

HISTORIC RESOURCES GROUP

HISTORICAL RESOURCES REPORT | 1201 N. GOWER STREET APRIL 11, 2023



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prepared for

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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 1201 N. Gower Street in Hollywood, and, if so, to identify potential impacts to historical resources caused by the proposed Project.

The Project Site contains an apartment complex occupying the southern half of a block bounded by Fountain Avenue to the north, Lexington Avenue to the south, Gower Street to the east, and Lodi Place to the west. The apartment complex is composed of three two-story apartment buildings and two one-story parking garages unified by landscaped areas and pedestrian circulation paths. Designed by noted architect Maxwell Maltzman, the apartment complex was constructed in 1941.

The proposed Project would redevelop an existing multi-family residential property adding additional units and associated parking. As proposed, the Project includes the demolition of three existing buildings, construction of a new replacement building, and the retention and renovation of two additional existing buildings.

The Project Site was previously evaluated for historic significance in the 2010 Community Redevelopment Area (CRA) survey of the Hollywood Redevelopment Project Area and the subsequent 2020 CRA survey update. It was found eligible for listing in the California Register in the 2010 survey, but was reevaluated and found not eligible for federal, state, or local designation in the 2020 update.

Reevaluation of the Project Site in this report confirms the findings of the 2020 CRA survey update and determined that the Project Site at 1201 N. Gower Street is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument.

The proposed Project would redevelop an existing multi-family residential property adding additional units and associated parking. As proposed, the Project includes the demolition of three existing buildings, construction of a new replacement building, and the retention and renovation of two additional existing buildings.

The proposed Project was evaluated for potential impacts to designated and identified historical resources located on the Project Site and in the near vicinity of the Project Site. Analysis of potential impacts does not reveal any potential impacts to historical resources. Because the Project Site does not contain any historical resources and all of the demolition and construction activity will be contained to the Project Site, no historical resources will be

¹ California PRC, Section 21084.1.

demolished, altered, rehabilitated, converted, or relocated by the Project. The YWCA Hollywood Studio Club building, located directly across the street to the west, is sufficiently distanced from the Project Site so that it will not be adversely affected by the proposed Project. For these reasons, the Project will not result in significant impacts to historical resources as defined by CEQA.

2.0 PROJECT DESCRIPTION

The Project Site is located in a subset of the Hollywood Community Plan Area of the City of Los Angeles, which was identified as a Redevelopment Project Area in 1984. The Project Site occupies a single parcel (APN 5534004001) which contain an apartment complex constructed in 1941. It is composed of three 2-story multi-family residential buildings and two one-story parking garages unified by landscaped areas, courtyards and pedestrian paths. The Project Site occupies the southern half of the block bounded by Fountain Avenue to the north, Gower Street to the east, Lexington Avenue to the south, and Lodi Place to the west.

The Project includes the demolition and removal of the two Garage Buildings and Building 1 (containing 28 dwelling units) from the Project Site and the development of a 180,155-square-foot addition to Building 2 (refer to Figure 2-4) that would include 108 multi-family residential units, of which 16 units (i.e., 15 percent of the base dwelling units) would be set aside for Very Low Income households. In addition, 2 Low Income (LI) replacement housing units would be provided. The building addition would be eight stories over one subterranean level (reaching a maximum building height of 95 feet), inclusive of six levels of residential uses, over two levels of aboveground parking. The subterranean level would be used for storage. The mix of the unit types includes 54 three-bedroom units and 54 four-bedroom units.

Figure 1: Location Map



3.0 METHODOLOGY

The Project Site was evaluated using integrity thresholds and eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument. The field methods and analysis are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Los Angeles Office of Historic Resources for evaluating potential historic resources; and an identification of physical features and historic integrity ascertained during the site visit and through building records.

This report was prepared using sources related to the history and development of the Project Site. The following sources were consulted:

- Building permits
- Historic newspaper articles
- Historic aerial photography
- Sanborn Fire Insurance maps
- Other primary and secondary sources relevant to the history of the site
- Survey Report for the Hollywood Redevelopment Project area for historic context, description and survey findings of the area
- SurveyLA Survey Report for the Hollywood CPA for historic context, description and survey findings of the area

PROJECT TEAM

Research, field inspection, and analysis were performed by Paul Travis, AICP, Managing Principal; Heather Goers, Senior Architectural Historian; Ani Mnatsakanyan, Associate Architectural Historian; and Robby Aranguren, Planning Associate/GIS Specialist, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

AREA OF INVESTIGATION

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 Site Vicinity). 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 Project Site Vicinity 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 Project Site Vicinity 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. Properties beyond the Project Site Vicinity 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 Project Site Vicinity 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.

4.0 REGULATORY FRAMEWORK

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 “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

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

CEQA evaluations include 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.²

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.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which

² *League for the Protection of Oakland's Architectural and Historic Resources v. City of Oakland*, 52 Cal. App. 4th 896,

906-7 (1997).

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).

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.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Los Angeles General Plan;
- The City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.171);
- The City of Los Angeles Historic Preservation Overlay Zone Ordinance (Los Angeles Municipal Code [LAMC], Section 12.20.3); and
- The City of Los Angeles Historic Resources Survey (SurveyLA).

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment.”³

The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.⁴ Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.⁵

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.⁶ A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district’s significance and historic integrity determine its boundaries.

A resource that is listed in or eligible for listing in the National Register is considered a “historic property” under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A.** Are associated with events that have made a significant contribution to the broad patterns of our history;

³ 36 Code of Federal Regulations (CFR) 60.
https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed September 2021).

⁴ The identification of archaeological sites and traditional cultural properties is outside the scope of this report.

⁵ United States Department of the Interior, National Park

Service, “National Historic Landmarks: Frequently Asked Questions,”

<https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm>. (accessed September 2021).

⁶ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.

- B. Are associated with the lives of persons significant in our past;
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.⁷

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. National Register Bulletin #15 states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning... is made clear.”⁸ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as “the ability of a property to convey its significance.”⁹ The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

⁷ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

⁸ United States Department of the Interior, National

Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 7-8.

⁹ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

- *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.¹⁰

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹¹ The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.¹² Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

- A.** It is 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; or
- B.** It is associated with the lives of persons important to local, California or national history; or
- C.** It 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; or
- D.** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.¹³

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the

¹⁰ U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, 1995), 44-45.

¹¹ California Public Resources Code, Section 5024.1[a]. http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1 (accessed

September 2021).

¹² California Public Resources Code, Section 5024.1[b] http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1 (accessed September 2021).

¹³ Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

National Register, but it may still be eligible for listing in the California Register.

