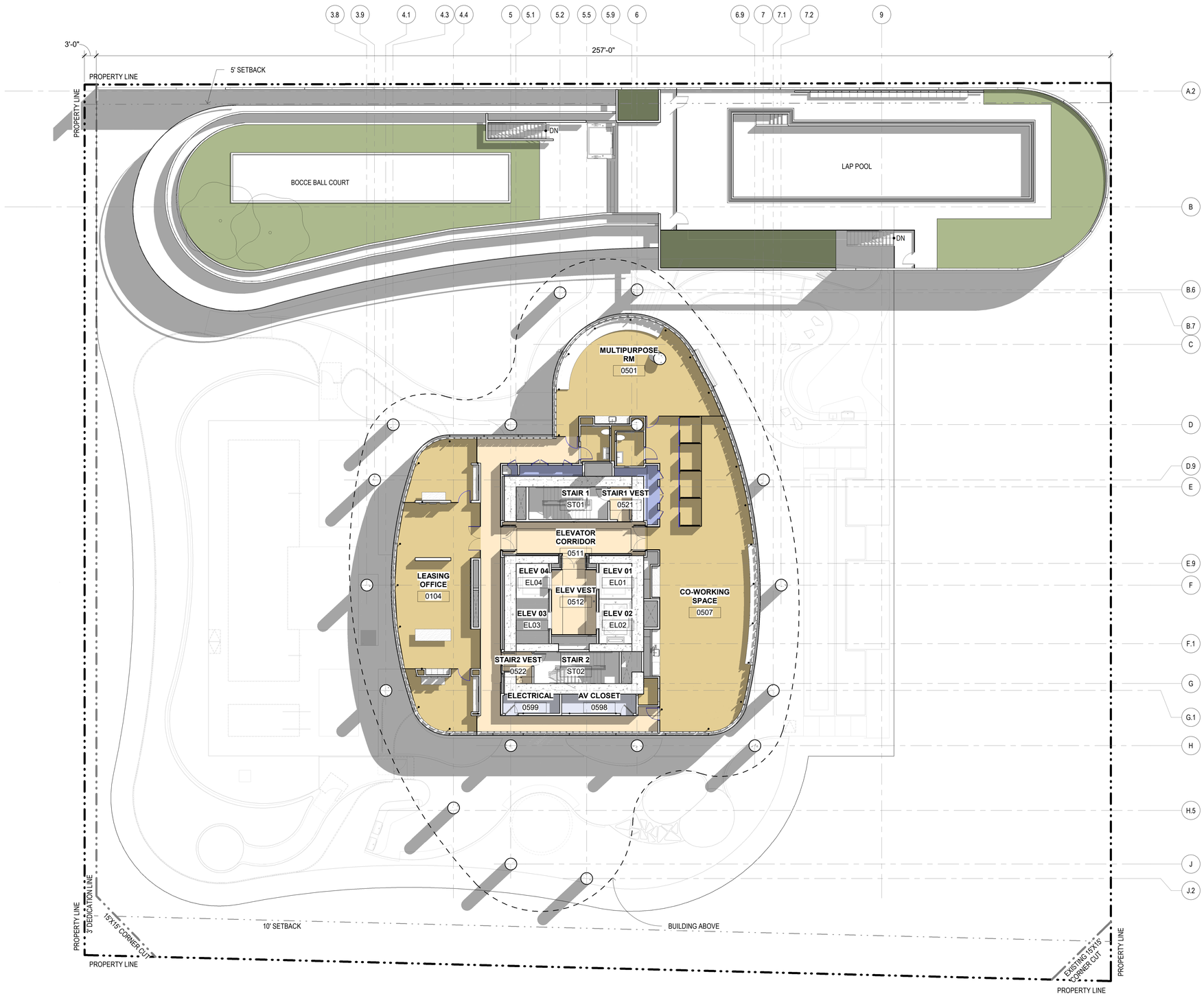
PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
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SHEET NAME
LEVEL 4 - FLOOR PLAN

SHEET NO.
PL-104



0 5'–0" 10'–0" 20'–0"

N

LEVEL 5 - FLOOR PLAN
SCALE: 3/32" = 1'-0"

9/12/2019 9:52 AM

NOTES:

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LEGEND

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- MEP
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- BOH SUPPORT SERVICES
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- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

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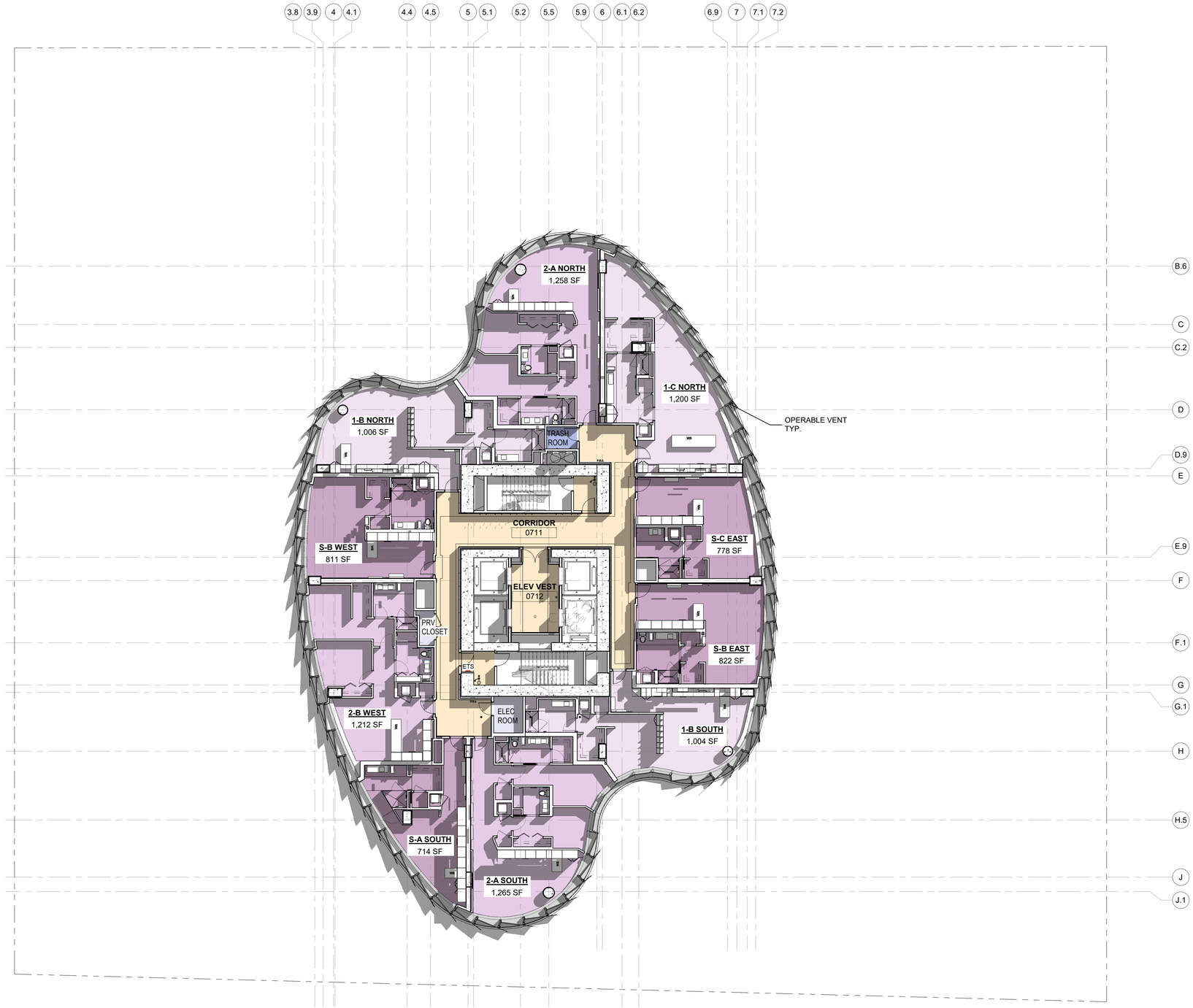
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5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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NOT FOR CONSTRUCTION

SHEET NAME
LEVEL 5 - FLOOR PLAN

SHEET NO.
PL-105



0 5'-0" 10'-0" 20'-0"

N

LEVEL 6 (LEVELS 7 TO 40 SIM.) - FLOOR PLAN

SCALE: 3/32" = 1'-0"

6/25/2019 11:27 AM

NOTES:

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- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

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WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
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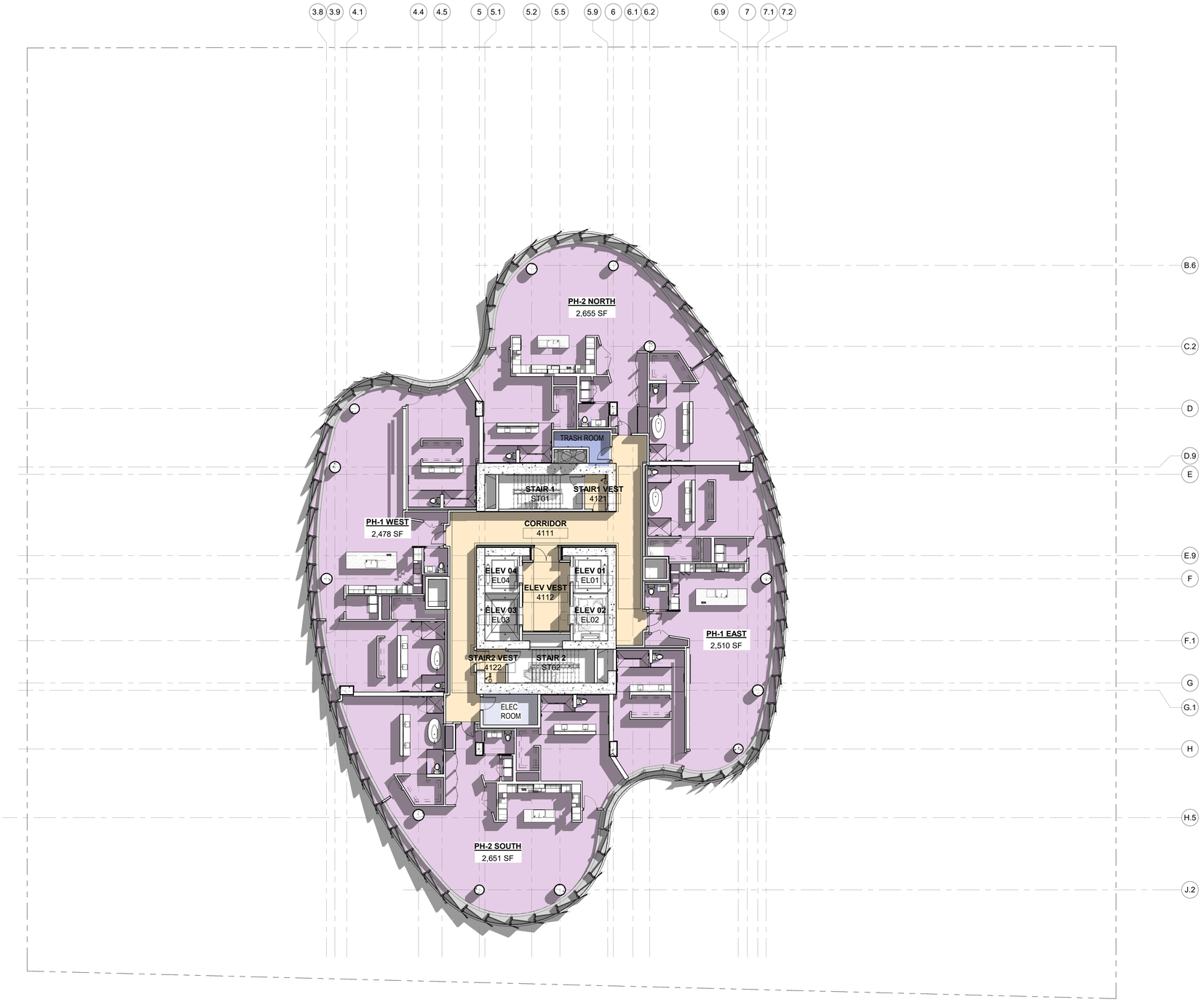
NOT FOR CONSTRUCTION

SHEET NAME

LEVEL 6 (LEVELS 7 TO 40 SIM.) - FLOOR PLAN

SHEET NO.

PL-107



0 5'-0" 10'-0" 20'-0"

N

LEVEL 41 (LEVEL 42 SIM.) - FLOOR PLAN
SCALE: 3/32" = 1'-0"

6/25/2019 11:27 AM

NOTES:

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- PARKING

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OWNER
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PROJECT NAME
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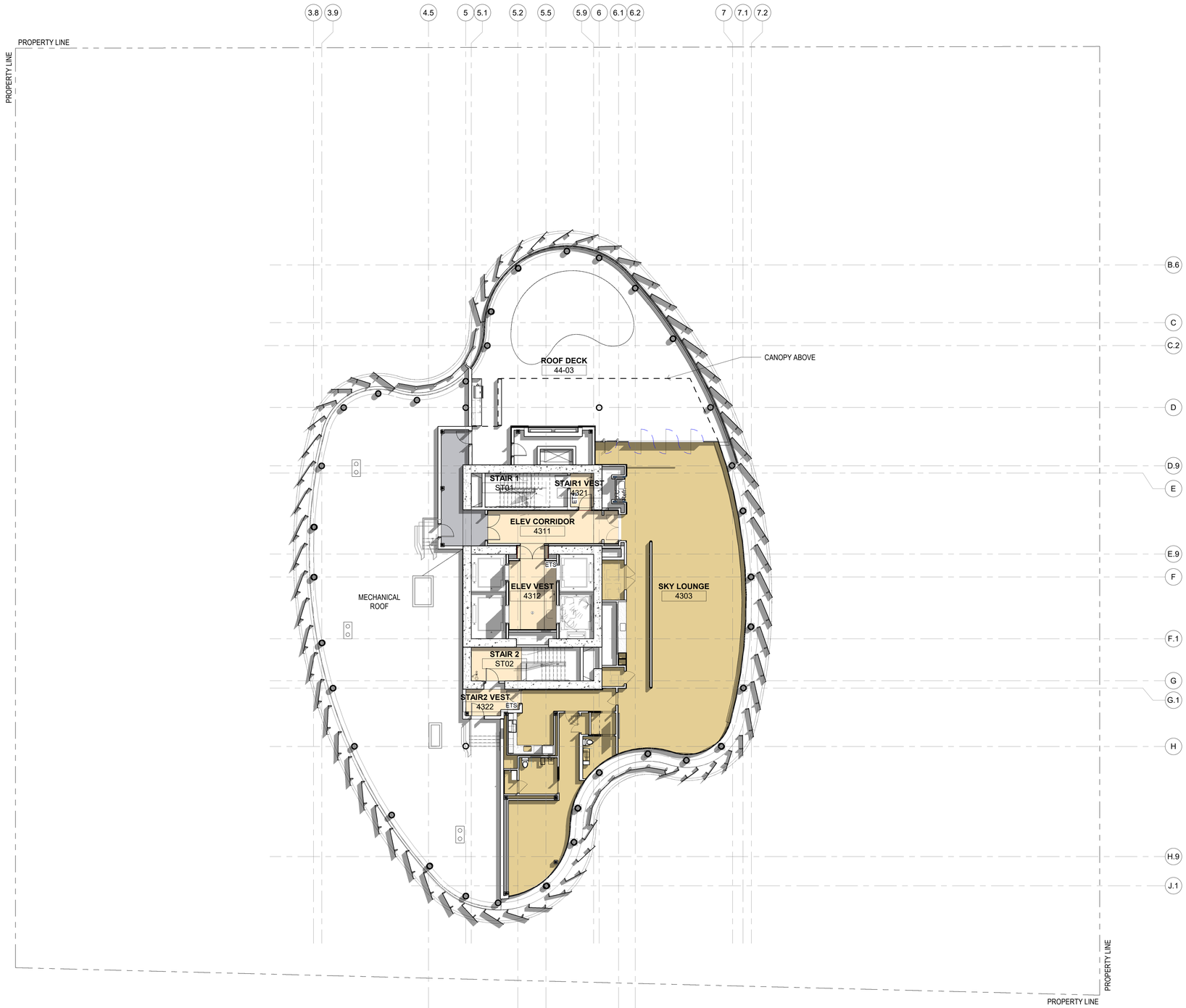
PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
LEVEL 41 (LEVEL 42 SIM.) - FLOOR PLAN

SHEET NO.
PL-141



0 5'-0" 10'-0" 20'-0"

N

LEVEL 43 - FLOOR PLAN
SCALE: 3/32" = 1'-0"

12/11/2019 11:10 AM

NOTES:

1. ALL RESIDENTIAL AMENITY USES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING PLAN CHECK

LEGEND

- COMMERCIAL
- PUBLIC CIRCULATION
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- BOH CIRCULATION
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- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
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	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
LEVEL 43 - FLOOR PLAN