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

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

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

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS (HCMS)

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and most recently amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission (CHC) and criteria for designating a Historic-Cultural Monument (HCM). The CHC is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The City of Los Angeles Cultural Heritage Ordinance states that an HCM designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature and meet one of the following criteria:

- E.** The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
- F.** The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history; or
- G.** The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or

architect whose individual genius influenced his or her age.¹⁴

Unlike the National and California Registers, the Cultural Heritage Ordinance makes no mention of concepts such as physical integrity or period of significance. However, in practice, the seven aspects of integrity from the National Register and California Register are applied similarly and the threshold of integrity for individual eligibility is similar. It is common for the CHC to consider alterations to nominated properties in making its recommendations on designations. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs. In addition, the LAMC Section 91.106.4.5 states that the Los Angeles Department of Building and Safety “shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of HCMs, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the CEQA Initial Study and Check List, as specified in Section 19.05 of the LAMC. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.”¹⁵

CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONES (HPOZS)

The Los Angeles City Council adopted the ordinance enabling the creation of HPOZs in 1979; most recently, this ordinance was amended in 2017. Angelino Heights became Los Angeles’ first HPOZ in 1983. The City currently contains 35 HPOZs. An HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.¹⁶ Each HPOZ is established with a historic resources survey, a historic context statement, and a preservation plan. The historic resources survey identifies all contributing and non-contributing features and lots. The context statement identifies the historic context, themes, and subthemes of the HPOZ as well as the period of significance. The preservation plan contains guidelines that inform appropriate methods of maintenance, rehabilitation, restoration, and new construction. Contributing elements are defined as any building, structure, landscaping, or natural feature identified in the historic resources survey as contributing to the historic significance of the HPOZ, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.¹⁷ For CEQA purposes, contributing elements are treated as

¹⁴ City of Los Angeles, Los Angeles Administrative Code, Section 22.171.7.

¹⁵ City of Los Angeles, Los Angeles Municipal Code, Section 91.106.4.5.1.

¹⁶ City of Los Angeles, Los Angeles Municipal Code, Section 12.20.3.

¹⁷ City of Los Angeles, Los Angeles Municipal Code, Section 12.20.3.

contributing features to a historic district, which is the historical resource. Non-contributing elements are any building, structure, landscaping, natural feature identified in the Historic Resources Survey as being built outside of the identified period of significance or not containing a sufficient level of integrity. For CEQA purposes, non-contributing elements are not treated as contributing features to a historical resource.

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 decisions and support City policy goals and processes.¹⁸

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.¹⁹ 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.²⁰

The Project Site falls within the boundaries of the Hollywood Redevelopment Project Area (RPA), which is located in the Hollywood Community Plan Area (CPA). The area comprising the Project Site was surveyed most recently as part of the CRA/LA survey of the Hollywood RPA in 2020.²¹

¹⁸ 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 November 2020). Resources identified through SurveyLA are not designated resources; designation is a separate process that requires public hearings and property owner notification.

¹⁹ 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 November 2020).

²⁰ SurveyLA Los Angeles Historic Resources Survey, "Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020."

²¹ "Historic Resources Survey Report: Hollywood Redevelopment Plan Area," prepared for the City of Los

Hollywood Community Plan Area

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

The 1988 Hollywood Community Plan does not specifically address historic resources; however, a stated objective of the 1988 Plan is to “encourage the protection and enhancement of the varied and distinctive residential character of the Community...” In addition, Housing Policy in the 1988 Plan version “encourages the protection and enhancement of well-defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zones where appropriate, and/or (2) preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character.”²²

The Plan also reiterates that it is “the City's policy that the Hollywood Community Plan incorporate the sites designated on the Cultural and Historical Monuments Element of the General Plan.”²³

Hollywood Redevelopment Project Area

The Project Site is contained within the Hollywood Redevelopment Project Area (RPA), which is generally bounded by Franklin Avenue on the north, Serrano Avenue on the east, Santa Monica Boulevard and Fountain Avenue on the south, and La Brea Avenue on the west. The Hollywood Redevelopment Project will expire in 2028. The Hollywood RPA was established in 1984 by the Community Redevelopment Agency (CRA). The CRA was dissolved on February 6, 2012, and administration of the Hollywood RPA has been transferred to the CRA/LA, a Designated Local Authority (DLA) and successor to the CRA and may transfer to the City Planning Department.

The Hollywood Redevelopment Project's goals include “the retention, restoration and appropriate reuse of existing buildings, groupings of buildings, and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.”²⁴

Angeles Department of City Planning Office of Historic Resources by Architectural Resources Group, GPA Consulting, and Historic Resources Group, July 28, 2020, https://planning.lacity.org/odocument/74350ef7-7041-4c77-b5bb-6e3ca4e77dac/HollywoodRDP_HistoricResourcesSurveyReport_REV013020.pdf (accessed February 2022).

²² “Hollywood Community Plan,” December 13, 1988, [https://planning.lacity.org/odocument/78322462-6303-](https://planning.lacity.org/odocument/78322462-6303-410a-ae8d-8435483c3b41/Hollywood_Community_Plan.pdf)

[410a-ae8d-8435483c3b41/Hollywood_Community_Plan.pdf](https://planning.lacity.org/odocument/78322462-6303-410a-ae8d-8435483c3b41/Hollywood_Community_Plan.pdf) (accessed November 2020).

²³ “Hollywood Community Plan.”

²⁴ Section 3 [300.11], “New Community Plan Program: Hollywood Community Plan Update,” <http://cityplanning.lacity.org/cpu/hollywood/HwdPlanUpdates.htm> (accessed March 2017).

Policies and guidelines for the preservation, rehabilitation, and retention of historic properties are discussed in Section 5.11 of the Redevelopment Plan.²⁵

As part of its responsibilities in implementing the Hollywood Redevelopment Plan, the CRA compiled historic survey data on properties within the Hollywood RPA. Property evaluations from historic surveys in 1986, 1997, 2003, and 2010 were compiled and made available on the CRA website. The area comprising the Project Site was surveyed most recently in 2020 as part of the CRA/LA survey of the Hollywood RPA.²⁶

²⁵The CRA released draft Urban Design Guidelines for the Hollywood Boulevard District and Franklin Avenue Design District areas in the autumn of 2011 to guide development within the Hollywood Redevelopment Plan area. These guidelines “encourage preservation, restoration, and

appropriate reuse of historically or architecturally significant structures.”

²⁶ “Historic Resources Survey Report: Hollywood Redevelopment Plan Area.”

5.0 SUMMARY OF PREVIOUS EVALUATIONS

Community Redevelopment Area Survey

The Project Site is located within the Hollywood Redevelopment Project Area, which is generally bounded by Franklin Avenue to the north, Fountain Avenue and Santa Monica Boulevard to the south, Serrano Avenue to the east, and La Brea Avenue to the west. The Redevelopment Project Area is located within the Hollywood Community Plan Area (CPA) and was established by the Community Redevelopment Agency (CRA) in 1984 to encourage revitalization within central Hollywood. The CRA was dissolved on February 6, 2012, and administration of the Hollywood Redevelopment Project Area was transferred to the CRA/LA, a Designated Local Authority (DLA) and successor to the CRA. The administration was then transferred to the City Planning Department in 2019.²⁷

As part of its responsibilities in implementing the Hollywood Redevelopment Plan, the CRA compiled historic survey data on properties within the Hollywood Redevelopment Project Area. Property evaluations from various historic surveys in 1986, 1997, and 2003 were compiled in a data table that was made available on the CRA website. An intensive-level survey of the Hollywood Redevelopment Project Area was conducted in 2010.²⁸ After the CRA was dissolved, the City continued this effort with an intensive-level survey update completed in 2020.²⁹ The 2020 survey update reevaluated all properties found eligible for historic listing in the 2010 survey using the historic contexts, registration requirements, and methodology established for SurveyLA, conforming evaluations of the Hollywood Redevelopment Project Area to SurveyLA findings for greater Hollywood and the City of Los Angeles. The 2020 survey update also benefitted from the breadth and depth of historic resources identified by SurveyLA for comparative analysis. The 2020 Hollywood CRA survey update was accepted by the City and published on the Los Angeles City Planning website.³⁰

The Project Site was identified by the 2010 CRA survey as eligible for historic listing and assigned a status code of 3CS, defined as “Appears eligible for California Register individually through survey evaluation.”³¹ The 2020 CRA survey update reevaluated the Project Site and did not find it eligible for historic listing, assigning the property a status code 7SQ which is defined by SurveyLA as “Individual property assessed for significance in accordance with the SurveyLA Multiple Property Documentation approach, but does not meet eligibility standards.”