SHEET NO.
PL-143



1 WILSHIRE STREET ELEVATION - PROJECT SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

12/11/2019 11:25 AM

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
WILSHIRE STREET ELEVATION - PROJECT SOUTH ELEVATION

SHEET NO.
PL-200-1



1 COCHRAN STREET ELEVATION - PROJECT WEST ELEVATION
SCALE: 1/32" = 1'-0"

12/11/2019 11:26 AM

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
COCHRAN STREET ELEVATION - PROJECT WEST ELEVATION

SHEET NO.
PL-200-2



1 CLOVERDALE STREET ELEVATION - PROJECT EAST ELEVATION
SCALE: 1/32" = 1'-0"

12/12/2019 12:07 PM

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PROJECT NAME
5411 WILSHIRE

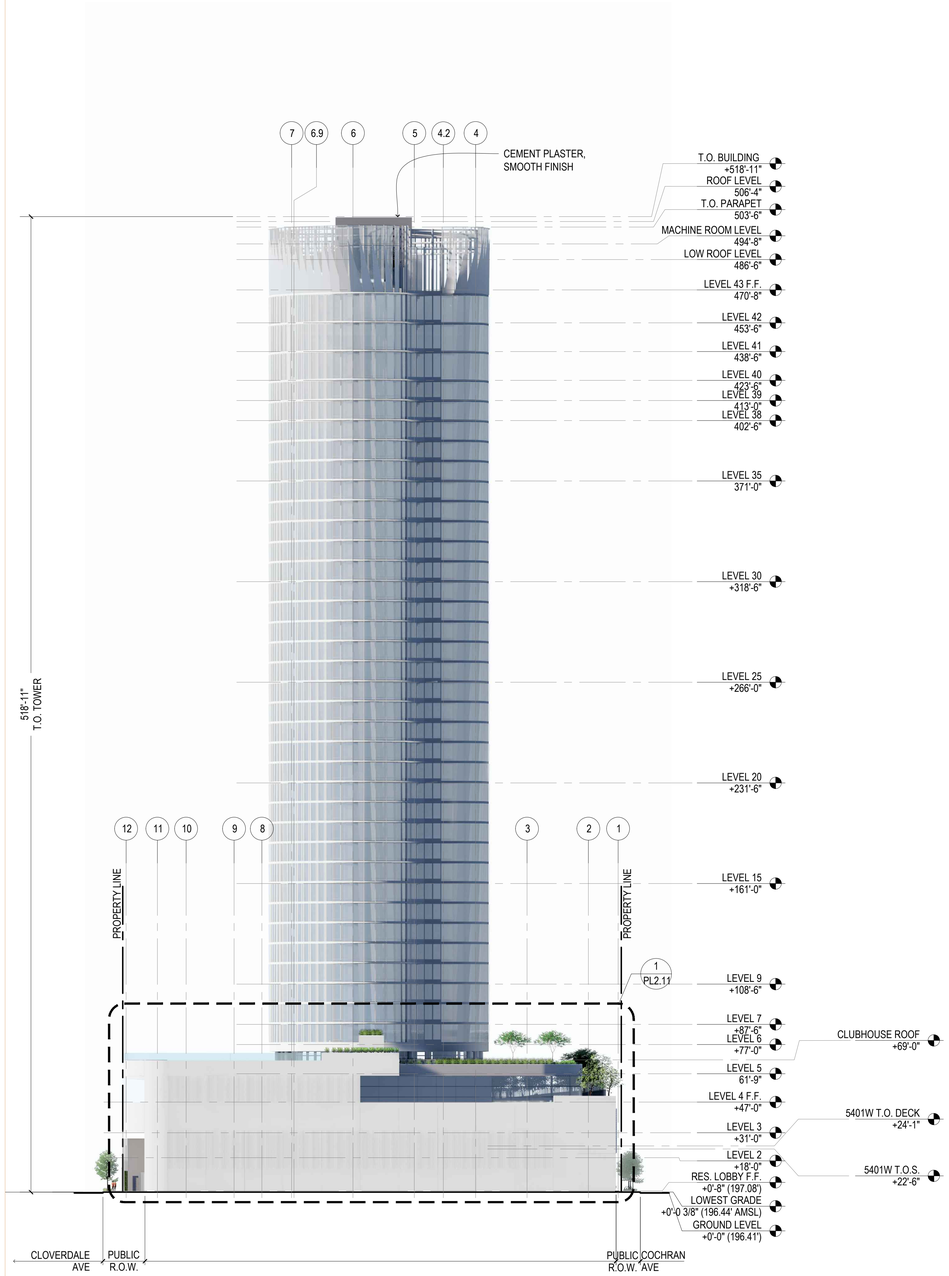
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5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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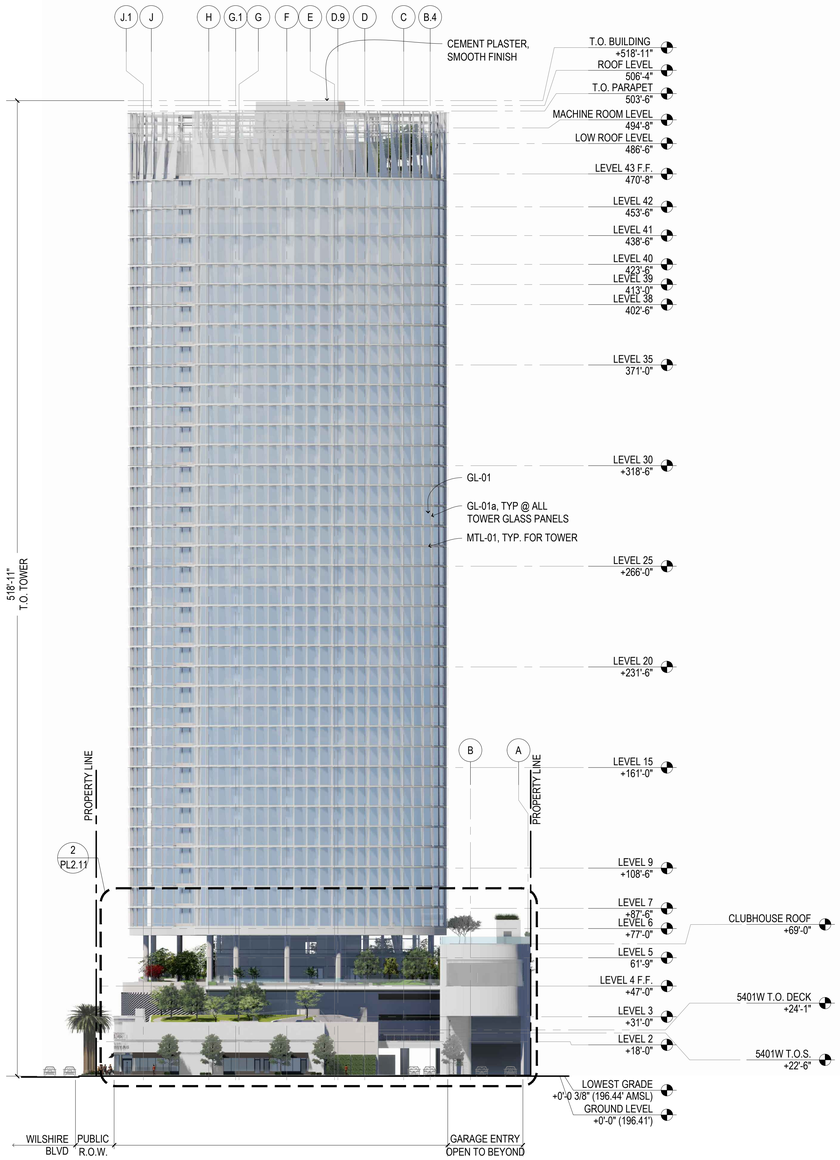
NOT FOR CONSTRUCTION

SHEET NAME
CLOVERDALE STREET ELEVATION - PROJECT EAST ELEVATION

SHEET NO.
PL-200-3



1 OVERALL ELEVATION - NORTH
SCALE: 1/32" = 1'-0"



2 OVERALL ELEVATION - EAST
SCALE: 1/32" = 1'-0"

FACADE MATERIALS LEGEND

GLASS
GL-01 - LOW IRON GLASS WITH 32% REFLECTANCE AND VISIBILITY
GL-01a - LOW IRON GLASS WITH ART DECO CERAMIC PATTERN
GL-02 - LOW IRON GLASS TRIPLE-SILVER COATED SOLAR CONTROL LOW E GLASS WITH 68% VISIBLE LIGHT TRANSMISSION AND 13% REFLECTANCE
GL-03 - CLEAR LAMINATED GLASS FOR GUARDRAILS

LOUVER
SIGHT PROOF LOUVERS TO MATCH ADJACENT MULLION COLOR

METAL
MTL-01 - BONE WHITE
MTL-02 - DARK GRAPHITE GRAY

CEMENT PLASTER
CP-01 - SMOOTH TROWELED PLASTER - WHITE

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

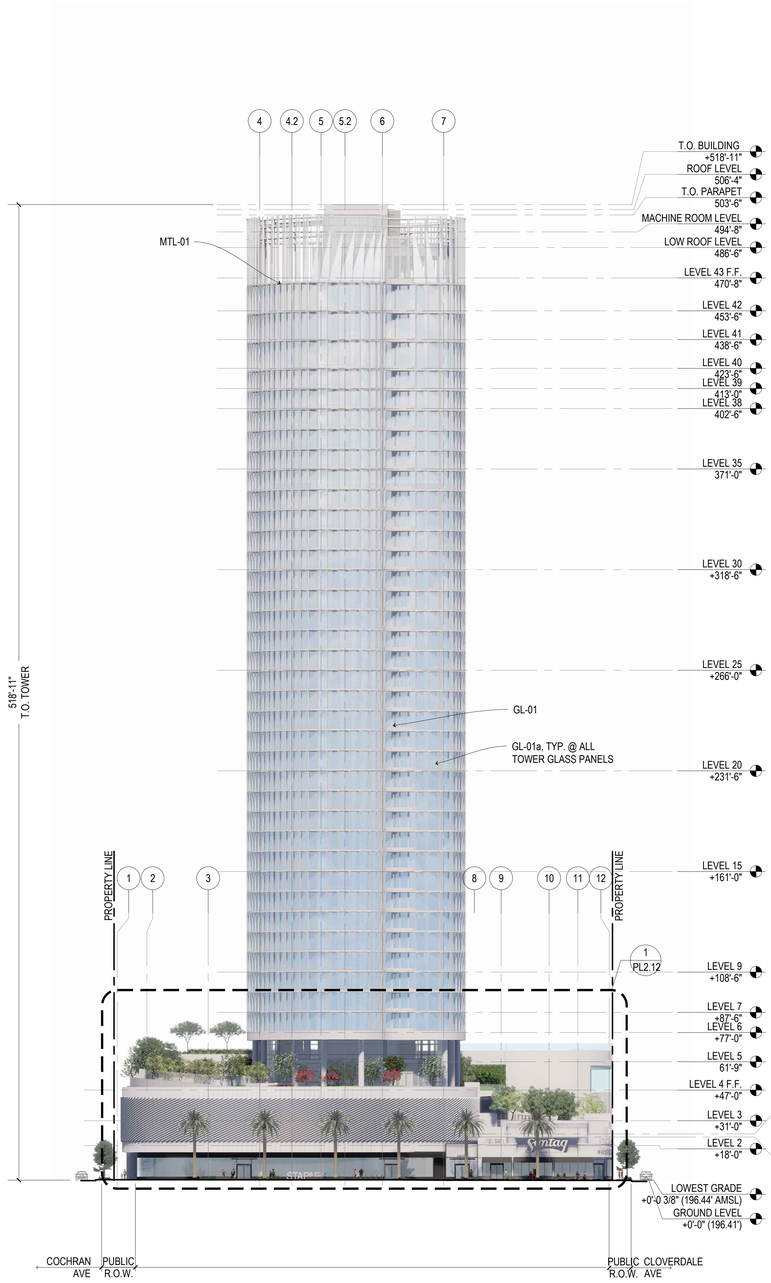
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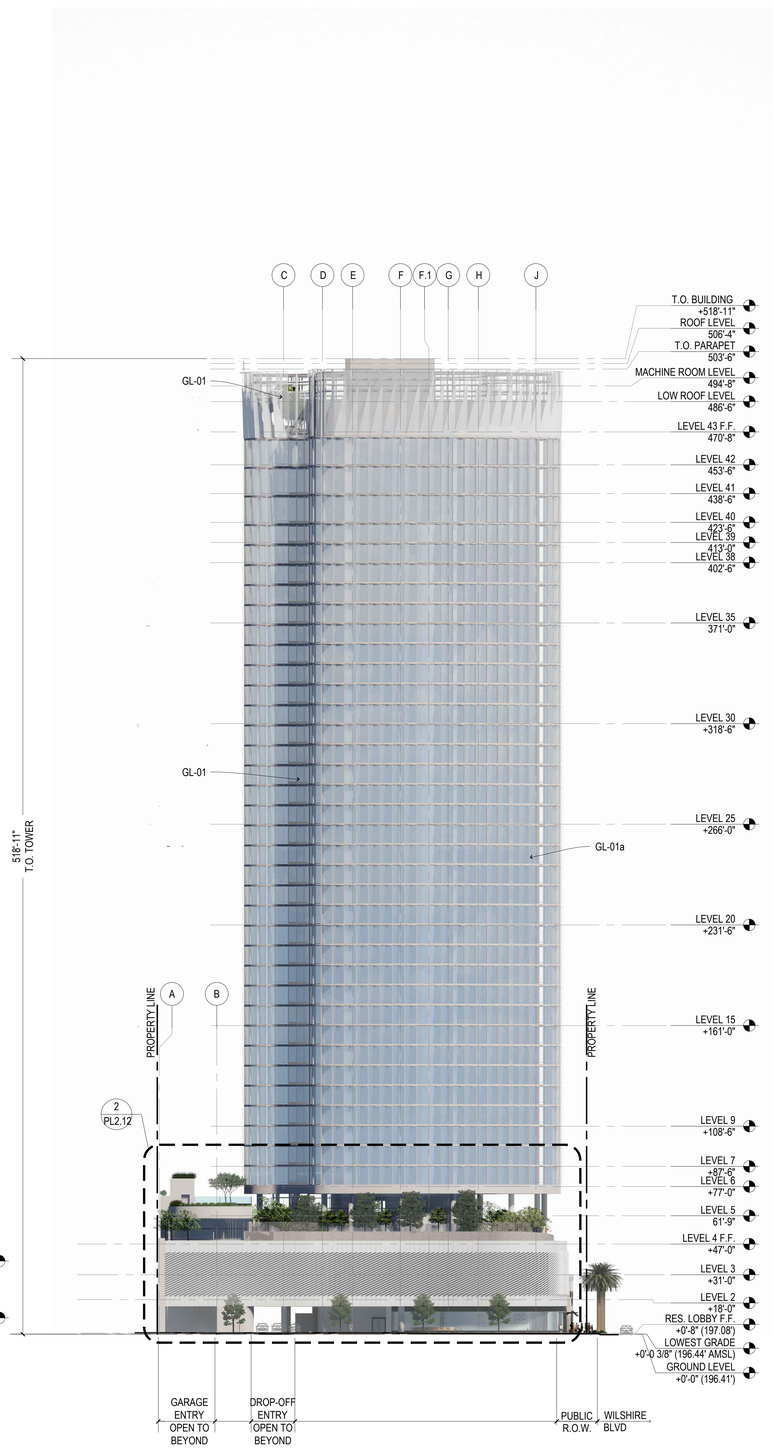
SHEET NAME
OVERALL ELEVATIONS - NORTH & EAST

SHEET NO.
PL-201

12/12/2019 12:07 PM



1 OVERALL ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"



2 OVERALL ELEVATION - WEST
SCALE: 1/32" = 1'-0"

FACADE MATERIALS LEGEND

GLASS
GL-01 - LOW IRON GLASS WITH 32% REFLECTANCE AND VISIBILITY
GL-01a - LOW IRON GLASS WITH ART DECO CERAMIC PATTERN
GL-02 - LOW IRON GLASS TRIPLE-SILVER COATED SOLAR CONTROL LOW E GLASS WITH 68% VISIBLE LIGHT TRANSMISSION AND 13% REFLECTANCE
GL-03 - CLEAR LAMINATED GLASS FOR GUARDRAILS

LOUVER
SIGHT PROOF LOUVERS TO MATCH ADJACENT MULLION COLOR

METAL
MTL-01 - BONE WHITE
MTL-02 - DARK GRAPHITE GRAY

CEMENT PLASTER
CP-01 - SMOOTH TROWELED PLASTER - WHITE

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PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
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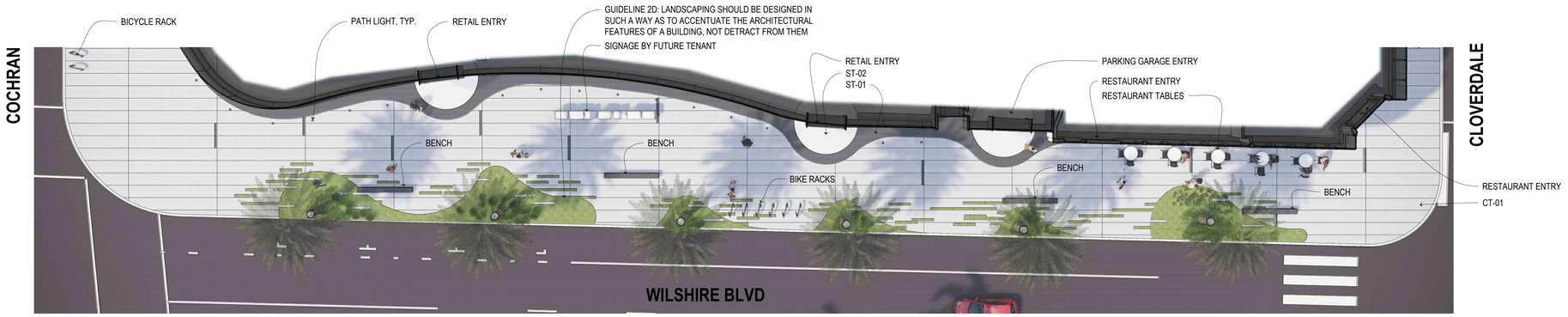
SHEET NAME
OVERALL ELEVATIONS - SOUTH & WEST

SHEET NO.
PL-202

12/12/2019 12:08 PM



2 WILSHIRE STREET PARTIAL ELEVATION - SOUTH
SCALE: NTS



1 WILSHIRE ENLARGED SITE PLAN
SCALE: NTS

12/16/2019 4:46 PM

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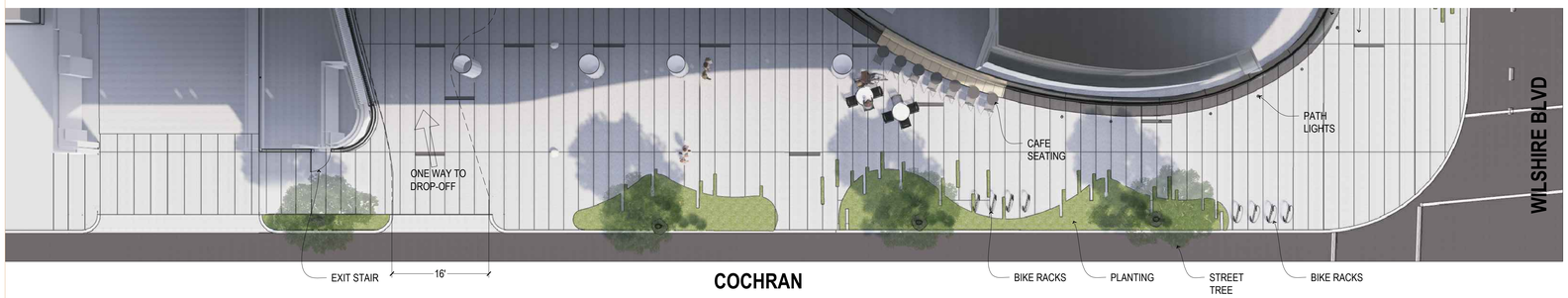
NOT FOR CONSTRUCTION

SHEET NAME
WILSHIRE STREET PARTIAL ELEVATION - SOUTH & ENLARGED SITE PLAN

SHEET NO.
PL-203-1



2 COCHRAN STREET PARTIAL ELEVATION - WEST
SCALE: NTS



1 COCHRAN ENLARGED SITE PLAN
SCALE: NTS

12/16/2019 4:37 PM

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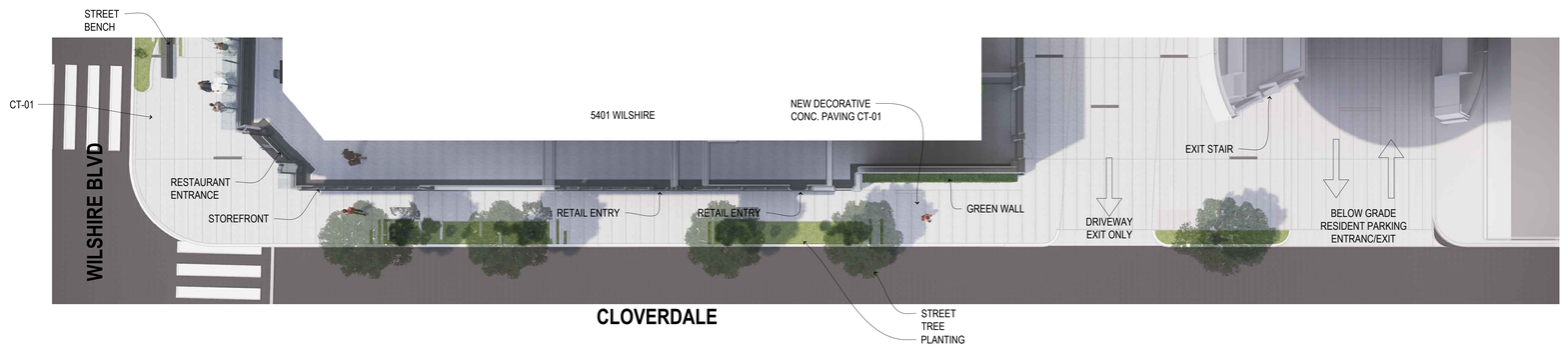
NOT FOR CONSTRUCTION

SHEET NAME
COCHRAN STREET PARTIAL ELEVATION - WEST & ENLARGED SITE PLAN

SHEET NO.
PL-203-2



2 CLOVERDALE STREET PARTIAL ELEVATION - EAST
SCALE: NTS



1 CLOVERDALE ENLARGED SITE PLAN
SCALE: NTS

12/16/2019 4:34 PM

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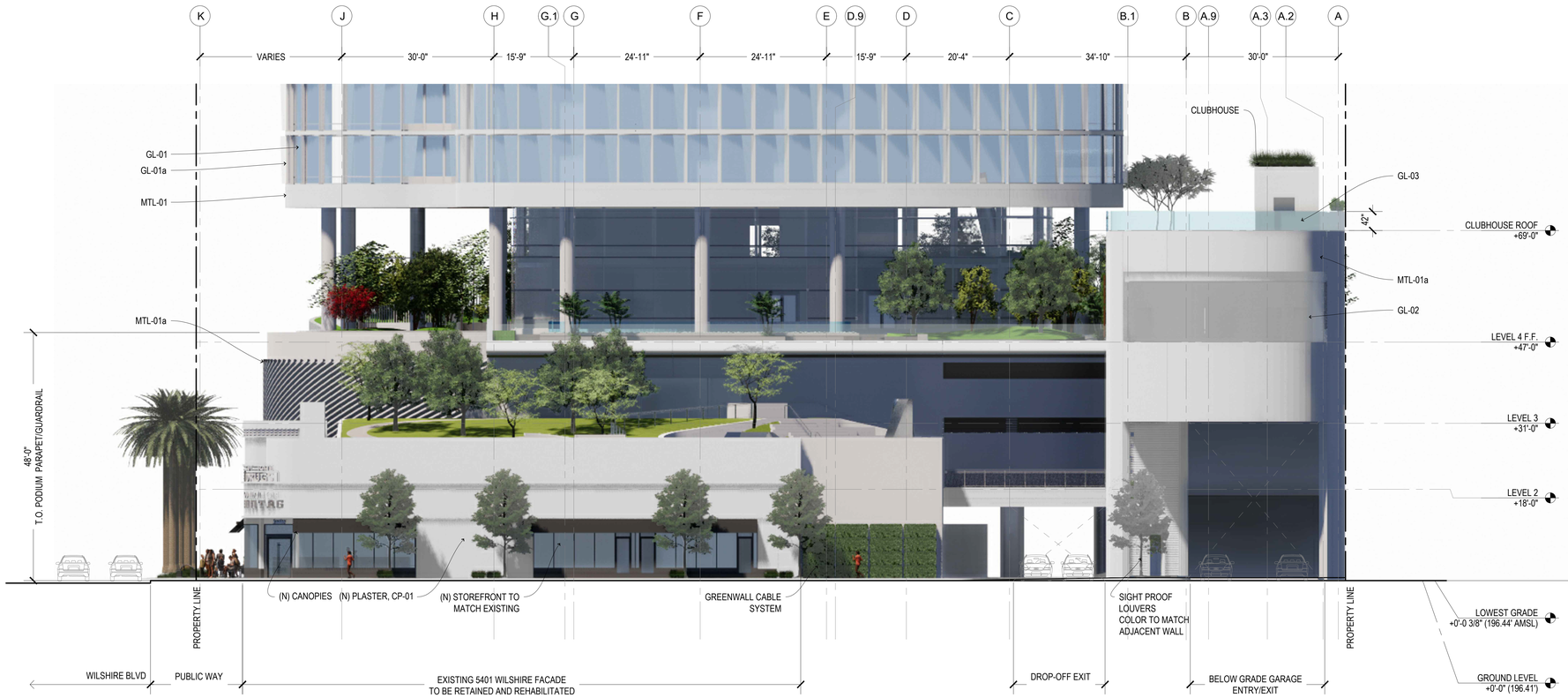
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	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

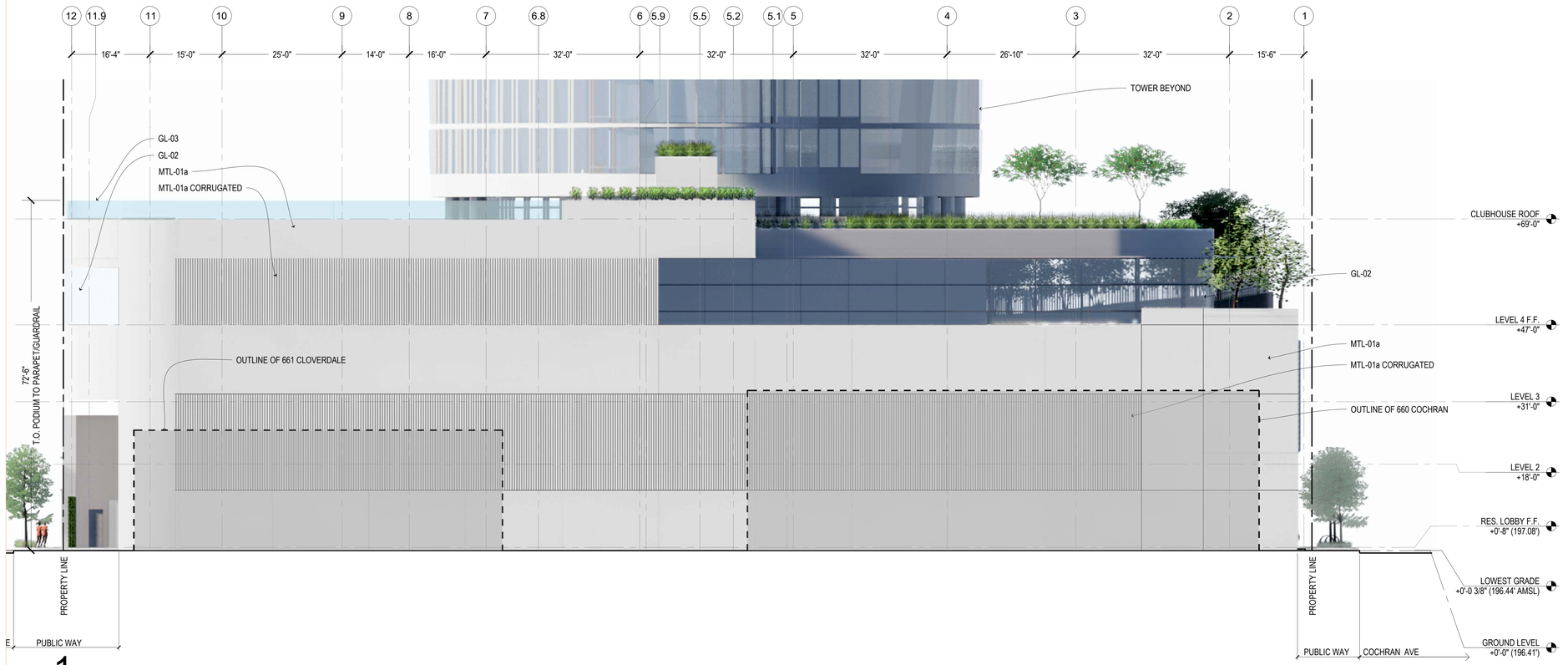
NOT FOR CONSTRUCTION

SHEET NAME
CLOVERDALE STREET PARTIAL ELEVATION - EAST & ENLARGED SITE PLAN

SHEET NO.
PL-203-3



2 PODIUM ELEVATION - EAST
SCALE: 3/32" = 1'-0"



1 PODIUM ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

12/16/2019 3:09 PM

FACADE MATERIALS LEGEND

GLASS
GL-01 - LOW IRON GLASS WITH 32% REFLECTANCE AND VISIBILITY
GL-01a - LOW IRON GLASS WITH ART DECO CERAMIC PATTERN
GL-02 - LOW IRON GLASS TRIPLE-SILVER COATED SOLAR CONTROL LOW E GLASS WITH 68% VISIBLE LIGHT TRANSMISSION AND 13% REFLECTANCE
GL-03 - CLEAR LAMINATED GLASS FOR GUARDRAILS

LOUVER
SIGHT PROOF LOUVERS TO MATCH ADJACENT MULLION COLOR

METAL
MTL-01 - BONE WHITE
MTL-02 - DARK GRAPHITE GRAY

CEMENT PLASTER
CP-01 - SMOOTH TROWELED PLASTER - WHITE

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304 S. BROADWAY
LOS ANGELES, CA 90013
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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

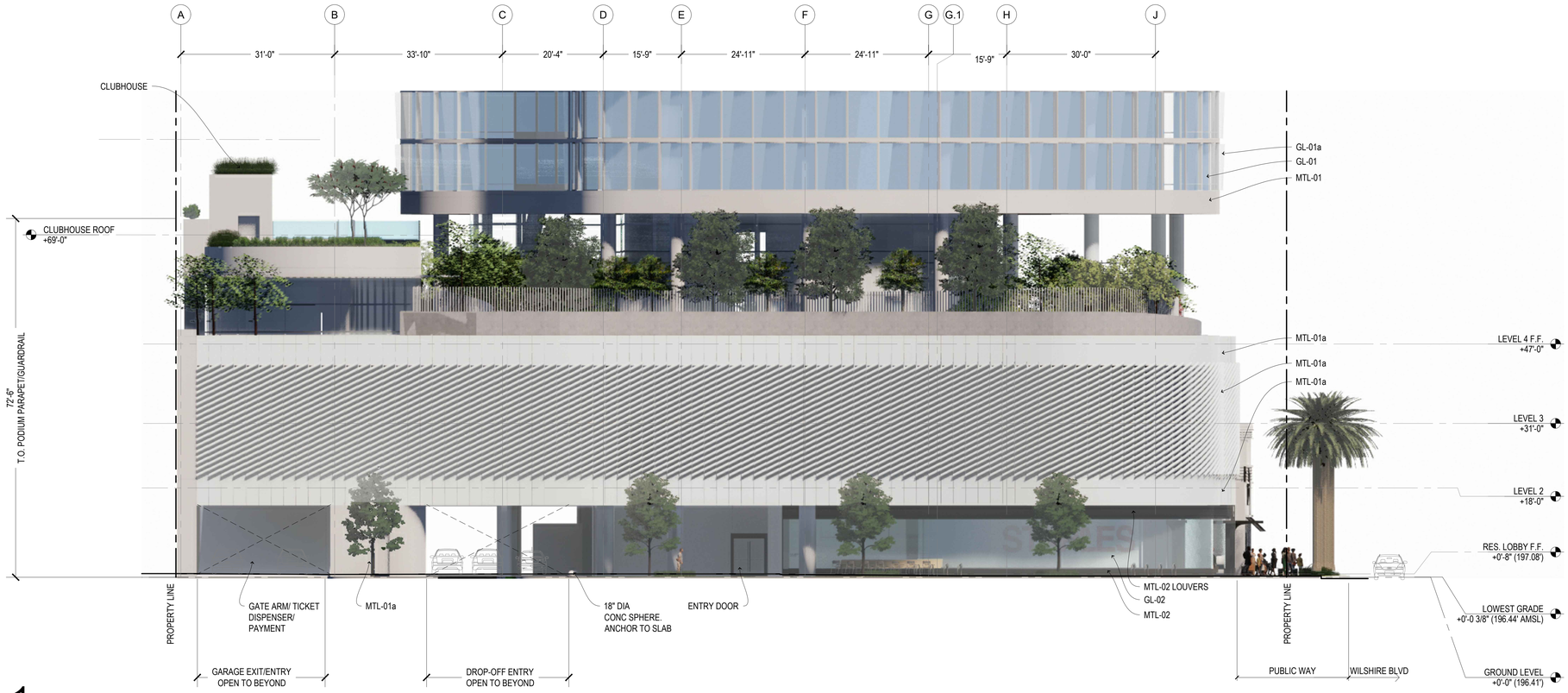
NOT FOR CONSTRUCTION

SHEET NAME
ENLARGED ELEVATIONS - NORTH AND EAST

SHEET NO.
PL-211



2 PODIUM ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



1 PODIUM ELEVATION - WEST
SCALE: 3/32" = 1'-0"

12/12/2019 12:11 PM

FACADE MATERIALS LEGEND

GLASS
GL-01 - LOW IRON GLASS WITH 32% REFLECTANCE AND VISIBILITY
GL-01a - LOW IRON GLASS WITH ART DECO CERAMIC PATTERN
GL-02 - LOW IRON GLASS TRIPLE-SILVER COATED SOLAR CONTROL LOW E GLASS WITH 68% VISIBLE LIGHT TRANSMISSION AND 13% REFLECTANCE
GL-03 - CLEAR LAMINATED GLASS FOR GUARDRAILS

LOUVER
SIGHT PROOF LOUVERS TO MATCH ADJACENT MULLION COLOR

METAL
MTL-01 - BONE WHITE
MTL-02 - DARK GRAPHITE GRAY

CEMENT PLASTER
CP-01 - SMOOTH TROWELED PLASTER - WHITE

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

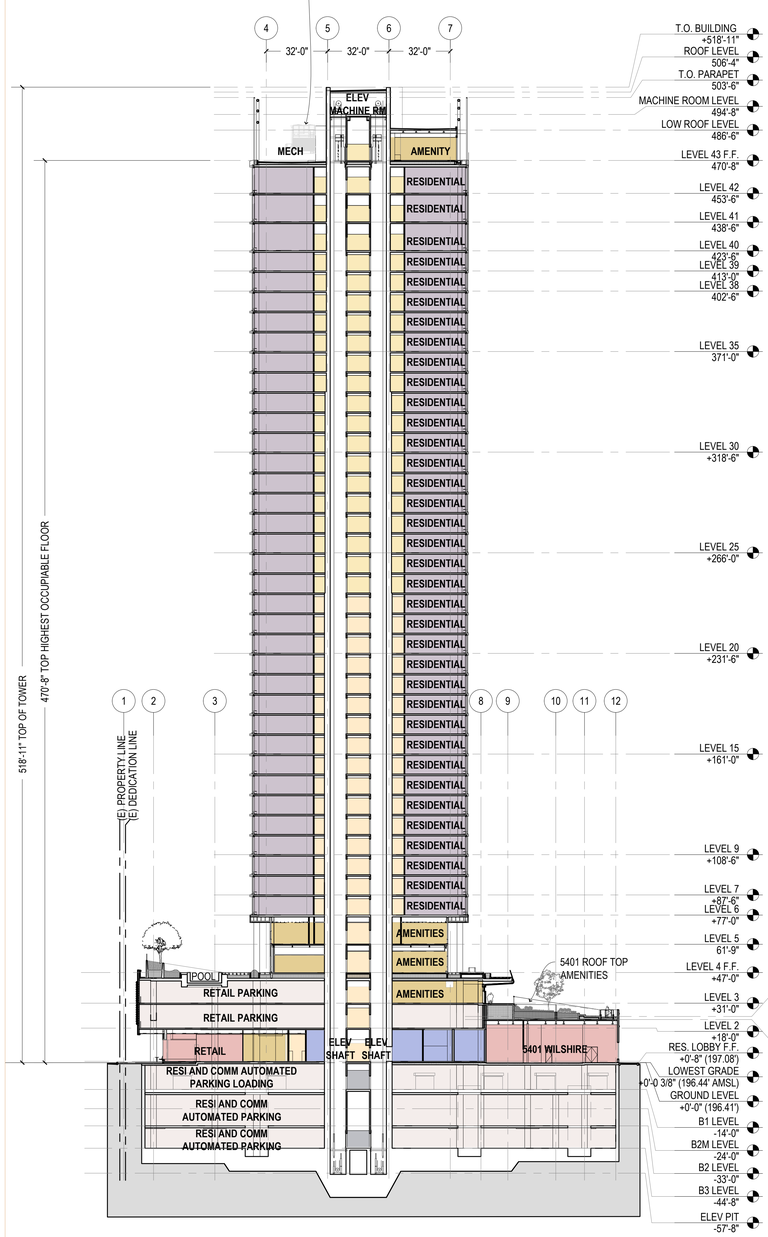
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	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
ENLARGED ELEVATIONS - SOUTH & WEST

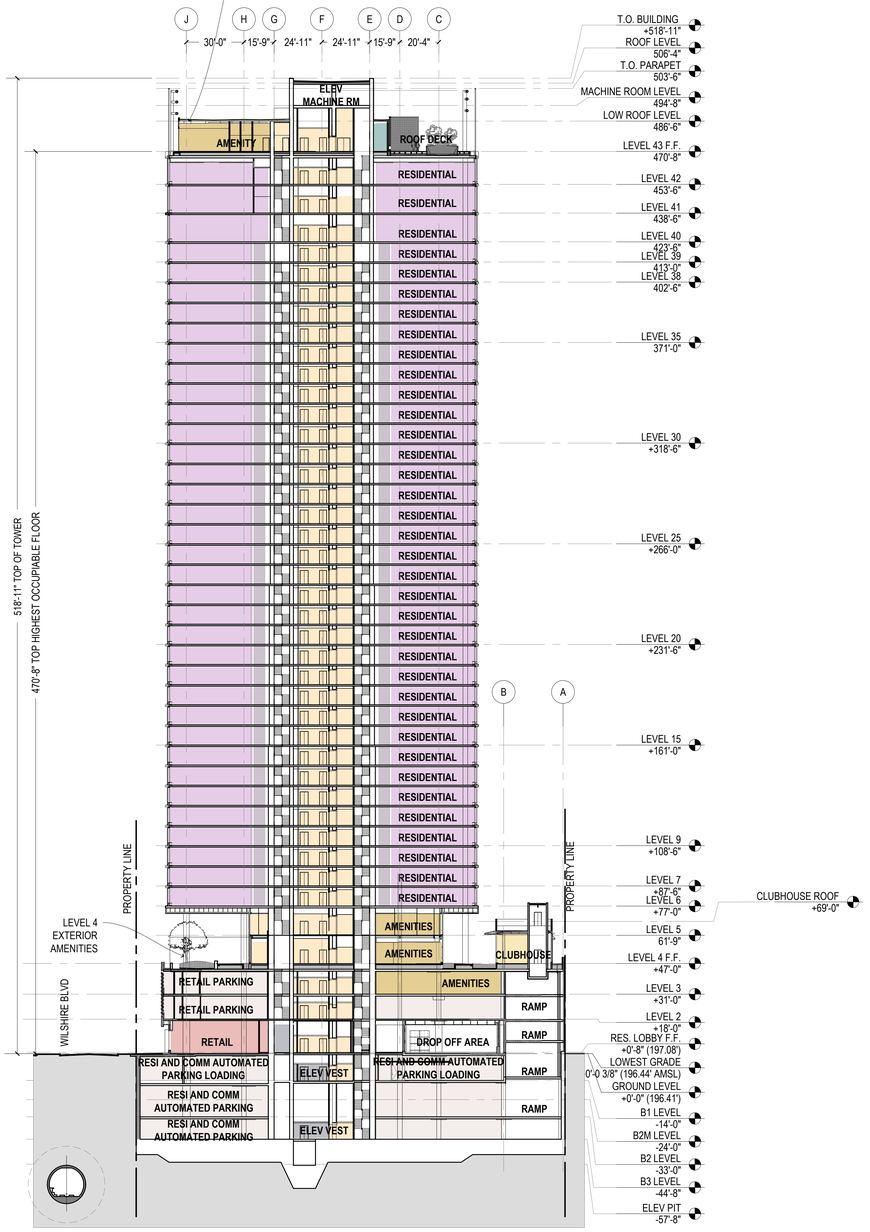
SHEET NO.
PL-212

ALL EXTERIOR MECHANICAL EQUIPMENT, INCLUDING, SPRINKLERS, FIRE ALARMS, AIR CONDITIONING EQUIPMENT, SATELLITE DISHES, CELLULAR ANTENNAS SHALL NOT BE VISIBLE FROM PUBLIC RIGHTS-OF-WAY, BUT ENCLOSED OR SCREENED THROUGH USE OF BUILDING PARAPETS, MASONRY WALLS OR OTHER ARCHITECTURAL TREATMENTS. NO NEW MECHANICAL EQUIPMENT SHALL BE PERMITTED IN WINDOW OR DOOR OPENINGS, EXCEPT THAT NEW WINDOW AIR CONDITIONING UNITS SHALL BE PERMITTED IN WINDOW OR DOOR OPENINGS OF ANY FACADE WHERE EXISTING AIR CONDITIONING UNITS ARE LOCATED.
Q CONDITIONS, SECTION 1.3.C