²⁷ City of Los Angeles Ordinance No. 186325, September 20, 2019.

²⁸ Community Redevelopment Agency of the City of Los Angeles, *Historic Resources Survey Hollywood Redevelopment Area*, prepared by Chattel Architecture, Planning & Preservation, February 2010.

²⁹ Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey*

Report, Hollywood Redevelopment Plan Area, prepared for CRA/LA, January 28, 2020.

³⁰

³¹ Community Redevelopment Agency of the City of Los Angeles, *Historic Resources Survey Hollywood Redevelopment Area*, prepared by Chattel Architecture, Planning & Preservation, February 2010.

SurveyLA

SurveyLA is the City of Los Angeles' citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation, and overseen by the City's Office of Historic Resources. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments and Historic Preservation Overlay Zones.

Some parts of Los Angeles were surveyed concurrent with SurveyLA under the direction of the Community Redevelopment Agency and were not reevaluated by SurveyLA. The Hollywood Redevelopment Project Area, surveyed by the CRA in 2010, was therefore not examined as part of SurveyLA. However, as noted above, this area was resurveyed in 2020 when responsibility for the CRA transferred to the City of Los Angeles.

Built Environment Resources Directory (BERD)

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. No buildings or features on the Project Site are listed in the BERD.³²

The BERD does record a set of 16 properties collectively listed as "N. Gower Ave, 1100-1200 Blocks." Each of the 16 properties is listed with a status code of 5D2, meaning "Contributor to a district that is eligible for local listing or designation." All 16 properties are located on Gower Street and were constructed between 1908 and 1930. The BERD listing does not reference a date for the district listing but it is believed to be from the 1986 survey of the Hollywood Redevelopment Area. At that time, historic survey practice in California often evaluated groupings of buildings on individual streets. The result was a collection of buildings identified by address blocks such as the "300 – 400 blocks of Main Street." A similar grouping of buildings on a neighboring street would be identified separately i.e. "the 400 - 600 blocks of Elm Street." Today, standard historic resources survey practice regards neighboring buildings of similar periods and contexts as a single district regardless of their street address.

The Project Site, although located in the 1200 block of N. Gower Street, is not included as a contributing property in the BERD listing. This is presumably because the Project Site was constructed in 1941, outside the 1908-1930 period. Potential districts in Hollywood that were

³² California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County,"

2021.

identified as street blocks in the past have since been re-evaluated based on the standard survey practices used today. Many of the 16 properties on N. Gower Street listed in the BERD with the 5D2 status code have been demolished and replaced with more recent development or have been substantially altered. No historic district has been identified in the vicinity of the Project Site in more recent surveys of Hollywood. For these reasons, the 1100-1200 blocks of N. Gower Street are not considered a historic district in this report for the purposes of CEQA.

Historical Resources in the Project Site Vicinity

One historical resource in the near vicinity of the Project Site has been previously identified. This is the YWCA Hollywood Studio Club located across the street from the Project Site at 1215-1233 Lodi Place which is designated as Los Angeles Historic-Cultural Monument No. 175 (1977) and is listed in the National Register of Historic Places (1980) as an individual historic resource.³³ Because the YWCA Hollywood Studio Club is listed in the National Register, it is also listed in the California Register.

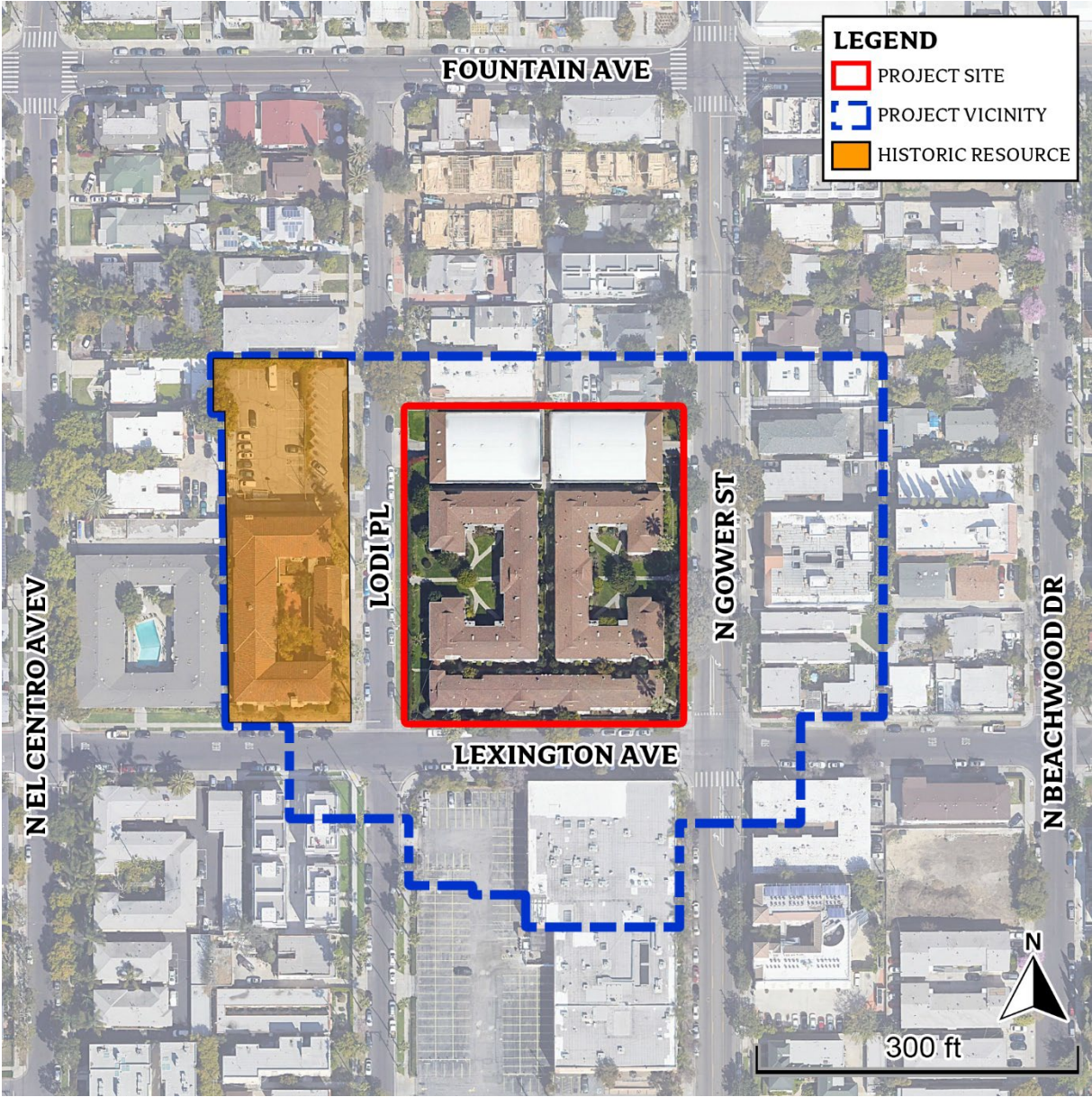
The two- and three-story building was constructed in 1925 and officially opened in 1926 under the auspices of the YWCA as a safe and inexpensive residence for young women pursuing careers in the motion picture industry. Designed in a Mediterranean Revival architectural style by renown California architect Julia Morgan, the building wraps an interior courtyard. Many residents went on to have substantial careers in the entertainment industry including actresses Maureen O'Sullivan, Donna Reed, Marilyn Monroe, Kim Novak, Rita Moreno, Nancy Kwan, and Sharon Tate.