2 OVERALL BUILDING SECTION - EAST WEST
SCALE: 1/32" = 1'-0"

ALL EXTERIOR MECHANICAL EQUIPMENT, INCLUDING, SPRINKLERS, FIRE ALARMS, AIR CONDITIONING EQUIPMENT, SATELLITE DISHES, CELLULAR ANTENNAS SHALL NOT BE VISIBLE FROM PUBLIC RIGHTS-OF-WAY, BUT ENCLOSED OR SCREENED THROUGH USE OF BUILDING PARAPETS, MASONRY WALLS OR OTHER ARCHITECTURAL TREATMENTS. NO NEW MECHANICAL EQUIPMENT SHALL BE PERMITTED IN WINDOW OR DOOR OPENINGS, EXCEPT THAT NEW WINDOW AIR CONDITIONING UNITS SHALL BE PERMITTED IN WINDOW OR DOOR OPENINGS OF ANY FACADE WHERE EXISTING AIR CONDITIONING UNITS ARE LOCATED.
Q CONDITIONS, SECTION 1.3.C



1 OVERALL BUILDING SECTION - NORTH SOUTH
SCALE: 1/32" = 1'-0"

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NOTES:

1. ALL RESIDENTIAL AMENITY USES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING PLAN CHECK

LEGEND

- COMMERCIAL
- PUBLIC CIRCULATION
- AMENITY / PUBLIC SUPPORT
- MEP
- BOH CIRCULATION
- BOH SUPPORT SERVICES
- RESIDENTIAL - STUDIO
- RESIDENTIAL - 1 BEDROOM
- RESIDENTIAL - 2 BEDROOM
- RESIDENTIAL - PRIVATE AMENITY
- PARKING

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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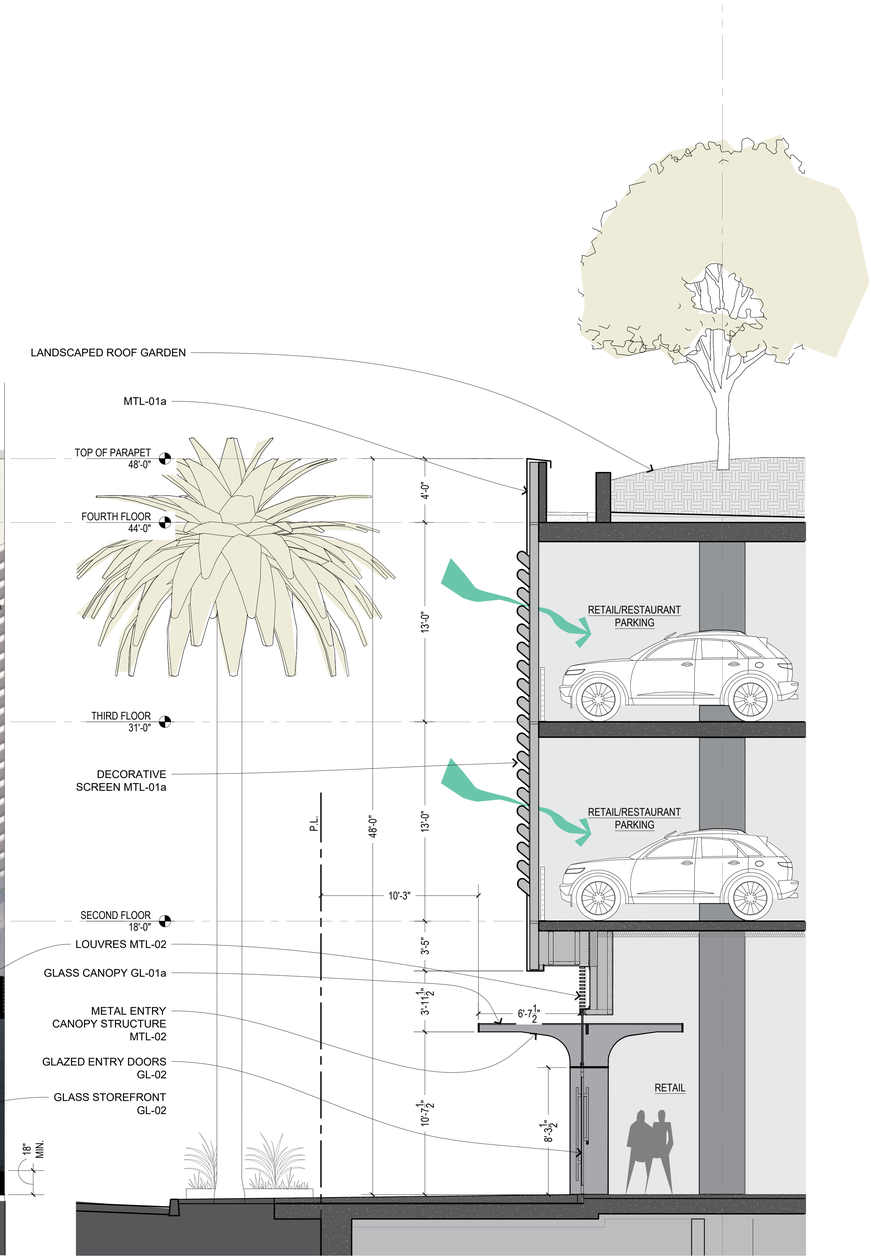
NOT FOR CONSTRUCTION

SHEET NAME
OVERALL BUILDING SECTIONS

SHEET NO.
PL-301



2 ENLARGED ELEVATION - RETAIL ENTRY @ WILSHIRE
SCALE: 1/4" = 1'-0"



1 WALL SECTION - RETAIL ENTRY @ WILSHIRE
SCALE: 1/4"=1'-0"

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WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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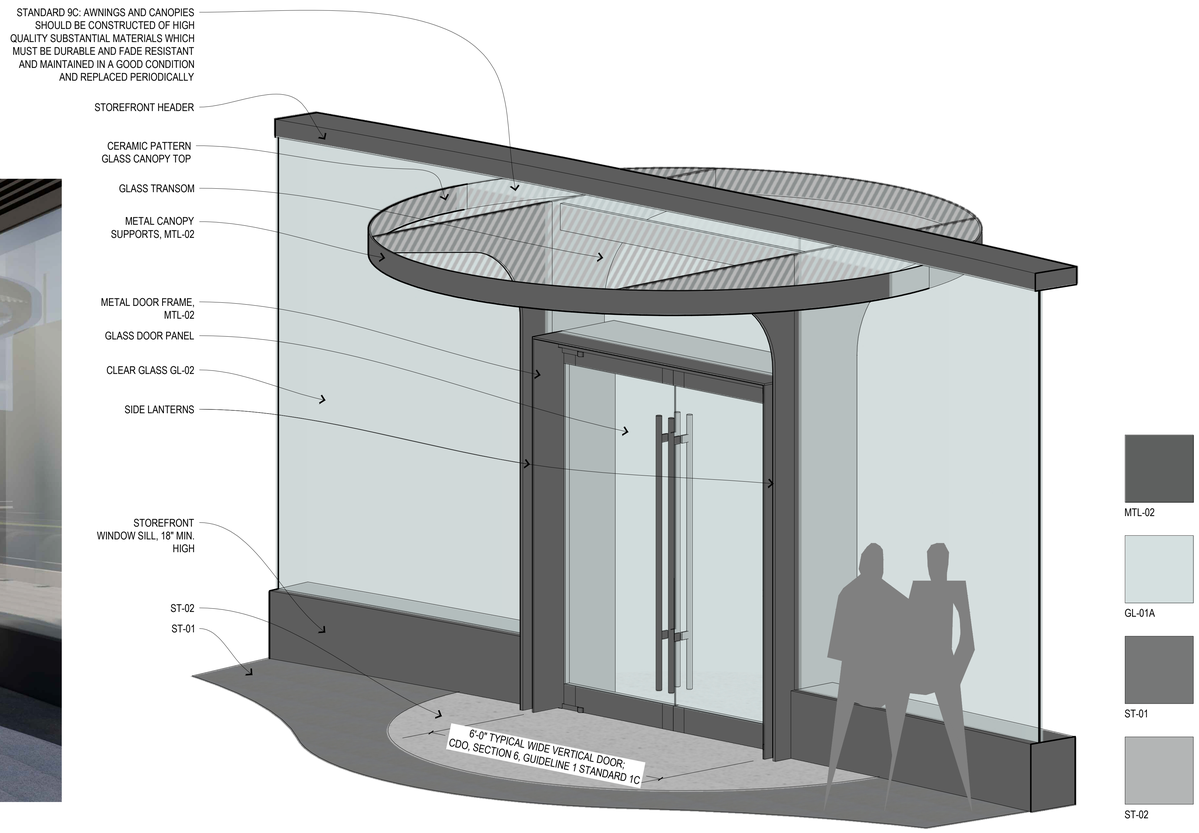
NOT FOR CONSTRUCTION

SHEET NAME
WALL SECTION & ENLARGED ELEVATIONS

SHEET NO.
PL-310



2 PERSPECTIVE - RETAIL ENTRY
SCALE: N.T.S.



1 AXON - RETAIL ENTRY
SCALE: N.T.S.

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WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
RETAIL ENTRY - PERSPECTIVES

SHEET NO.
PL-311

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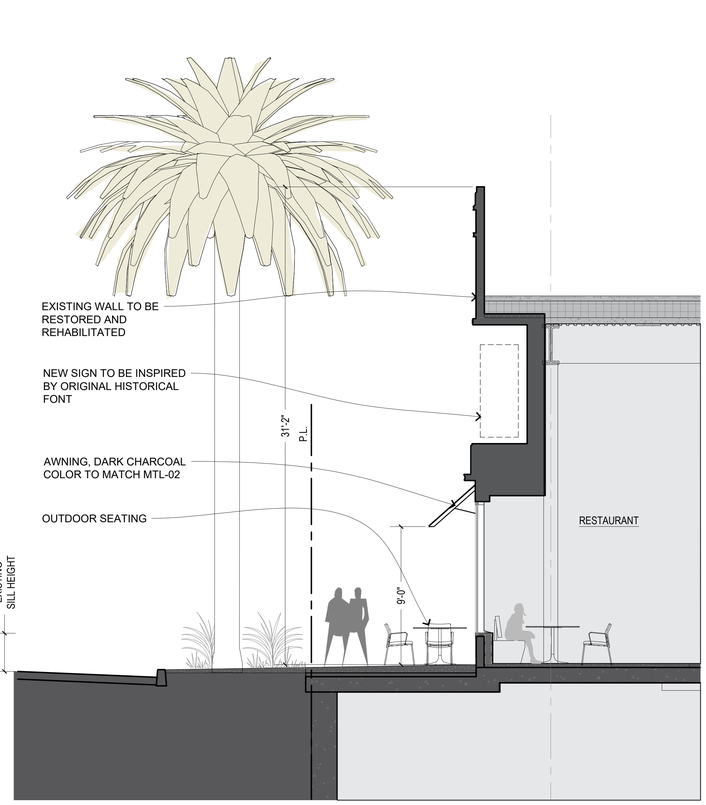
PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET



2 ENLARGED ELEVATION - RESTAURANT
SCALE: 1/4" = 1'-0"



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

NOT FOR CONSTRUCTION

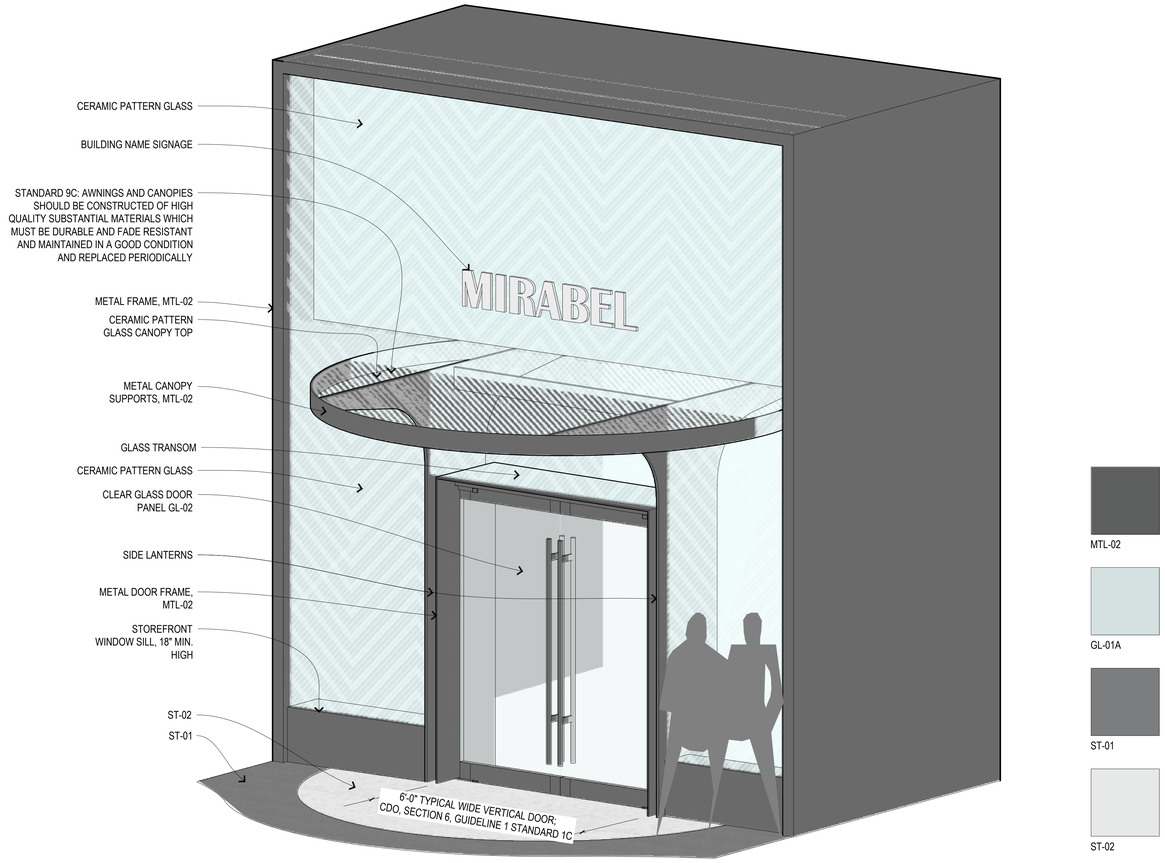
SHEET NAME
5401 - WALL SECTION & ENLARGED ELEVATIONS

SHEET NO.
PL-312

12/12/2019 11:03 AM



2 PERSPECTIVE - RETAIL & RESIDENTIAL LOBBY ENTRY
SCALE: N.T.S.



1 AXON - RETAIL & RESIDENTIAL LOBBY ENTRY
SCALE: N.T.S.

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WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
SOUTH ELEVATION - RETAIL & RESIDENTIAL LOBBY ENTRY

SHEET NO.
PL-313

12/12/2019 11:27 AM



3 COCHRAN PERSPECTIVE LOOKING NORTH
SCALE: N.T.S.



2 CURB CUT REFERENCE IMAGE
SCALE: N.T.S.



1 ENLARGED SIDEWALK PLAN - COCHRAN
SCALE: 1/4"=1-0"

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PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
ENLARGED SIDEWALK PLAN & PERSPECTIVE

SHEET NO.
PL-314

12/12/2019 5:38 PM



3 COCHRAN PERSPECTIVE LOOKING NORTH - ALTERNATIVE
SCALE: N.T.S.



2 CURB CUT REFERENCE IMAGE
SCALE: N.T.S.



1 ENLARGED SIDEWALK PLAN - COCHRAN-ALTERNATIVE
SCALE: 1/4"=1-0"

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WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

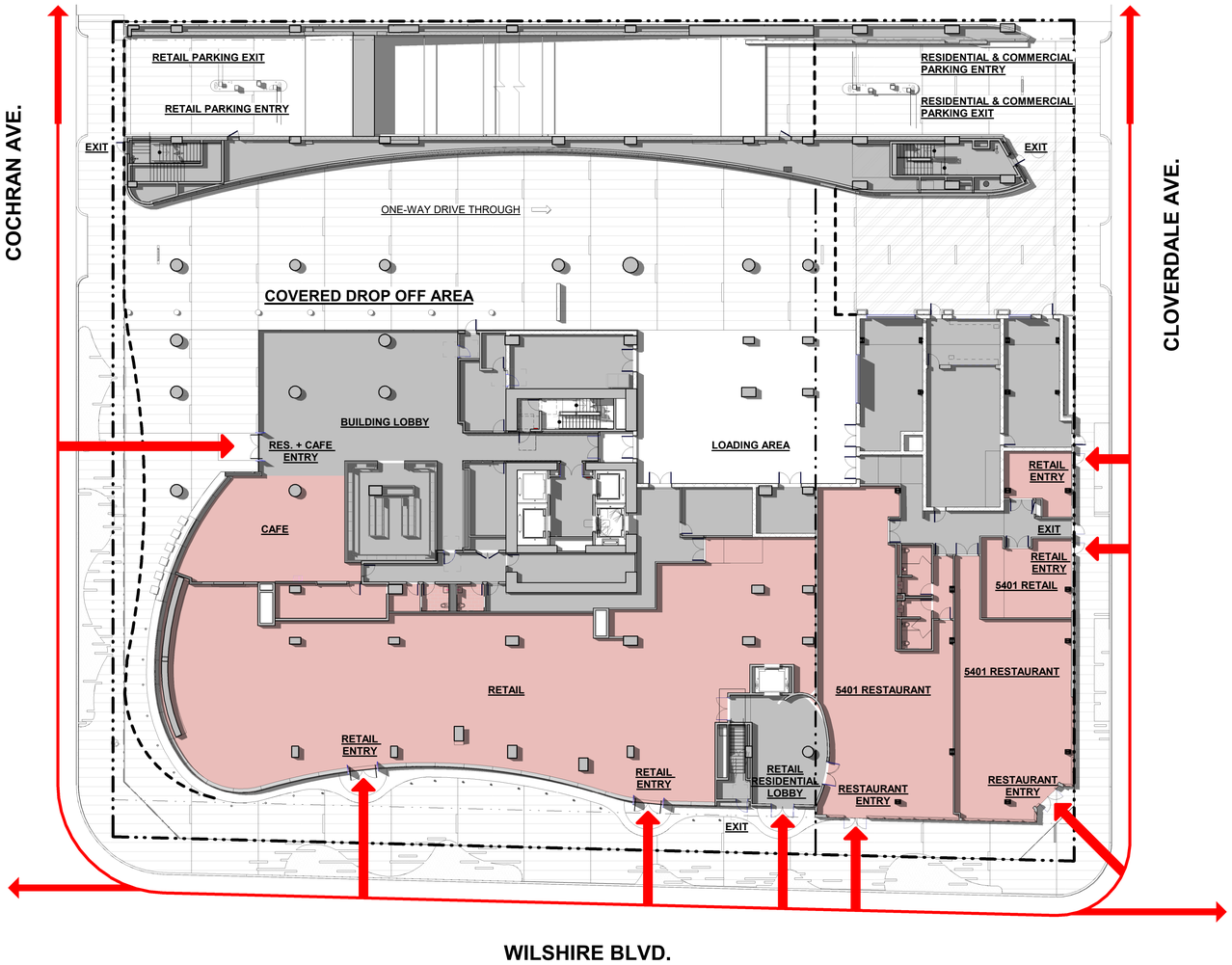
NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
ENLARGED SIDEWALK PLAN & PERSPECTIVE ALTERNATIVE

SHEET NO.
PL-314A

12/12/2019 5:42 PM



COMMERCIAL PROGRAMS

1 COMMERCIAL PROGRAM ALONG WILSHIRE, COCHRAN & CLOVERDALE

SCALE: 3/64" = 1'-0"

10/24/2019 9:16 AM

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

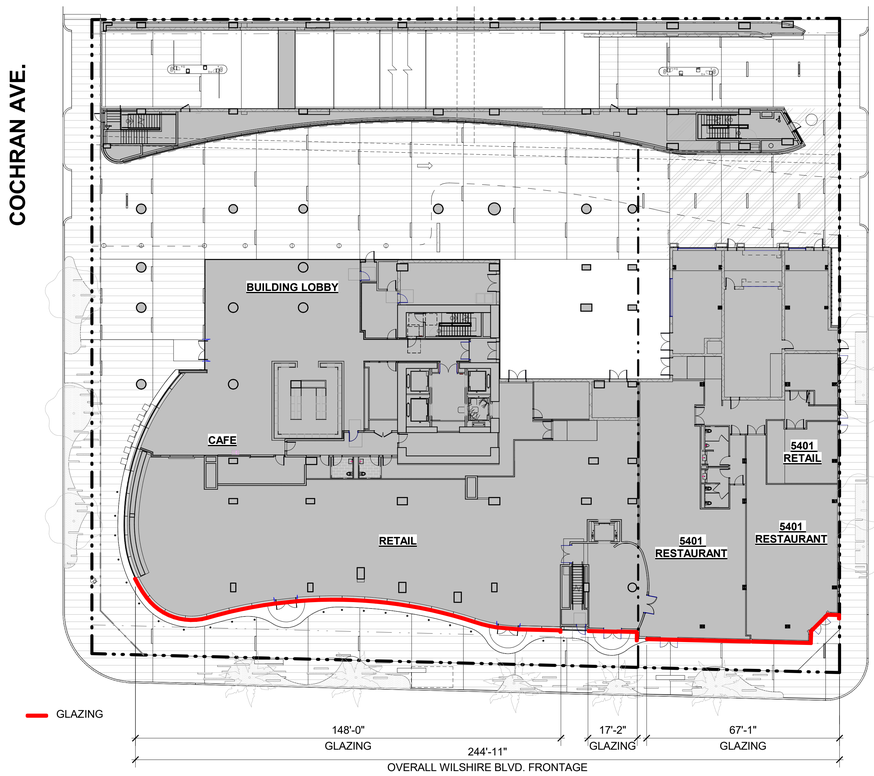
PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
CODE COMPLIANCE DIAGRAMS

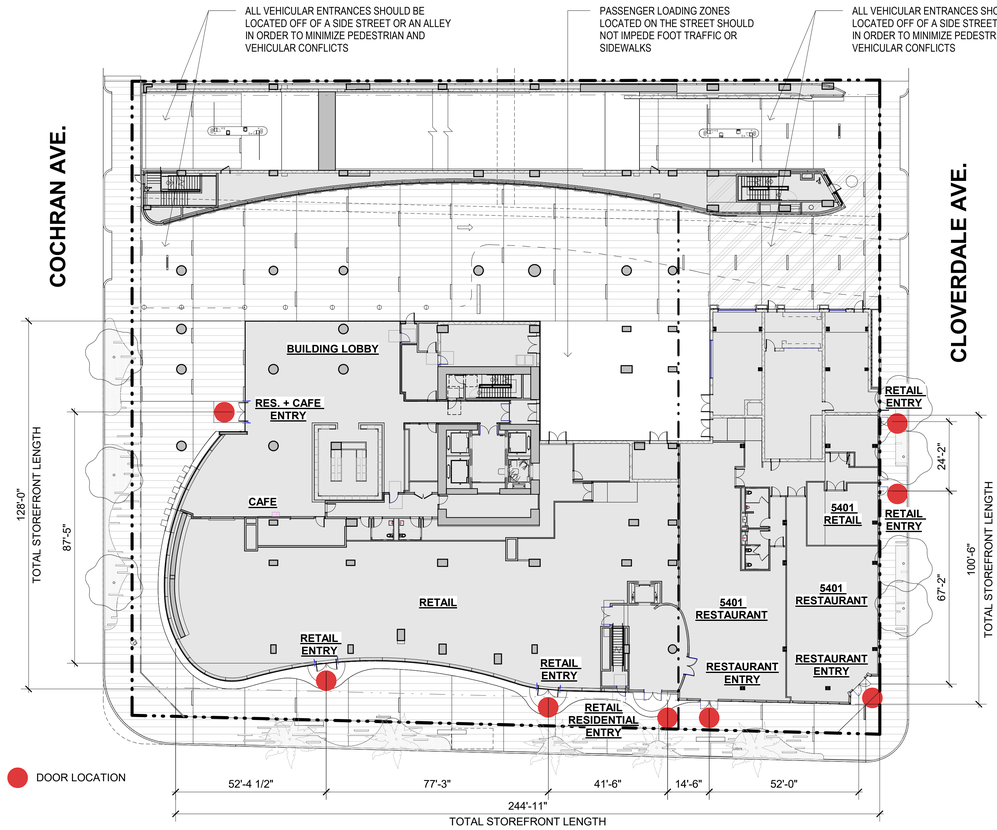
SHEET NO.
PL-401



WILSHIRE BLVD.

PER Q CONDITION SECTION 2(A), 3(a), PROJECT IS REQUIRED TO PROVIDE AT LEAST 60% OF THE FACADE FOR GLAZING. PROJECT PROVIDES IN EXCESS OF 60% GLAZING (95%)

2 GROUND FLOOR GLAZING
SCALE: 3/64" = 1'-0"



WILSHIRE BLVD.

PER Q CONDITION SECTION 2.A.1.B: ALL BUILDINGS SHALL PROVIDE A PRIMARY GROUND FLOOR ENTRANCE THAT SERVES THE BUILDING AS A WHOLE WITH AT LEAST ONE (1) SECONDARY ENTRANCE FOR 100 LINEAR FEET OF BUILDING FRONTAGE

1 GROUND FLOOR ENTRANCES
SCALE: 3/64" = 1'-0"

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

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SHEET NAME
CODE COMPLIANCE DIAGRAMS

SHEET NO.
PL-402

10/24/2019 9:16 AM



PATTERN 2
TYPICAL RESIDENTIAL WINDOW

GUIDELINES 1: REDUCE THE MONOTONY OF LARGE BUILDING BY BREAKING ARCHITECTURAL ELEMENTS INTO SMALLER PEDESTRIAN SCALE COMPONENT OR THROUGH USE OF VARIED MATERIALS, TEXTURES OR COLORS, TRIM, ROOF LINES, CANOPIES AND AWNINGS IN ORDER TO PROVIDE VARIATION AND VISUAL INTEREST

PATTERN 1
PODIUM SCREEN/FRIEZE

PATTERN 3
RESIDENTIAL/RETAIL
ELEVATOR LOBBY ENTRY

2 WILSHIRE STREET PARTIAL ELEVATION - SOUTH
SCALE: NTS



1 ART DECO PATTERN INSPIRATION

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

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5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

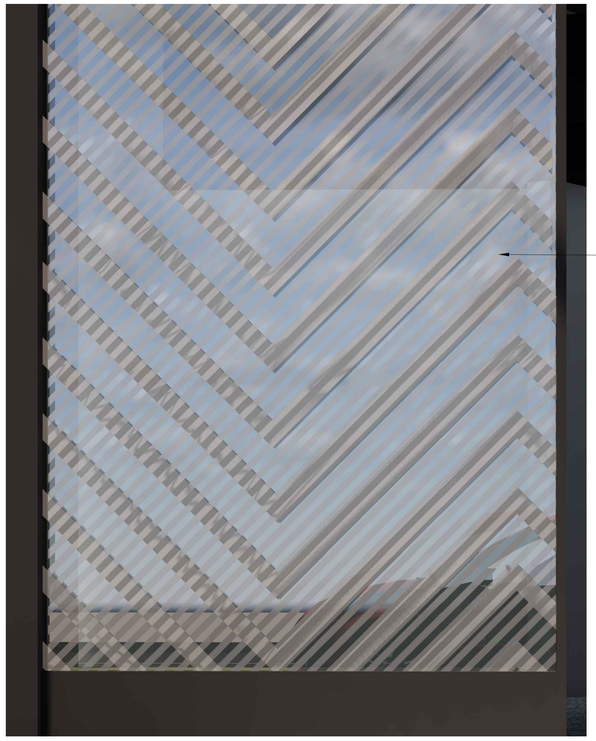
SHEET NAME
ART DECO PATTERNS

SHEET NO.
PL-403

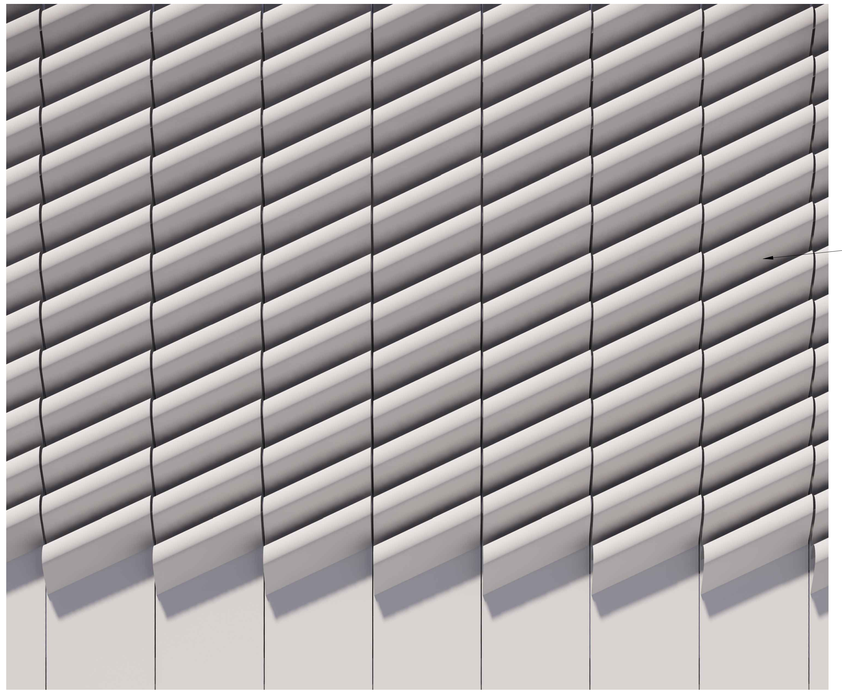
12/16/2019 3:45 PM



2 PATTERN 2 - TYPICAL RESIDENTIAL WINDOW
SCALE: N.T.S.



3 PATTERN 3 - ENLARGED RESIDENTIAL/RETAIL ELEVATOR LOBBY ENTRY
SCALE: N.T.S.



1 PATTERN 1 - ENLARGED PODIUM SCREEN/FRIEZE
SCALE: N.T.S.

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PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

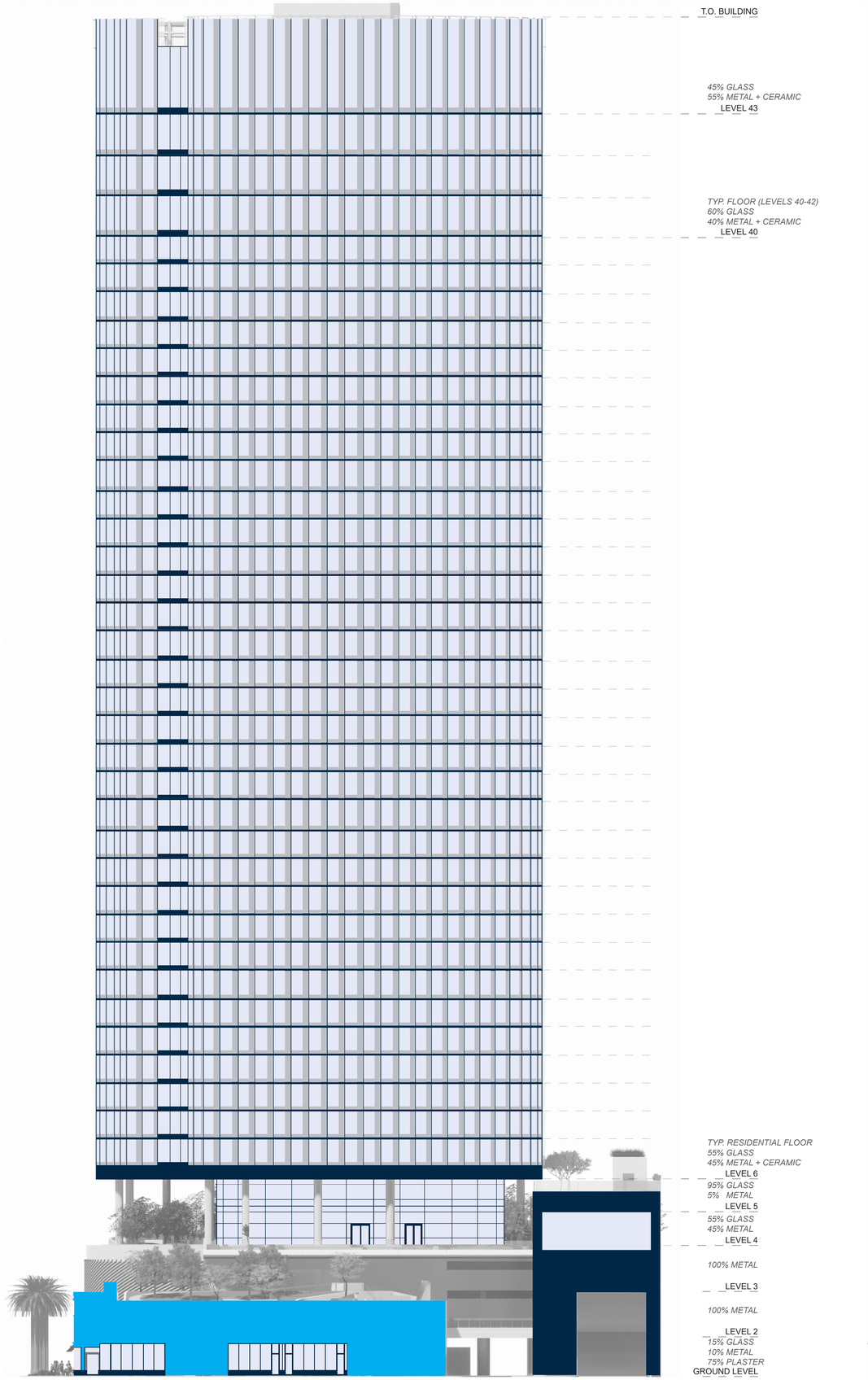
NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
ART DECO PATTERNS