By the late 1960s, aspiring actresses no longer made up the majority of residents and the Hollywood Studio Club largely functioned as a general and inexpensive hotel for transient women. Financial difficulties and serious fire code issues further compromised the Studio Club's operations and it finally closed in 1975.

³³ Historic Places LA website accessed May 2022
[http://www.historicplacesla.org/reports/c633787a-b156-](http://www.historicplacesla.org/reports/c633787a-b156-4195-8b5c-937dfe7ed44d)

[4195-8b5c-937dfe7ed44d](http://www.historicplacesla.org/reports/c633787a-b156-4195-8b5c-937dfe7ed44d)

Figure 2: Historic Resources in the Project Site Vicinity



6.0 HISTORY AND DESCRIPTION OF THE SURROUNDING AREA

Late 19th and Early 20th Century Development in Hollywood

The area that became Hollywood was originally part of two former Spanish land grants: Rancho La Brea and Rancho Los Feliz.³⁴ These two ranchos were strategically oriented along the Cahuenga Pass, a major transportation corridor to the north, and the growing city of Los Angeles to the south. The Cahuenga Pass encompassed part of the Camino Real del Rey, which was the principal coastal passageway and used continuously as a trail facilitating commerce, livestock transport, and travel since the earliest Spanish exploration. Hollywood began as a small agricultural community in the nineteenth century. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. A freight rail line was first constructed in 1887-1888, linking Hollywood to downtown Los Angeles. The fields and orchards of the nineteenth century increasingly gave way to speculative real estate development by the turn of the twentieth century.

In 1900, the Cahuenga Valley Improvement Association was established to guide real estate development in the area, just as the first electric track down the length of Prospect Avenue (present day Hollywood Boulevard) was completed.³⁵ Other streetcar lines soon followed, including along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive.

In 1903, the City of Hollywood officially incorporated with a population of 700. In 1904, gas lines were laid, the streets were numbered, and a single track of the Los Angeles Pacific Railroad was placed perpendicular to the electric track already on Prospect Avenue.³⁶ As the area became increasingly developed, churches, clubs, and schools were built in proximity to the grand single-family residences that lined Hollywood Boulevard and other nearby streets. By 1909, like many of its neighboring communities, Hollywood had experienced immense growth. While its population in 1903 was a mere 700, by 1909 it had reached 4,000.³⁷ Though dwarfed by the neighboring City with 100,000 inhabitants, the small City of Hollywood quickly began to experience water shortages, drainage issues, and sewage problems, and less than ten years later

³⁴ Portions of the historic context have been excerpted and adapted from the "SurveyLA Los Angeles Historic Resources Survey Report: Hollywood Community Plan Area," August 2011, revised November 2015, prepared for the City of Los Angeles by Historic Resources Group, Pasadena, CA, [https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-](https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood_SurveyReport.pdf)

[e67694613161/SurveyLAHollywood_SurveyReport.pdf](https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood_SurveyReport.pdf) (accessed January 2022).

³⁵ Gregory Paul Williams, *The Story of Hollywood: An Illustrated History* (BL Press LLC, 2011), 29.

³⁶ Williams, 43.

³⁷ Bruce T. Torrence, *Hollywood: The First 100 Years* (Hollywood, CA: Hollywood Chamber of Commerce & Fiske Enterprises, 1979), 9.

Hollywood began to reconsider its status as an independent city.³⁸ In February of 1910, Hollywood was consolidated to the City to take advantage the City's established sewer system and the anticipated new water supply created by the Los Angeles Aqueduct, which was then under construction. The pre-consolidation area boundary is generally defined by the southernmost portion of the Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.

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

As Hollywood began to grow more commercial in nature beginning in the late teens, it also began to lose its status as a prestigious address. Many of the mansions that lined Hollywood Boulevard were abandoned by 1925, as developments such as Hancock Park and Beverly Hills drew elite residents away from the district.³⁹ In the mid-to-late 1930s, the glamorous image of Hollywood as a national fashion and entertainment destination began to fade. This was due in part to the effects of the Great Depression. During this era, the area experienced little in the way of growth but much in the way of increased commercial activity in a manner that reinforced Hollywood's role as a hub between Los Angeles and adjacent communities.

World War II and Post-World War II Development

The United States' entry into World War II commenced following the bombing of Pearl Harbor in December 1941.⁴⁰ Wartime austerity had a dramatic impact on the landscape of Los Angeles, and Hollywood was no exception. Residential construction was halted for the duration of the war, and existing businesses and manufacturing operations were converted for the production and distribution of materials essential to the war effort.

Since Los Angeles served as a major point of departure for combat in the Pacific, Hollywood

³⁸ Williams, 52-53.

³⁹ Williams, 132.

⁴⁰ Information about Hollywood's development from World War II through the late 20th century largely adapted

from Historic Resources Group, *Historic Context Statement: Entertainment Industry Support Services*, prepared for Hollywood Heritage, October 19, 2017.

became a hub of entertainment and tourism for GIs passing through town before leaving for the battlefield.⁴¹ Area hotels were booked solid, and the United Servicemen's Organization (USO) opened three Hollywood outposts in 1941. The famed Hollywood Canteen also opened in 1942, offering visiting servicemen an opportunity to be served by their favorite film stars. With travel during wartime restricted to essential business only, visits from servicemen saved many Hollywood nightspots from going under during the war.⁴²

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

By the 1950s, motion picture operations began to relocate to other areas, and the major industry in Hollywood shifted to tourism. During the early 1950s, the Hollywood Freeway cut through the northeast corner of Hollywood, and widespread automobile ownership coupled with the development of the freeway system pulled new development to previously outlying areas on the West Side and in the San Fernando Valley. Later in the decade, the famous Capitol Records Building was constructed on Vine Street and the Hollywood Walk of Fame was created on Hollywood Boulevard as a tribute to actors, directors, and other contributors to the entertainment industry.

Late 20th Century Development

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

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

⁴¹ Williams, 269.

⁴² Williams, 270.

preserve historically significant buildings.

At the dawn of the new millennium, Hollywood began to experience a resurgence that continues today. In June 1999, the Hollywood extension of the Los Angeles County Metro Rail Red Line subway connected Downtown Los Angeles to the San Fernando Valley, with stops along Hollywood Boulevard at Western Avenue, Vine Street, and Highland Avenue.