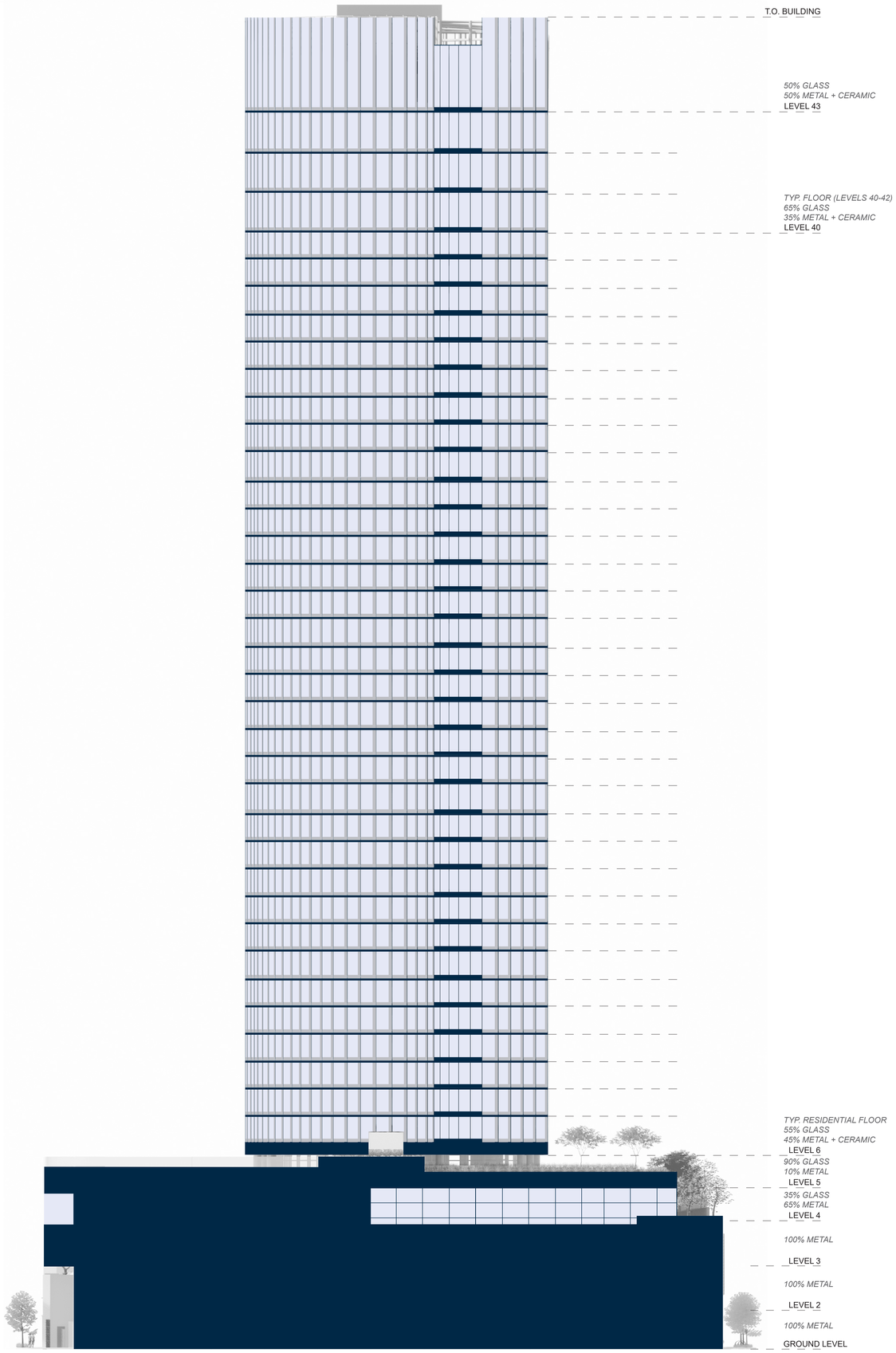
SHEET NO.
PL-404

12/10/2019 9:16 AM



TOTAL (ELEVATION)
50% GLASS
50% METAL
CERAMIC
PLASTER

2 EAST ELEVATION
NOT TO SCALE



TOTAL (ELEVATION)
50% GLASS
50% METAL
CERAMIC
PLASTER

1 NORTH ELEVATION
NOT TO SCALE

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304 S. BROADWAY
LOS ANGELES, CA 90013
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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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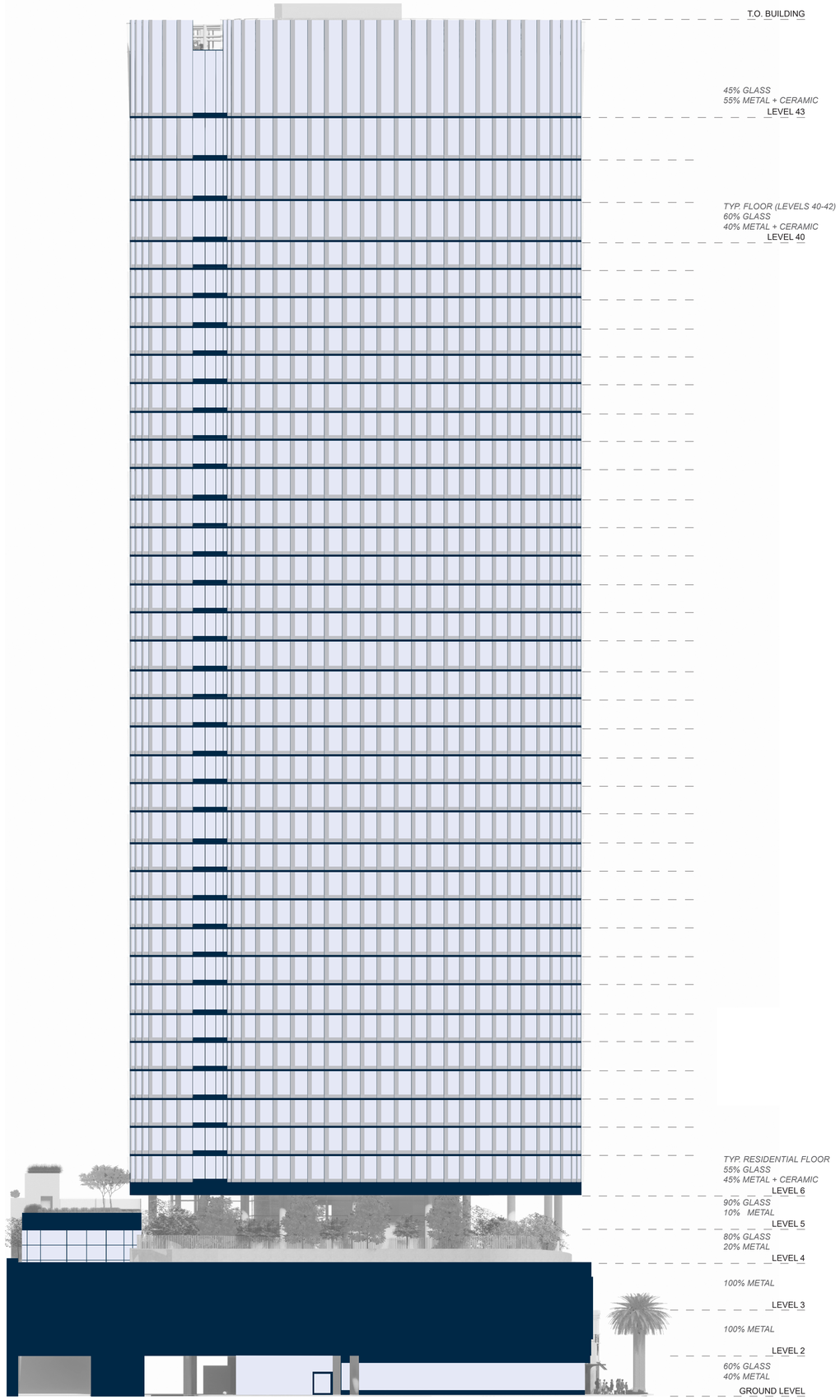
LEGEND
GLASS
METAL
CERAMIC
PLASTER

NOT FOR CONSTRUCTION

SHEET NAME
MATERIAL SURFACE CALCULATION

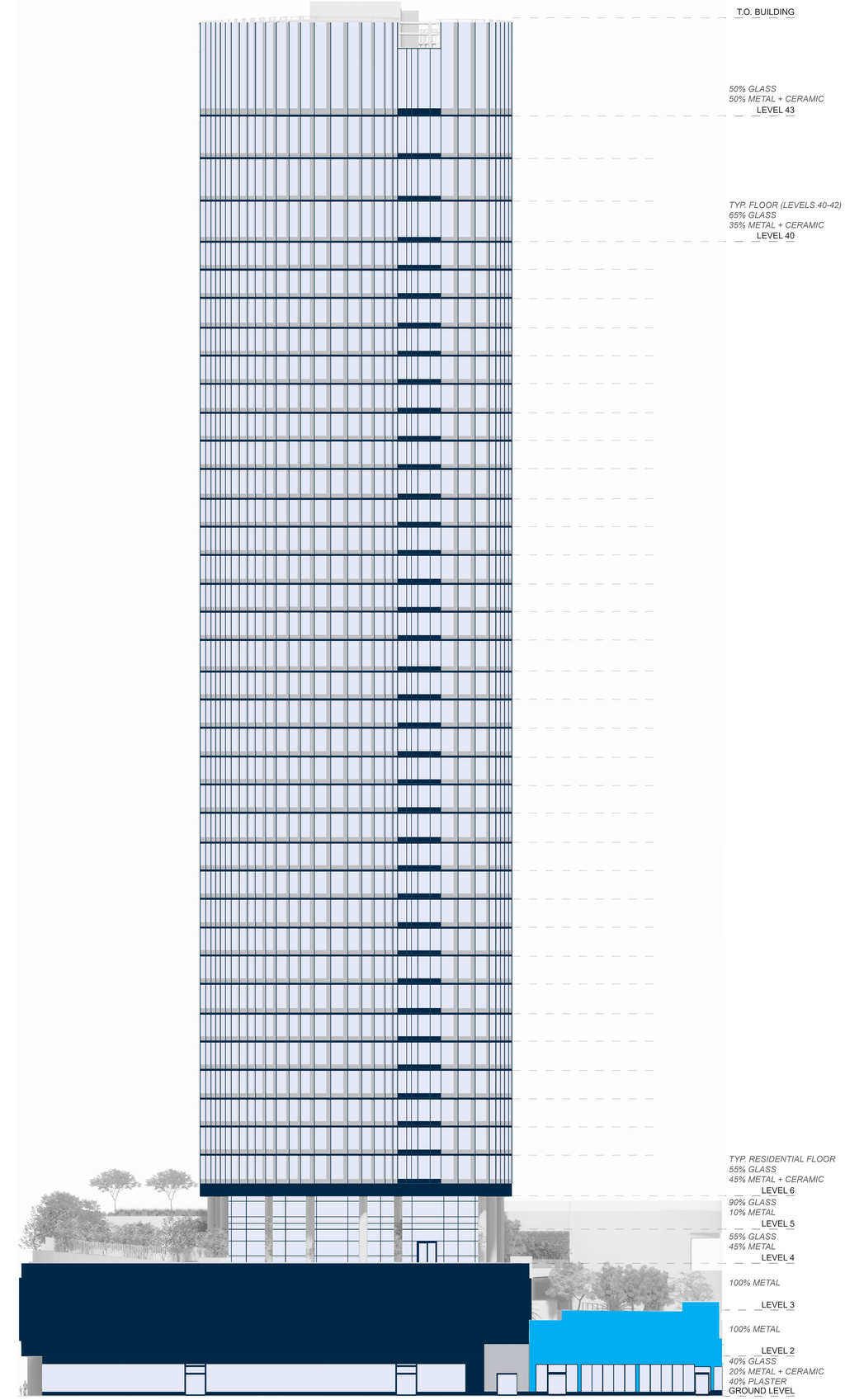
SHEET NO.
PL-405

10/24/2019 9:16 AM



TOTAL (ELEVATION)
45% GLASS
55% METAL
CERAMIC
PLASTER

2 WEST ELEVATION
NOT TO SCALE



TOTAL (ELEVATION)
50% GLASS
50% METAL
CERAMIC
PLASTER

1 SOUTH ELEVATION
NOT TO SCALE

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WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

LEGEND
GLASS
METAL
CERAMIC
PLASTER

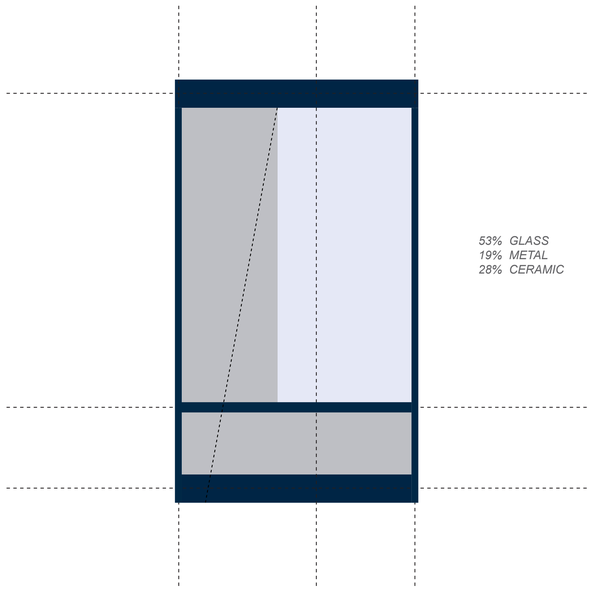
NOT FOR CONSTRUCTION

SHEET NAME
MATERIAL SURFACE CALCULATION

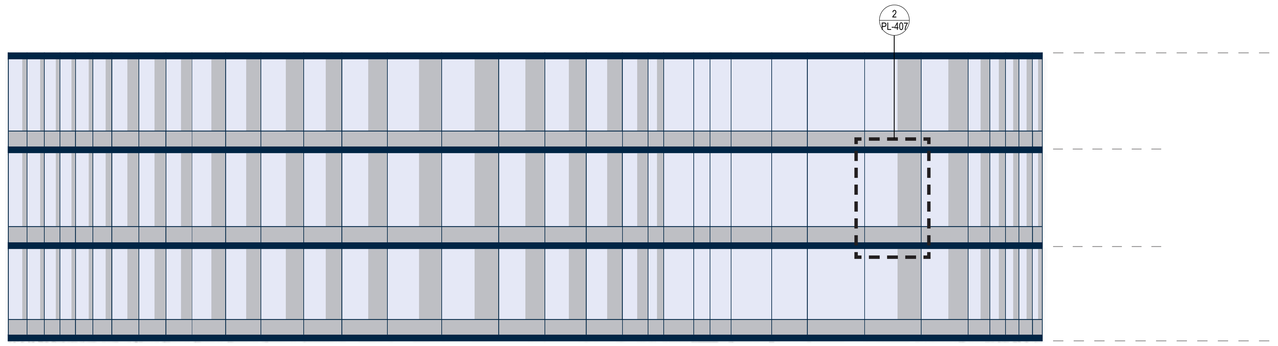
SHEET NO.
PL-406

10/24/2019 9:16 AM





2 ENLARGED TYPICAL RESIDENTIAL GLASS UNIT PANEL
NOT TO SCALE



1 ENLARGED TYPICAL FLOOR CURTAIN WALL
NOT TO SCALE

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WALTER N. MARKS, INC.

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5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

LEGEND
GLASS
METAL
CERAMIC

NOT FOR CONSTRUCTION

SHEET NAME
MATERIAL SURFACE CALCULATION

SHEET NO.
PL-407

10/24/2019 9:16 AM

1 Residential Towers in Los Angeles History

From 1920 to 2020 few residential towers were built, but those of 1920's were focused on grace and style and provided homes for the wealthy and often single users. More recently this growing building type mostly in downtown provides first home accommodations for young singles and couples, but also provide many amenities and are located near transit to extend the growing needs for better mobility. As the densification of the city continues, we will accommodate a new group of "empty nesters" and second home "pied-a-terre" users taking advantage of nearby museums and restaurants and demanding increased security, privacy and accommodations.



Bryson Apartment Tower
2701 Wilshire Blvd



The Talmadge
3278 Wilshire Blvd



Sunset Tower
8358 Sunset Blvd



Beverly West (KEATING ARCHITECTURE)
1200 Club View Dr,

2 A History of Podiums & Towers in Los Angeles

Many of the iconic towers built in Los Angeles concurrent with the extension of Wilshire Boulevard to the West are office buildings above a 2 -3 level podium. Designed to occupy the street frontage from street to street along the boulevard a certain continuity was created that shaped our most important boulevard. Most of these buildings are entered from the rear parking lots but maintain a nominal front door on the street. Over the years the large floors on the 2nd and 3rd floors have struggled to provide first quality office space as opposed to the towers.



5670 Wilshire



Wilshire Dominquez
5410Wilshire Blvd

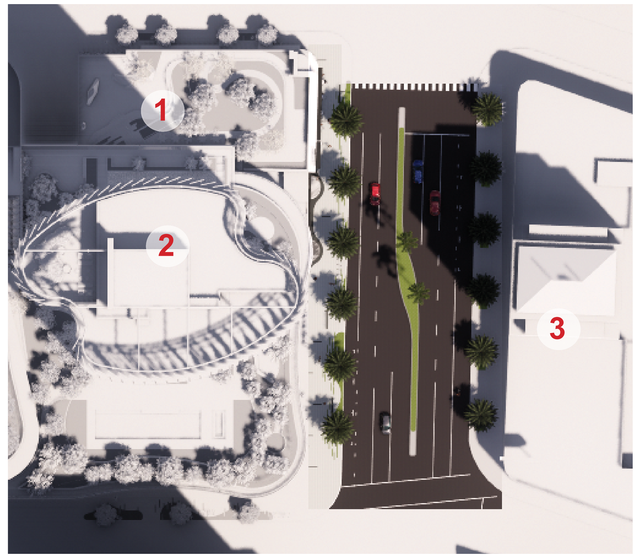


Desmonds Building
8358 Sunset Blvd



3 Cochran to Cloverdale & Wilshire

As suggested in the "360 degree of design" statement by the City Planning department, projects are to be organized and shaped to recognize and respect the surrounding context. Our project directly responds to the Wilshire Dominguez building to the immediate south at 5400 Wilshire. Both buildings are a tower on a podium arrayed behind a row of stately date palms, both have Wilshire entries supported by art deco derived details, and both have the towers above the horizontal cornice of the podium.



1. 5411
2. 5401
3. Wilshire Dominguez



KEATING
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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
HISTORICAL PRECEDENTS / NARRATIVES

SHEET NO.
PL-408

10/24/2019 9:16 AM

4

Art Deco in Los Angeles

The ultimate phase of Art Deco, Streamline Moderne, established itself in Los Angeles, the car city of movement and fluidity. Horizontal, white planes of plaster wrapping around corners and detailed with textured friezes defined the era. Among the most notable of these buildings is the 5401 Building, which is a substantial part of our project and the basis of the concept for the new tower.



Coca-Cola Bottling Company
1414 Central Avenue



Pan Pacific Auditorium



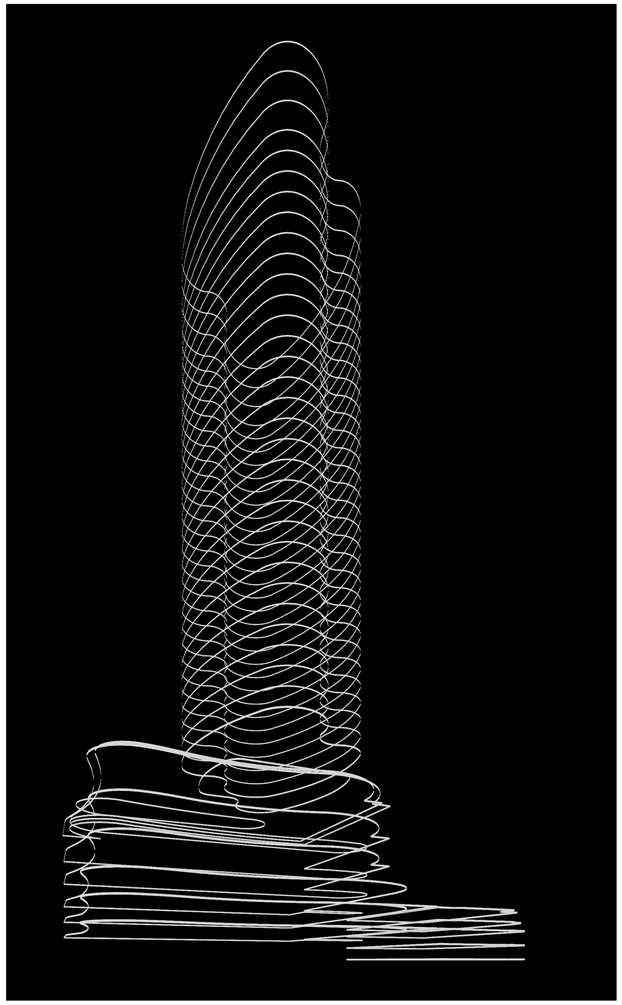
5401 Wilshire-1930s

5

5411 Wilshire/ (E) 5401 Wilshire

Streamline Moderne/Rising vertically into a tower

The underlying "genetic code" of the 5401 building is a series of flowing lines, overlapping one another and punctuated by a vertical tower. Extending these flowing lines and accommodating the scale of the new building and podium, they flow west and upward into the tower which is also rotated into a north south position and floats above the podium building that completes the street wall along Wilshire.