Additionally, the establishment of the city's Adaptive Reuse ordinance greatly facilitated the reuse of under-utilized historic buildings into new housing. New, large-scale mixed-use projects – Hollywood & Highland (including the Kodak Theater), the Renaissance Hotel, the W Hotel at Hollywood and Vine – along with the Red Line subway stations, have helped to revitalize Hollywood's streets and its economy, bringing with it an influx of new residents and tourists, higher rents, and new development pressures. Sunset Boulevard in particular has seen numerous new projects in recent years, including new hotels, office towers, and apartment buildings, all of which add new height and density to the busy thoroughfare.

7.0 DESCRIPTION OF THE PROJECT SITE

Current Setting

The Project Site is in a subset of the Hollywood Community Plan Area, which was identified as a Redevelopment Project Area in 1984. The Project Site occupies a single parcel which contain an apartment complex composed of three multi-family residential buildings and two parking garages unified by landscaped areas, courtyards and pedestrian paths.

The Project Site occupies the southern half of the block bounded by Fountain Avenue to the north, Gower Street to the east, Lexington Avenue to the south, and Lodi Place to the west. The surrounding area is characterized primarily by its relatively flat topography and mix of low- to mid-rise residential, industrial and commercial properties dating from the 1920s through the present day. The immediate surrounding area is largely characterized by multi-family residential buildings ranging between one- and four-stories in height. Commercial and industrial uses are located north, south, and west of the Project Site as one approaches Sunset Boulevard to the north, Santa Monica Boulevard to the south, and Vine Street to the west. Industrial uses in the area are primarily associated with the entertainment industry including the Hollywood Production Center immediately south of the Project Site and Sunset Gower Studios to the north. This area of Hollywood has been subject to decades of development, demolition, replacement and infill, and exhibits little architectural, stylistic, or functional cohesion.

Architectural Description

The Project Site is occupied by an apartment complex originally constructed in 1941. The complex consists of three two-story residential buildings and two one-story parking garages set within a unifying landscape of lawn, shrubbery, mature trees, and pedestrian circulation paths. The property is bordered by a wrought iron fence grown over with vines.

The buildings are of wood-frame construction with hipped roofs. Wall cladding is smooth stucco; roofing is composite shingle. The buildings appear to have been minimal traditional in style but almost all decorative detailing that might have existed has been stripped away since the original construction.

The apartment complex site plan is distinguished by two identical U-shaped apartment buildings at the center of the property. The two buildings face east (Gower Street) and west (Lodi Place), respectively, separated by a landscaped pedestrian path at their rear. Each building wraps a rectangular landscaped courtyard open toward the street. The U-shaped buildings are symmetrically arranged with pavilions marking a central entry at the back of each courtyard. Other entries, distinguished by flat, projecting canopies supported by wood posts, are located at the four interior corners of each courtyard. Fenestration consists primarily of aluminum sliding windows. Ground-floor windows at corners facing the courtyards are delineated by projecting

wood-surrounds wrapping the corner.

A third apartment building is located at the southern end of the property separated from the two courtyard buildings by an east-west oriented landscaped pedestrian path. This building is rectangular in plan and spans the full width of the two courtyard buildings. The south, street-facing façade is symmetrically arranged with two central pavilions delineating main entries to interior circulation between units. Like the two courtyard buildings, ground-floor windows at corners are delineated by projecting wood-surrounds wrapping the corner. The south façade also includes four sets of bay windows which are not present on the two courtyard buildings. Otherwise, fenestration consists of the same double and tripartite aluminum sliding windows found on the two courtyard buildings.

Two identical one-story garage buildings occupy the northern portion of the property, immediately north of the two courtyard buildings. The two buildings are rectangular in plan, of brick and concrete construction with truss roofs. Like the two courtyard buildings, the two garage buildings face east (Gower Street) and west (Lodi Place), respectively, directly accessing the street via concrete driveways. The street-facing openings are enclosed by metal gates.

Major Alterations

In 1983, the apartment complex was subject to substantial renovations. Windows were replaced with aluminum frame sliding windows, building exteriors were sandblasted, exterior walls were re-clad, and the garage buildings were re-roofed.⁴³ In 2001, metal security bars were added to the garage windows.⁴⁴ In 2007, 600 square feet of repairs to the roof of the garage were made.⁴⁵ It is clear roofing material for the three residential buildings was also replaced more recently although no permit was found to corroborate this.

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⁴³ City of Los Angeles Department of Building and Safety building permit LA57068, January 12, 1983; City of Los Angeles Department of Building and Safety building permit LA72907, September 20, 1983. City of Los Angeles Department of Building and Safety building permit LA67162, June 29, 1983. City of Los Angeles Department of Building and Safety building permit LA61945, April 14,

1983. City of Los Angeles Department of Building and Safety building permit LA68342, July 18, 1983.

⁴⁴ City of Los Angeles Department of Building and Safety building permit 01016-10000-24335, December 19, 2001.

⁴⁵ City of Los Angeles Department of Building and Safety building permit 07018-40000-24475, December 26, 2007.

EXISTING CONDITIONS PHOTOGRAPHS OF THE PROJECT SITE
(HISTORIC RESOURCES GROUP, FEBRUARY 2022)



Project Site looking northeast from Lexington Avenue and Lodi Place.



South façade of south residential building looking northwest from Lexington Avenue.



South façade of south residential building looking northeast from Lexington Avenue.



South façade of south residential building looking north from Lexington Avenue.



South façade of south residential building looking north from Lexington Avenue.



South façade of south residential building looking north from Lexington Avenue.



South residential building and west courtyard building looking northeast from Lexington Avenue and Lodi Place.



West courtyard building looking east from Lodi Place.



West courtyard building looking southeast from Lodi Place.



West garage entrance looking southeast from Lodi Place.



East façade of south residential building looking east from Gower Street.



East courtyard building looking west from Gower Street.



East garage entrance looking west from Gower Street.



Context view of Lodi Place, looking south from west garage driveway.



Context view of N. Gower Street, looking southwest from Gower Street.



Context view of N. Gower Street, looking northwest.



View of the YWCA Hollywood Studio Club, looking northwest from Lodi Place and Lexington Avenue.

8.0 SITE HISTORY

Development History

The Project Site was the homestead of Cornelius Cole, who owned much of the surrounding area that became the Colegrove Tract in Hollywood. According to a historic aerial photograph from 1938, the Project Site parcel was contained a large home and surrounding gardens just prior to development of the apartment complex that currently occupies the site. In keeping with the increasing density of Hollywood residential development during the 1920s and into the 1930s, surrounding areas are more tightly subdivided and parcels are largely built out with small houses, bungalow courts and small apartment buildings.

The apartment complex at 1201 N Gower Street (generally referred to as the Gower Apartments) was originally developed by the California Realty Corporation. Constructed in 1941, the complex was designed by noted Los Angeles architect Maxwell Maltzman in what appears to be a “Minimal Traditional” style. The entire half-block parcel was improved with two, two-story U-shaped apartment buildings located at the center of the parcel. Each building wrapped an open courtyard landscaped with lawn, shrubs, trees and curving paved sidewalks. In form, the two buildings are typical examples of courtyard apartment buildings, a multi-family residential property type that proliferated throughout Los Angeles from the 1920s through the 1960s. A third two-story building, a long rectangular bar, was constructed at the southern end of the parcel. Two one-story garage buildings completed the complex at the north end of the parcel. The property was unified by narrow landscaped front yards and internal pedestrian circulation paths.

A 1941 Los Angeles Times classified ad promotes “BRAND NEW” three, four, and five room apartments at the “The Gower Apts” with rents at \$40 and up. Amenities included carpet, refrigerator, venetian blinds, garage, and switchboard service.⁴⁶ As the United States entered World War II, 1201 Gower Street became one of many Los Angeles apartment buildings to house members of the armed services during the War. Individuals included First Lieutenant Oscar L. Kenyon who was credited with participating in the last bombing raid on Germany before the end of the War;⁴⁷ and Marine Corps Sergeant-Major Charles Francis who received the Congressional Medal of Honor for his service.⁴⁸ Others included Corporal Roger B. Laswell and Corporal Jesse F. Upp.⁴⁹

From its initial opening to the present day, 1201 N. Gower Street has continued to operate as a rental apartment complex. In 1983, the owners embarked on a series of renovations that included replacing all windows, exterior sandblasting, exterior stucco work, and roof repairs. It

⁴⁶ Classified ad, *The Los Angeles Times*, November 5, 1941.

⁴⁷ “Final Finale,” *Los Angeles Times*, June 17, 1945.

⁴⁸ *Hollywood Citizen-News*, July 20, 1946.

⁴⁹ *Hollywood Citizen-News*, November 23, 1942.

Hollywood Citizen-News, October 29, 1943.

appears these alterations have given the complex its current appearance.

Courtyard Apartment Property Type

This section is largely excerpted from Los Angeles Citywide Historic Context Statement; Residential Development and Suburbanization/Multi-Family Residential Development 1895-1970. December 2018.

https://planning.lacity.org/odocument/1a7b1647-4516-45da-9cff-db2db3b9b440/Multi-FamilyResidentialDevelopment_1910-1980.pdf

As noted above, two residential buildings that are signature components of the apartment complex at 1201 N. Gower Street are textbook examples of courtyard apartment buildings and the entire complex can be interpreted as a variant of the courtyard apartment property type. Courtyard apartments were first built beginning in the 1910s, when multi-family residential construction in Los Angeles began in earnest, with the type continuing to evolve in form and style through the 1960s. However, proliferation of the courtyard apartment in Los Angeles reached its zenith in the 1920s.

The growing popularity of this multi-family housing type during this period coincided with the greatest population growth in the city's history. While the bungalow court reflected the earliest attempt at a compromise between privacy and density, the pressing demand for more housing made it necessary to develop a higher-density residential alternative. By the late 1920s, Southern California courtyard apartments were labeled by New York architect and housing expert Henry Wright as a "California Type"—essentially a complex constructed around an open patio. These projects were seen as regional variants of the "garden apartment," a concept that Wright and others endorsed as a desirable solution to the cause of humane urban living.

Courtyard apartments were distinguished from their predecessors by their multi-story massing, which could more than double the number of units that could be accommodated on the same lot. Because of the unobtrusive manner in which courts merged with smaller and less socially active buildings, they were utilized extensively in spot development that did not disrupt the physical and social context of given neighborhoods. Also, courtyard apartments contained their residential units in a single building, or perhaps a mirrored pair of buildings, allowing for greater density than could be achieved with earlier bungalow courts, where units were freestanding. Furthermore, unlike the relatively modest bungalow court, whose construction originally dominated the early development of multi-family housing in Southern California, the courtyard apartment of the 1920s was primarily designed for and marketed to somewhat more affluent residents

The initial form of the courtyard apartment complex evolved from that of the bungalow court: one or two buildings, typically two stories in height, oriented around a central common area. Examples of courtyard apartments constructed during the height of their development in the

1920s frequently featured a U-shaped plan, which is believed to account for some eighty percent of the known courtyard apartments in Los Angeles. Alternate arrangements included the similar double-L plan or the completely enclosed O-shaped plan.

Buildings could contain as few as four or as many as twenty units, sharing common walls. Few windows faced the street; instead, they were concentrated on the courtyard facades to provide more attractive views. In the central open area of each building were one or more courtyards with fountains, and, often, luxuriant tropical plants in small private garden spaces. Today, examples of 1920s-1930s courtyard apartments can be found throughout the city, particularly in those neighborhoods that originally developed or saw rapid growth during this period. Most extant examples were designed in the Spanish Colonial Revival style, with other popular styles of the period represented in smaller numbers, including Mediterranean Revival, French Norman Revival, Tudor Revival, and Streamline Moderne. Known architects of these properties, in addition to those mentioned above, include C.S. Arganbright, Charles Gault, Arthur W. Larsen, Allen Ruoff, Milton R. Sutton, Frank M. Tyler, and Paul R. Williams.

The next evolution of the courtyard housing type occurred in the 1940s. Government regulations during and immediately after the War controlled price, size, financing, permits, and materials, which curbed the expression of earlier architectural forms and channeled building toward small houses and apartment houses. At the same time, the postwar population boom necessitated a sudden and substantial need for housing.

Developers of courtyard apartments during this period responded by moving away from the O-shaped plan and adopting the E-shape plan, which allowed for the construction of a greater number of units. Complexes also continued to exhibit the traditional U-shaped plan, but complexes now featured a central building entrance with common stairwells and interior corridors, rather than the former plan of individual entrances. Garages were no longer incorporated into the plan for the apartment complex itself but were detached from the building and frequently situated at the rear of the property. Styles, too, evolved during this period, away from the widely utilized Spanish Colonial Revival and other Exotic Revival styles popular during the 1920s. Postwar courtyard complexes frequently exhibited the more modern American Colonial Revival or Minimal Traditional styles.

The 1950s and 1960s marked another shift in the development of courtyard housing complexes. This period witnessed a new boom in apartment construction to accommodate the post-WWII population boom and mass migrations to California. Additionally, the extension of commercial corridors and connecting traffic arteries, which were zoned for multi-family residential development, opened large parcels of land for apartment construction. The resultant buildings tended to be larger than their 1920s or 1940s counterparts. In the postwar period, land values typically dictated higher densities, with building sometimes reaching three stories in height instead of just two, and frequently developed on two or more residential lots. Buildings still

exhibited the typical O, U, or E-shaped plans – or paired L-shaped plans – oriented around a central common space. However, these spaces now frequently featured concrete patios and swimming pools.

While the better examples of these postwar courtyard complexes employed architects, most were builder designed. Buildings typically displayed modest interpretations of popular styles at the time, including most commonly Mid-Century Modern and the Traditional/California Ranch style. However, some builders embraced more exotic or fanciful motifs to persuade prospective renters away for its more prosaic neighbors. The Tiki or Polynesian style, for example, was used to evoke associations with vacations in a tropical paradise.

The popularity of courtyard housing as a multi-family dwelling type began to wane by the 1960s, due in part to the Height District Map adopted by the Los Angeles City Council in 1958. This gave rise to a new wave of high-rise multi-family residential development, a trend which continues to this day.