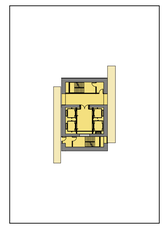


6

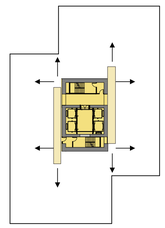
Optimized Residential Floor Plate

Art Deco/ Views

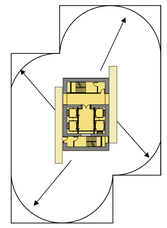
The floor plate has been carefully optimized by considering the internal user experience: from the core to the entry of the units and the potential views it can offer.



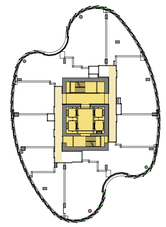
Optimize for construction & efficiency.
The Rectangle is easiest to build and the least cost.



Optimize for interior circulation & extra views at corners.
It creates better use of the area for residential units.



Optimize corner units from unit entry to living room.



Ideal floor plate and also Art Deco

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SHEET NO.
PL-409

10/24/2019 9:16 AM

HORIZONTAL ARCHITECTURAL DETAILS RUN CONTINUOUSLY THROUGH THE PODIUM VOLUMES FOR THE 30' AND MORE. (COD, SECTION 6, GUIDELINE 1, STANDARD 1B)

GLAZING TO BE OF ACCEPTABLE TRANSPARENCY AND REFLECTIVITY BY CODE (COD, SECTION 6, GUIDELINE 6, STANDARD 6B.)

AUTOMOBILES ON PARKING LEVELS ABOVE THE GROUND FLOOR ARE SCREENED FROM THE PUBLIC VIEW. Q CONDITION, SECTION 2.4.A



BUILDING IS DESIGNED TO MAINTAIN CONTINUOUS STREET WALL ALONG THE LENGTH OF THE BLOCK. (COD, SECTION 6, GUIDELINE 2, STANDARD 2).

LINES FROM EXISTING BUILDING ARE CARRIED TO THE NEW CONSTRUCTION FOR A SMOOTH TRANSITION BETWEEN NEW AND EXISTING. (COD, SECTION 6, GENERAL)

PARKING ENTRY, AND DROP-OFFS ARE AT LEAST 40' BEHIND BUILDING FACADE. Q CONDITION, SECTION 2.1.D

6' WIDE VERTICAL DOOR PORTALS BREAKS THE STOREFRONT CONTINUITY. (COD, SECTION 6, GUIDELINE 1, STANDARD 1C.)

ALL GROUND FLOOR GLAZING TO BE CLEAR GLASS. (COD, SECTION 6, GUIDELINE 6, STANDARD 6A.)

GUIDELINE 9: ADD AWNINGS OR CANOPIES TO PROVIDE VARIATION TO SIMPLE STOREFRONT DESIGNS IN ORDER TO ESTABLISH A HORIZONTAL RHYTHM BETWEEN STRUCTURES WHERE NONE EXISTS AND ADD COLOR TO AS STOREFRONT.

PODIUM VOLUME IS BROKEN DOWN INTO SMALLER PEDESTRIAN SCALE COMPONENTS. IT ALSO USED TRIMS , CANOPIES, AND LINES TO REDUCE MONOTONY. (COD, SECTION 6, GUIDELINE 1)

CURVILINEAR WINDOW WALL AT RETAIL AND ENTRIES (COD SECTION 6, GUIDELINE 3, STANDARD 3B)

THE BASE OF THE BUILDING IS OF DIFFERENT MATERIAL (STONE) FROM THE REST OF THE BUILDING (COD SECTION 6, GUIDELINE 5, STANDARD 5A.)

THE GROUND FLOOR OF PARKING STRUCTURES FRONTING WILSHIRE BOULEVARD SHALL BE COMPRISED OF STOREFRONTS, THE AREA OF A RETAIL ESTABLISHMENT THAT FACES THE STREET AND CONSISTS OF A DISPLAY WINDOW (S) AND AN ENTRANCE (S), WITH ARCHITECTURAL DETAILING TO MAINTAIN VISUAL INTEREST AND CONTINUE THE STREET WALL

GUIDELINE 6: ADD VISUAL INTEREST AND CREATE A FEELING OF OPENNESS BY INCORPORATING WINDOW WITH ARCHITECTURAL DEFINING FEATURES SUCH AS WINDOW FRAMES, SASHES, MUNTIN GLAZING, PANELED OR DECORATED JAMS AND MOLDING.

STANDARD 6A: STREET FACING, GROUND FLOOR WINDOWS SHOULD BE COMPRISED OF NON-TINTED, CLEAN GLASS.

GUIDELINE 7: PROMOTE OR ACTIVE PEDESTRIAN DISTRICT BY INCORPORATING ATTRACTIVE AND FUNCTIONAL STOREFRONTS INTO NEW CONSTRUCTION

RETAIL ENTRY DOORS ARE FACING WILSHIRE TO ENCOURAGE ACTIVITIES (COD SECTION 5, GUIDELINE 1)

DOORS SHOULD BE COMPRISED OF NON-TINTED CLEAN GLASS WHICH IS FREE OF TEMPORARY SIGNAGE AND/OR OTHER TYPES OF MATERIALS THAT MAY OBSTRUCT VISIBILITY. DOORS WILL BE OF NON-TINTED CLEAR GLASS (COD SECTION 6, GUIDELINE 3, STANDARD 3D) BUILDING ENTRIES WILL ILLUMINATED AT NIGHT (COD SECTION 6, GUIDELINE 3, STANDARD 3C)

6' WIDE VERTICAL DOOR PORTALS BREAKS THE STOREFRONT CONTINUITY. (COD, SECTION 6, GUIDELINE 1, STANDARD 1C.)

EXPRESSED ARCHITECTURAL BAYS (DOOR ENTRY PORTAL) TO BREAK DOWN THE STREET WALL. (COD, SECTION 6, GUIDELINE 1, STANDARD 1A.)

ALL RETAIL ENTRIES COMPRISED OF A STAINLESS STEEL PORTAL WITH A CANOPIES TO CREATE A DISTINCT ARCHITECTURAL TREATMENT. (COD, SECTION 6, GUIDELINE 3, STANDARD 3A.) (COD, SECTION 7, GUIDELINE 7, STANDARD 7A)

1 STREET VIEW - COCHRAN AVENUE
SCALE: N.T.S.

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
	12.17.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
CODE COMPLIANCE DIAGRAM - COCHRAN AVENUE/WILSHIRE BLVD.

SHEET NO.
PL-410

12/12/2019 8:44 AM

BUILDING BUILT TO SIDEWALK. SMALL SETBACK IS LESS THAN 15'. (9'- 10' AT RETAIL ENTRIES).
Q CONDITION, SECTION 2.1.A.

AWNING ADDED TO PROVIDE VARIATION TO SIMPLE STOREFRONT DESIGN IN ORDER TO ESTABLISH ORDER. AWNINGS TO BE CONSTRUCTED OF HIGH QUALITY SUBSTANTIAL MATERIALS AND DURABLE.
(COD, SECTION 6, GUIDELINE 9, STANDARD 9A, 9C)

AUTOMOBILES ON PARKING LEVELS ABOVE THE GROUND FLOOR ARE SCREENED FROM THE PUBLIC VIEW.
Q CONDITION, SECTION 2.4.A

BUILDING IS DESIGNED MAINTAIN CONTINUOUS STREET WALL ALONG THE LENGTH OF THE BLOCK.
(COD, SECTION 6, GUIDELINE 2, STANDARD 2).
LINES FROM EXISTING BUILDING ARE CARRIED TO THE NEW CONSTRUCTION FOR A SMOOTH TRANSITION BETWEEN NEW AND EXISTING.
(COD, SECTION 6, GENERAL)

GLAZING TO BE OF ACCEPTABLE TRANSPARENCY AND REFLECTIVITY BY CODE.
(COD, SECTION 6, GUIDELINE 6, STANDARD 6B.)

HORIZONTAL ARCHITECTURAL DETAILS RUNS CONTINUOUSLY THROUGH THE PODIUM VOLUMES FOR THE 30' AND MORE.
(COD, SECTION 6, GUIDELINE 1, STANDARD 1B)

PODIUM VOLUME IS BROKEN DOWN INTO SMALLER PEDESTRIAN SCALE COMPONENTS. IT ALSO USED TRIMS , CANOPIES, AND LINES TO REDUCE MONOTONY.
(COD, SECTION 6, GUIDELINE 1)

ALL RETAILS SPACES HAVE AT LEAST ONE ENTRYWAY ON WILSHIRE WHICH WILL BE UNLOCKED DURING BUSINESS HOURS.
Q CONDITION, SECTION 2.1.B

CURVILINEAR WINDOW WALL AT RETAIL AND ENTRIES
(COD SECTION 6, GUIDELINE 3, STANDARD 3B)

RETAIL ENTRY DOORS ARE FACING WILSHIRE TO ENCOURAGE ACTIVITIES
(COD SECTION 5, GUIDELINE 1)

THE BOTTOM OF A WINDOW OR STOREFRONT DISPLAY WINDOW SHALL NOT BE LOWER THAN 18" FROM THE SIDEWALK.
Q CONDITION, SECTION 2.3.A



THE GROUND FLOOR OF THE PARKING STRUCTURE FRONTING WILSHIRE BOULEVARD COMPRISED OF STOREFRONTS: DISPLAY WINDOWS AND RETAIL ENTRY DOORS ARE FACING WILSHIRE.
Q CONDITION, SECTION 2.4.A

THE BASE OF THE BUILDING IS OF DIFFERENT MATERIAL (STONE) FROM THE REST OF THE BUILDING
(COD, SECTION 6, GUIDELINE 5, STANDARD 5A.)

SOFT CONTINUOUS LIGHTING TO BE INCORPORATED INTO PODIUM CURVES TO COMPLEMENT AND HIGHLIGHT THE UNIQUE VOLUME.
(COD, SECTION 6, GUIDELINE 10, STANDARD 10C)

6' WIDE VERTICAL DOOR PORTALS BREAKS THE STOREFRONT CONTINUITY.
(COD, SECTION 6, GUIDELINE 1, STANDARD 1C.)

EXPRESSED ARCHITECTURAL BAYS (DOOR ENTRY PORTAL) TO BREAK DOWN THE STREET WALL.
(COD, SECTION 6, GUIDELINE 1, STANDARD 1A.)

ALL RETAIL ENTRIES COMPRISED OF A STAINLESS STEEL PORTAL WITH A CANOPIES TO CREATE A DISTINCT ARCHITECTURAL TREATMENT.
(COD, SECTION 6, GUIDELINE 3, STANDARD 3A.)
(COD, SECTION 7, GUIDELINE 7, STANDARD 7A)

ALL GROUND FLOOR GLAZING TO BE CLEAR GLASS.
(COD, SECTION 6, GUIDELINE 6, STANDARD 6A.)

THE GROUND FLOOR FACADE OF ALL BUILDINGS HAS OVER 60% OF GLAZING. (REFER TO FLOOR PLAN FOR INFORMATION)
Q CONDITION, SECTION 2.3.A

ALL RETAILS SPACES HAVE AT LEAST ONE ENTRYWAY ON WILSHIRE WHICH WILL BE UNLOCKED DURING BUSINESS HOURS.
Q CONDITION, SECTION 2.1.B

EXISTING DOOR TO REMAIN PER COD, SECTION 6, GUIDELINE 3, SECTION 3B: " BUILDING CONSTRUCTED ON A CORNER SHOULD PLACE THE DOMINANT ENTRY ON THE CORNER AT A DIAGONAL."

1 STREET VIEW - WILSHIRE BLVD. LOOKING NORTH
SCALE: N.T.S.

12/13/2019 3:23 PM

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304 S. BROADWAY
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PROJECT NAME
5411 WILSHIRE

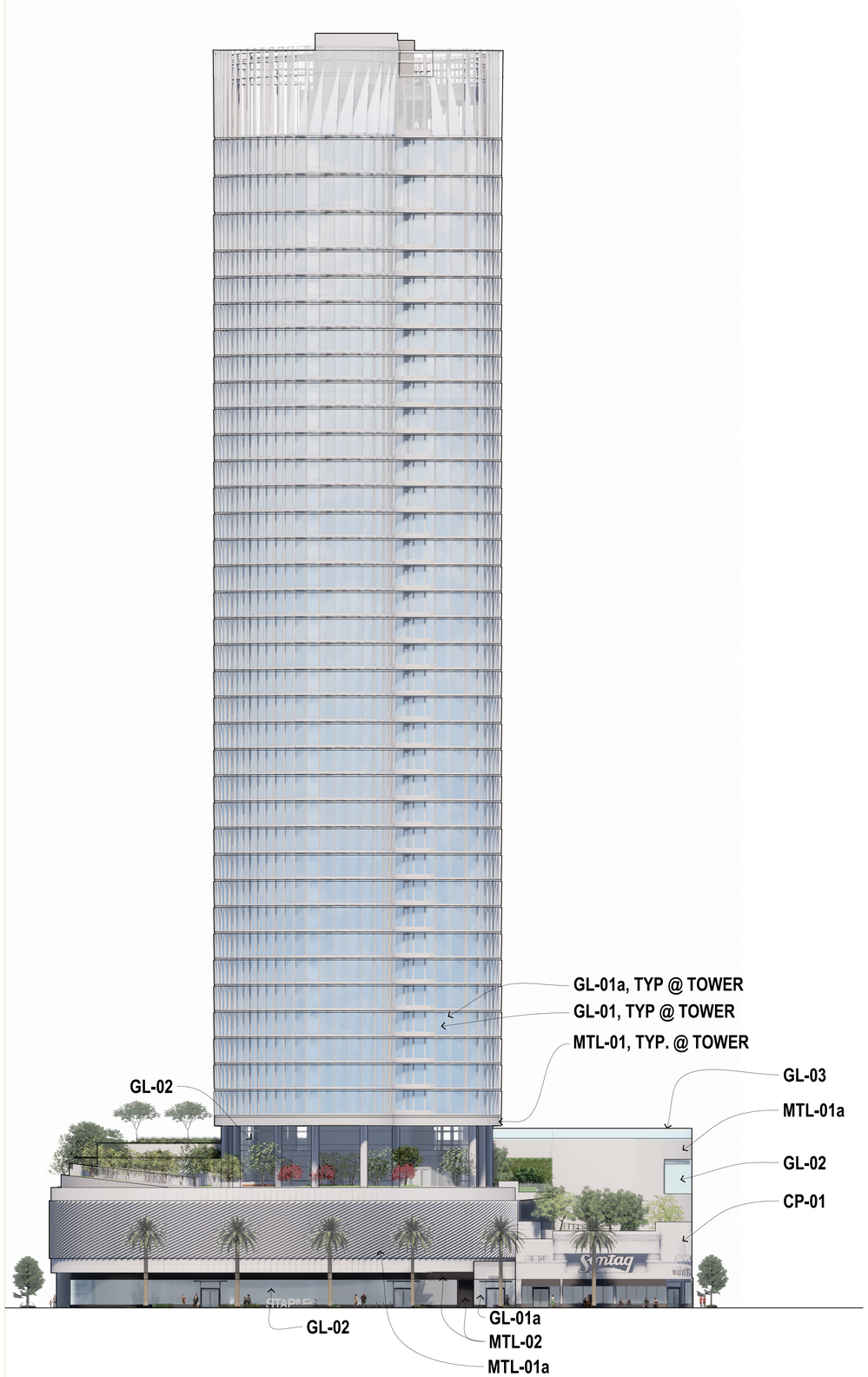
PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET
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NOT FOR CONSTRUCTION

SHEET NAME
CODE COMPLIANCE DIAGRAM - WILSHIRE BLVD./CLOVERDALE AVENUE

SHEET NO.
PL-411



BUILDING MATERIAL



GL-01 - LOW IRON GLASS TO BE DOUBLE SILVER COATING WITH A VISIBLE LIGHTING TRANSMITTANCE OF .46 AND A REFLECTIVITY OF .27



GL-01a - LOW IRON GLASS WITH CERAMIC ART DECO PATTERN



GL-02 - LOW IRON GLASS TO BE TRIPLE SILVER COATING WITH A VISIBLE LIGHTING TRANSMITTANCE OF .79 AND A REFLECTIVITY OF .13



GL-03 - CLEAR LAMINATED GLASS FOR GUARDRAILS

CP-01 - SMOOTH TROWELED PLASTER, WHITE



MTL-01 - PAINTED METAL, BONE WHITE



MTL-01a - PAINTED METAL, BONE WHITE WITH SAND FINISH



MTL-02 - PAINTED METAL, DARK GRAPHITE GRAY

PAVING



ST-01 - BLACK GRANITE



ST-02 - WHITE GRANITE



CT-01 - LITHOCRETE

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LOS ANGELES, CA 90036

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SHEET NAME
MATERIAL BOARD

SHEET NO.
PL-810



2 STREET VIEW - WILSHIRE BLVD. (LOOKING EAST)
SCALE: N.T.S.



1 STREET VIEW - WILSHIRE BLVD. (LOOKING WEST)
SCALE: N.T.S.

12/16/2019 8:22 AM

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PROJECT NAME
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LOS ANGELES, CA 90036