Architect Maxwell Maltzman

Max Maltzman was a noted Los Angeles architect and one of the first Jewish architects to open his own firm in Los Angeles.⁵⁰ He was born in (present day Mykloaiv, Ukraine) on May 12, 1899. His family immigrated to Montreal, Canada, and a year later settled in Chelsea, Massachusetts. After serving in World War I, he returned to Boston and studied architecture. In 1921, he married Sadye Seltzer, and the couple had three children. In 1923, Maltzman became an American citizen and moved to Los Angeles shortly after. He opened his first office at 169 N. La Brea, and later moved to 704 S. Spring Street in downtown Los Angeles.⁵¹

Over his many years of practice, Maltzman was responsible for designing a wide variety of buildings for commercial, residential, and institutional uses. These included single-family homes, multi-family residences, school buildings and retail stores. The majority of his designs exhibit the Art Deco or period revival styles that were popular during the period. Maltzman is remembered today for his design of several imposing apartment buildings. These include the Ravenswood Apartments (1930) at 570 Rossmore Avenue which is a designated Los Angeles Historic-Cultural Monument, and the Charmont Apartments in Santa Monica (1929) which is listed in the National Register of Historic Places.⁵² Maltzman also designed the Jewish Home for the Aged (1929) at 325 S. Boyle Avenue and was the supervising architect for the Sahara Hotel and Casino (1952) in Las Vegas.⁵³ Maltzman died in Los Angeles in 1971.

⁵⁰ "Beginnings." <http://www.maxmaltzman.com/>. (Accessed February 2022)

⁵¹ Ibid.

⁵² "Charmont Apartments,"

<https://www.smconservancy.org/property/charmont-apartments/> (Accessed February 2022).

⁵³ Max Maltzman. <http://www.maxmaltzman.com/>. (Accessed February 2022)

9.0 HISTORIC CONTEXT: SURVEYLA CONTEXTS & THEMES

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. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant under the National Register, California Register or City of Los Angeles HCM eligibility criteria. SurveyLA findings are subject to change over time as properties age, additional information is uncovered, and more detailed analyses are completed.

The Project Site was identified as eligible for listing in the California Register by the 2010 Hollywood CRA survey; the 2020 CRA survey update found the property not eligible for designation at the local, state, or federal level. Additional research conducted for this report confirmed and clarified the property's history and associations. Based on this additional research, the apartment complex at 1201 N. Gower Street is re-evaluated herein.

Utilizing the contexts and themes developed by SurveyLA, the Project Site was re-evaluated within the following context/theme/property type combination (CTP):

Courtyard Apartments

Context: Residential Development and Suburbanization, 1880-1980

Theme: Multi-Family Residential Development, 1895-1970

Subtheme: Courtyard Apartments, 1910-1969

Property Type: Residential - Multi-Family

Property Sub-type: 1940s Courtyard Apartment

Summary Statement of Significance: Courtyard apartments evaluated under this theme are significant in the area of Community Planning and Development. They represent an important multi-family building type that proliferated throughout the city during the first two-thirds of

the twentieth century and reflect trends in urban planning to accommodate full and part time residents as well as tourists and other visitors. Many examples are also significant in the area of Architecture as excellent examples of their respective architectural styles. The courtyard apartment provided common open space and a connection to the outdoors not found in high-density multi-family housing types. Today, courtyard apartments throughout the city are threatened with demolition and replacement with large-scale apartment complexes.

Property Sub-type Significance: A 1940s courtyard apartment is significant for its association with residential development in Los Angeles as one of the region's dominant multi-family residential building types.

Period of Significance: 1910– 1969

Period of Significance Justification: The period of significance begins in 1910, when substantial multi-family residential development begins in Los Angeles, and ends in 1969, as land values, parking requirements, and up-zoning necessitated higher residential densities.

Criteria: NR A/C; CR 1/3; Local 1/3

Areas of Significance: Community Planning and Development; Architecture

Associated Property Type: Residential – Multi-Family

Property Sub-type Description: The 1940s courtyard apartment is a multi-family residential property that is two stories in height and oriented around a central common area, such as a landscaped courtyard or patio, and constructed during the 1940s.

Eligibility Standards:

- Two stories in height
- An excellent example of the type
- Was constructed during the period of significance
- Represents an intact court plan from the period of construction

Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Generally U- or E-shaped plan; may be composed of two L-shaped buildings
- Building is oriented around a common outdoor area, typically a landscaped courtyard or patio
- Central building entrance, with common stairwells and interior corridors
- Detached garage(s) at the rear
- May also be significant as a good to excellent example of an architectural style from its

- period and/or the work of a significant architect
- Associated architectural styles may include, and not be limited to: American Colonial Revival and Minimal Traditional

Integrity Considerations:

- Should retain integrity of Location, Design, Materials, and Setting (must retain the relationship between the building and the courtyard or patio), and Feeling
- Some original materials may be altered or removed
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added
- Original landscaping may have been altered or removed
- Surrounding buildings and land uses may have changed
- If it is a rare surviving example of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable
- Where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a multi-family residential district. A grouping may be composed of a single property type or a variety of types

10.0 EVALUATION OF POTENTIAL HISTORICAL RESOURCES ON THE PROJECT SITE

The Project Site was identified as eligible for listing in the California Register by the 2010 Hollywood CRA survey, but was found not eligible for federal, state, or local designation in the 2020 CRA survey update. Additional research conducted for this report confirmed and clarified the site development and construction history of the property. Due to the 1941 construction date and its design by noted architect Maxwell Maltzman, the Project Site is re-evaluated herein. This analysis confirms the findings of the 2020 CRA survey update and finds that the property is not eligible for historic listing as outlined below.

Historic Resources Evaluation: 1201 N. Gower Street

CRITERION A/1/1 (ASSOCIATION WITH EVENTS OR PATTERNS OF DEVELOPMENT)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development:

...A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity...Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.⁵⁴

As an apartment complex characteristic of the courtyard apartment property type, and more specifically the 1940s courtyard apartment sub-type, 1201 N. Gower Street is representative of an important multi-family building type that proliferated throughout the city during the first two-thirds of the twentieth century. It was constructed during the period of significance and displays many of the registration requirements and associated character-defining features necessary for eligibility. The Project Site is, therefore, significant for its association with Community Planning and Development.

However, due to subsequent alterations, the property's integrity has been compromised in a manner that does not allow the site to convey the historic significance for which it might otherwise be eligible. As a result, the property no longer represents an important or meaningful example of community planning and development. The most detrimental of these alterations is the replacement of all the original windows during the 1980s with aluminum sliding windows. Constructed in 1941, original windows would almost certainly have been wood- or steel-frame, multi-light construction and some combination of fixed, casement, or hung sash operation. As

⁵⁴ "National Register Bulletin 15."

such, aluminum frame sliding windows from the 1980s cannot be considered “in-kind” replacements and are not compatible with the original design of the complex. Considering the Minimal Traditional character of the complex with very few architectural details, the loss of original windows throughout has substantially compromised the the buildings’ integrity, reducing the ability of the complex to convey its historic significance.

Moreover, the Project Site is not a particularly rare surviving example of the property type such that a finding of eligibility despite the loss of all original windows might be justified. Several courtyard apartment buildings were identified as eligible for historic listing by the 2020 CRA survey update. These include 1122-1132 N. Gower Street (1937-1938), 5405-5419 Fernwood Avenue (1939), 1406 N. Mansfield Avenue (1939), and 1749 N. Sycamore Avenue (1940). The 2020 CRA survey update also identified three multi-family residential historic districts that include courtyard apartments as contributing properties.⁵⁵ In greater Hollywood (outside the CRA area), SurveyLA identified several multi-family districts containing contributing courtyard apartments. In addition, multiple courtyard apartment buildings were found eligible for historic listing by SurveyLA as either individually eligible properties or as contributors to a potential historic district throughout the City.