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SHEET NAME
PERSPECTIVES

SHEET NO.
PL-901



1 STREET VIEW - S. COCHRAN AVE. (LOOKING SOUTH)
SCALE: N.T.S.

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SHEET NAME
PERSPECTIVES

SHEET NO.
PL-902

12/16/2019 3:27 PM



2 AERIAL VIEW (LOOKING EAST)
SCALE: N.T.S.



1 STREET VIEW - S. CLOVERDALE AVE. (LOOKING SOUTH)
SCALE: N.T.S.

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SHEET NAME
PERSPECTIVES

SHEET NO.
PL-903

12/11/2019 10:45 AM



1 AERIAL VIEW (LOOKING WEST)
SCALE: N.T.S.

12/11/2019 5:05 PM

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SHEET NAME
PERSPECTIVES

SHEET NO.
PL-904



2 STREET VIEW - WILSHIRE BLVD. (SOUTHEAST CORNER)
SCALE: N.T.S.



1 STREET VIEW - WILSHIRE BLVD. (SOUTHEAST CORNER)
SCALE: N.T.S.

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SHEET NAME
PERSPECTIVES

SHEET NO.
PL-905

12/12/2019 9:54 AM



2 STREET VIEW - S. COCHRAN AVE. (LOOKING EAST)
SCALE: N.T.S.



1 STREET VIEW - S. COCHRAN AVE. (LOOKING SOUTH)
SCALE: N.T.S.

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SHEET NAME
PERSPECTIVES

SHEET NO.
PL-906

12/16/2019 5:00 PM



1 WILSHIRE FACING STOREFRONT (LOOKING WEST)
SCALE: N.T.S.

12/16/2019 8:29 AM

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NOT FOR CONSTRUCTION

SHEET NAME
PERSPECTIVES

SHEET NO.
PL-907



1 PERSPECTIVE (LOOKING EAST)
SCALE: N.T.S.

12/16/2019 4:37 PM

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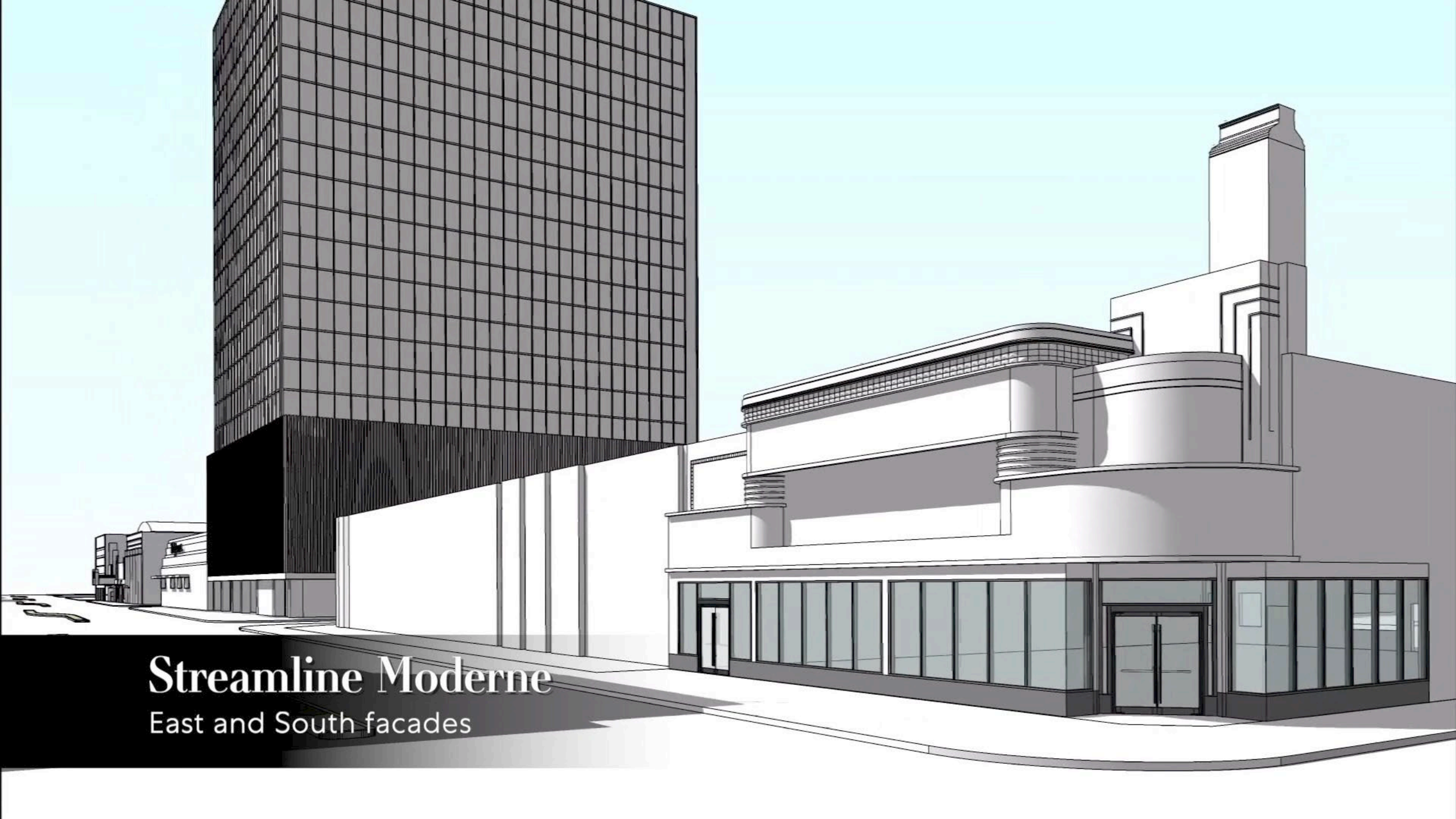
SHEET NAME
PERSPECTIVES

SHEET NO.
PL-908



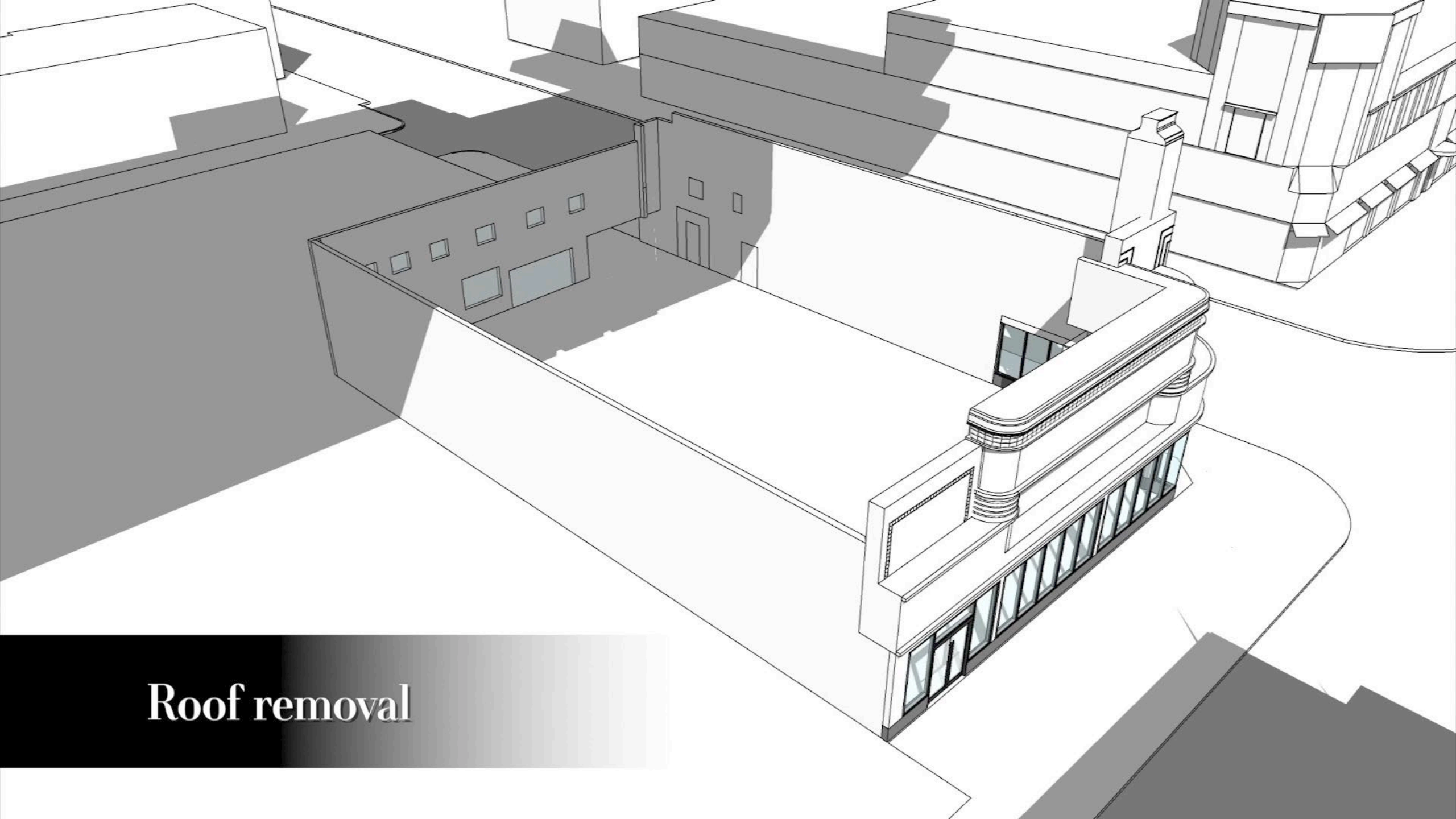
5401 Wilshire – today



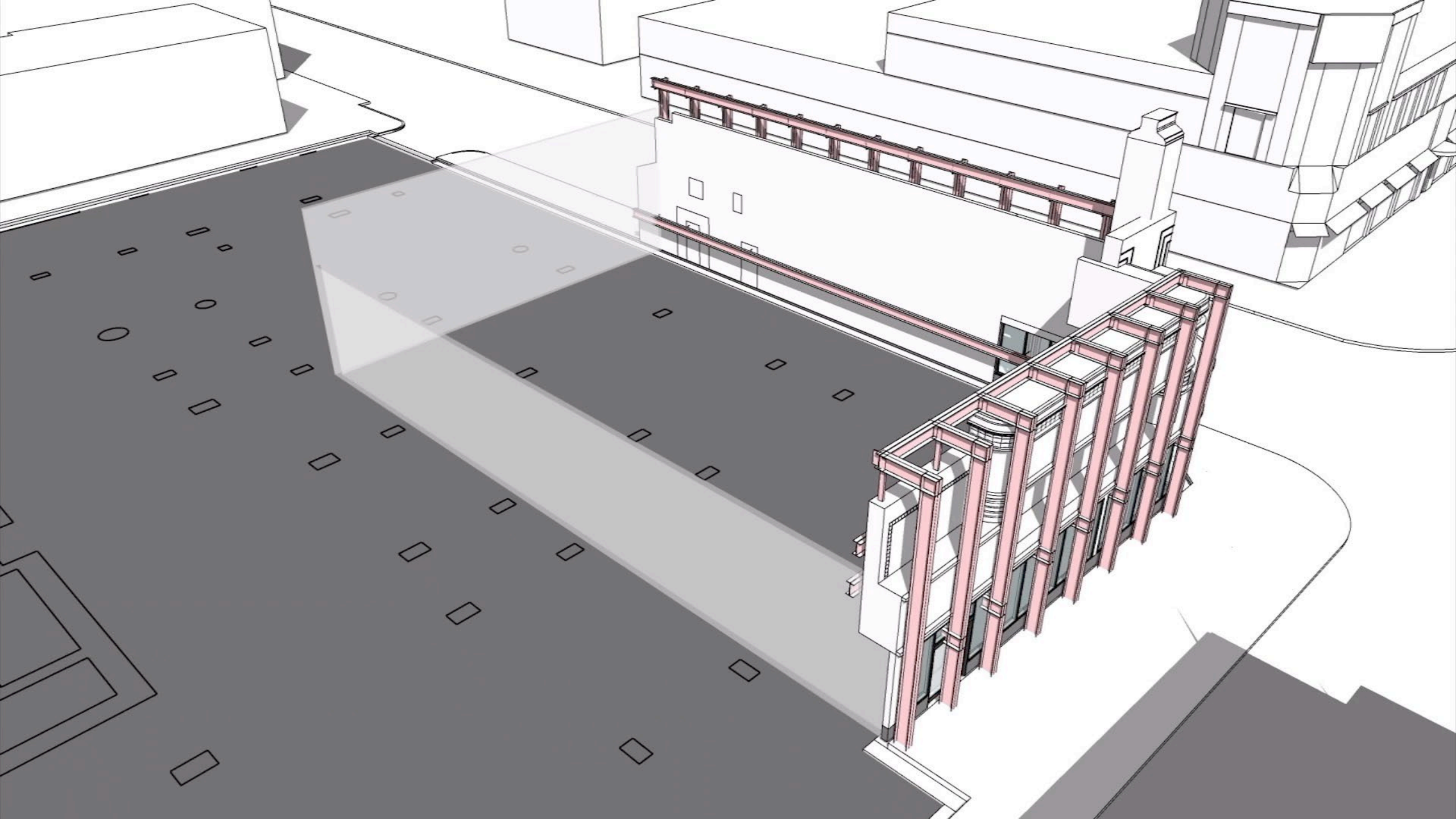


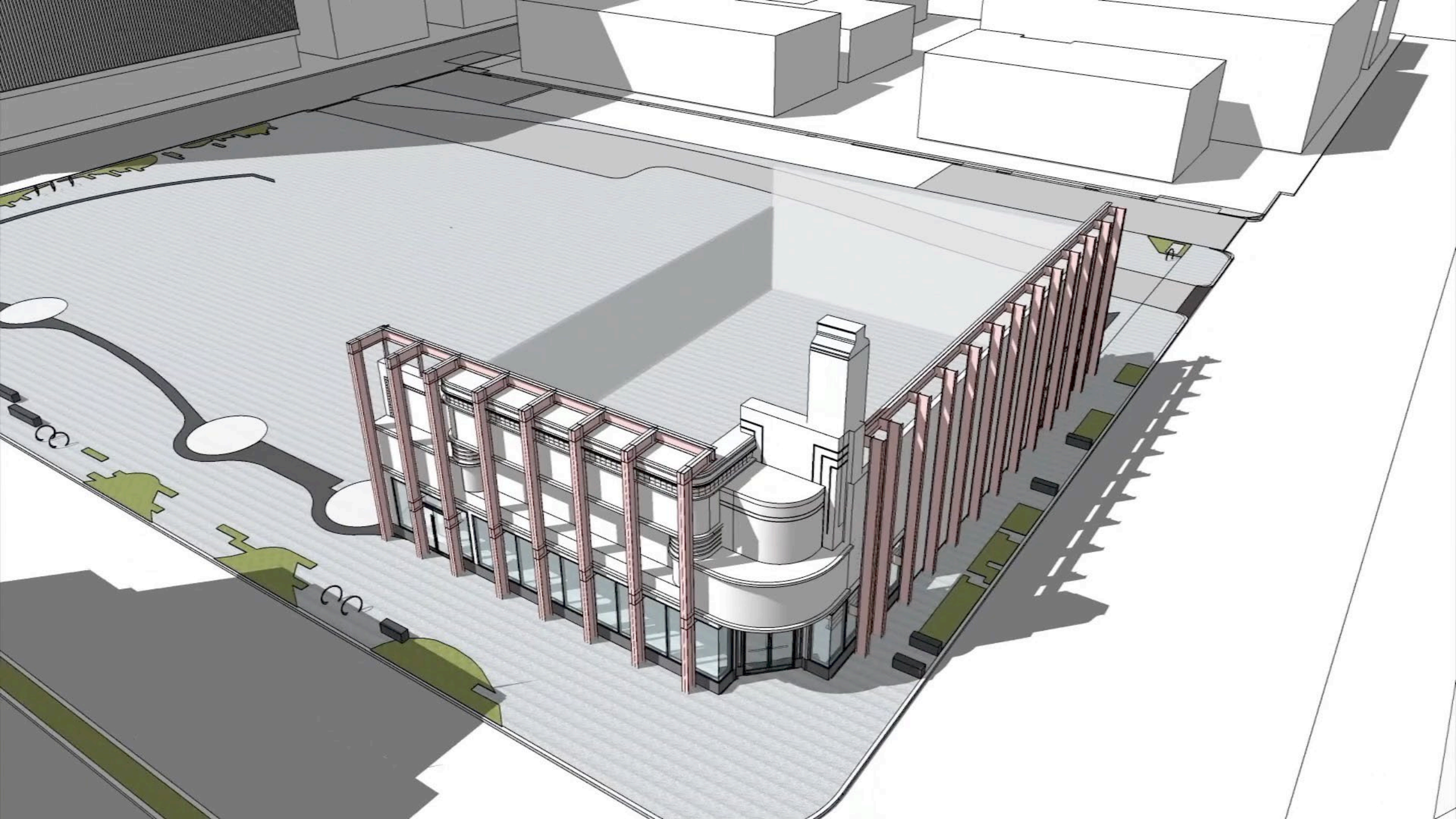
Streamline Moderne

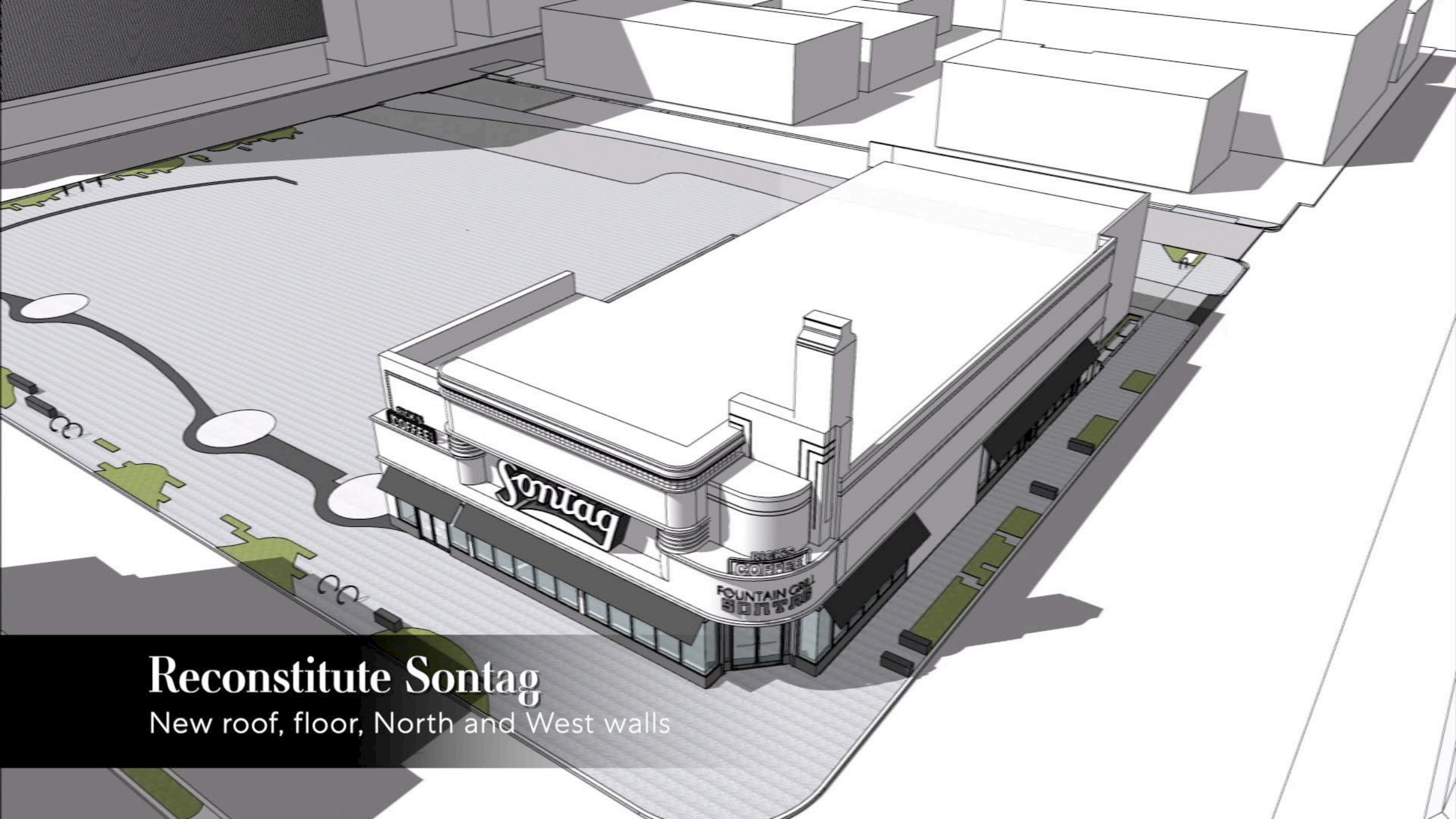
East and South facades



Roof removal







Reconstitute Sontag

New roof, floor, North and West walls



5401 Wilshire - completion