Due to the loss of integrity, the Project Site cannot be considered an excellent example of the property type despite retaining all five original buildings and associated landscaped open spaces. For these reasons, the Project Site is not eligible for listing in the National Register, California Register, or as a Los Angeles Historic-Cultural Monument under criteria A/1/1.

CRITERION B/2/2 (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person’s productive life, reflecting the time period when he or she achieved significance.

No documentation was found to suggest that any former owner or occupant of the Project Site made significant lasting contributions demonstrably important to the social, political, institutional, artistic, professional, or commercial development within any local, state or national historic context while occupying the building. Therefore, the Project Site is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument under Criterion B/2/2.

⁵⁵ Historic Resources Survey Report, Hollywood
Redevelopment Plan Area. January 2020. p.55.

CRITERION C/3/3 (EXAMPLE OF A STYLE OR TYPE, OR WORK OF A MASTER)

According to guidance from the National Park Service, to be eligible under Criterion C/3/3, a building must clearly contain enough of the “distinctive characteristics” to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.

The building was originally designed in 1941 in a Minimal Traditional style. The term “Minimal Traditional,” references standards developed by the Federal Housing Administration during the 1930s for a “minimal house” that could provide basic living standards at costs affordable to the average wage earner. Minimal Traditional buildings generally adhere to traditional forms including rectangular plans and gabled roofs while applying a minimum of detailing to reference traditional architectural styles. As such, Minimal Traditional is not considered an architectural style that merits significance on its own. While many Minimal Traditional buildings have been identified as historically significant for other associations, they are not considered significant as an excellent example of a particular architectural style. The Project Site, therefore, does not contain distinctive characteristics of a style, and is not an excellent example of an architectural style.

The Project Site was designed by noted Los Angeles architect Maxwell Maltzman. The National Park Service defines a master architect as “a figure of generally recognized greatness in a field.”⁵⁶ While not considered a “master architect,” Maltzman was a skilled practitioner during his time and is responsible for several notable buildings that have been recognized for their architectural merit. These buildings, such as the Ravenswood Apartments in Los Angeles and the Charmont Apartments in Santa Monica were fully realized designs in recognizable Art Deco architectural styles. Other notable buildings designed by Maltzman also exhibit recognizable period revival architectural styles. The Project Site, executed in a stripped-down Minimal Traditional style, is a standard example of the courtyard apartment property type and does not display distinctive characteristics that distinguish it architecturally.

The Project Site does exhibit many of the associated character-defining features necessary for eligibility. These include the two-story massing of the residential buildings, the two U-shaped plan buildings oriented around a landscaped courtyard, and central building entrances with common stairwells and interior corridors. The Project Site is, therefore, significant as a representative example of an important multi-family property type.

As noted above, however, the Project Site has sustained a substantial loss of integrity due to

⁵⁶ U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National*

Register Criteria for Evaluation.

the replacement of all the original windows with aluminum sliding windows and cannot be considered an excellent example of the courtyard apartment property type. It is also not a particularly rare surviving example of the property type such that a finding of eligibility despite the loss of integrity might be justified.

The Project Site is not an excellent or example of an architectural style or an excellent or unique example of a master architect or craftsman. The property is a significant example of the courtyard apartment property type, but is not eligible for listing due to a substantial loss of integrity.. Therefore, the Project Site is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument under Criterion C/3/3.

Summary of Evaluation

The Project Site at 1201 N. Gower Street appears to have sustained a substantial loss of integrity due to the replacement of all its original windows with incompatible aluminum frame sliding windows. Due to the loss of integrity, the Project Site cannot be considered an excellent example of the courtyard property type. Moreover, the Project Site is not a particularly rare surviving example of the courtyard apartment property type as many such buildings have been identified as eligible for historic listing in Hollywood and throughout Los Angeles. The Project Site is not an excellent or rare example of any architectural style nor is it an excellent or unique example of the work of a master architect or craftsman. Finally, the Project Site is not associated with any person or persons significant in the context of local, state or national history. For these reasons, the Project Site at 1201 N. Gower Street is not eligible for listing in the National Register, California Register or as a Los Angeles Historic-Cultural Monument.

11.0 ANALYSIS OF POTENTIAL IMPACTS

Significance Thresholds

The analyses discussed in the sections below are informed by National, State, and local guidelines.

THRESHOLDS OF SIGNIFICANCE

According to Appendix G, Environmental Checklist of the State CEQA Guidelines, cultural resource impacts resulting from the implementation of the proposed project would be considered significant if a project would:

- Cause a substantial adverse change in the significance of a historical resource defined in CEQA Guidelines Section 15064.5.

CEQA THRESHOLDS

The State CEQA Guidelines (2022) indicate that a project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of a historical resource. A substantial adverse change in significance occurs if the project involves “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”⁵⁷

The Guidelines go on to state that “[t]he significance of an historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in a historic resources survey.”⁵⁸

Discussion of Potential Impacts

DIRECT IMPACTS

The Project proposes the demolition of one of the U-shaped apartment buildings located at the center of the Project Site and the two one-story parking garages located at the north end of the Project Site. These buildings will be replaced by a new six-story apartment building and parking structure. The two remaining existing apartment buildings will be renovated and re-styled to match the architectural style of the new construction. As demonstrated in Section 10 of this report, none of the buildings located on the Project Site are eligible for listing as historic resources and are not considered historical resources for the purposes of CEQA. Because all demolition and new construction associated with the Project will take place on the Project Site, the Project will not demolish, alter, relocate, or convert any historical resources.

⁵⁷ CEQA Guidelines, section 15064.5(b).

⁵⁸ CEQA Guidelines, section 15064.5(b)(2).

INDIRECT IMPACTS

Because no historical resources are located on the Project Site the analysis of potential impacts to historical resources is concerned with those resources located in the near vicinity of the Project Site. As noted above in Section 5.0, due to the relative scope of construction associated with the proposed Project, those parcels which may be reasonably foreseen to be potentially impacted by the proposed Project due to their proximity to the Project Site in the “near vicinity” are defined as those historical resources generally located immediately adjacent to or directly across the street from the Project Site. As noted above, only one historical resource, the YWCA Hollywood Studio Club at 1213-1255 Lodi Place, is located in the near vicinity of the Project Site, directly west across Lodi Place. The Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of the Hollywood Studio Club building which will remain unchanged and in its original location after implementation of the Project and continue to convey its historic significance.

As proposed, the Project would not destroy historic materials, features, or spatial relationships that characterize the YWCA Hollywood Studio Club building. Consequently, as explained below, the Project would not affect the integrity of *location, design, materials, workmanship, feeling, or association* of the Hollywood Studio Club building.

- The Hollywood Studio Club building will remain intact in its original location and will therefore retain integrity of *location*.
- The essential physical features reflecting the Hollywood Studio Club building’s original design, including the building’s original plan, form, two- and three-story height, and complex massing, will remain intact, and therefore the Hollywood Studio Club building will continue to retain integrity of *design*.
- The Hollywood Studio Club building will also continue to retain all of the character-defining features associated with its original construction, arched window and entrance openings, clay tile roof, cement plaster cladding, coins, wood-frame windows, and recessed and projecting balconies. As the building is largely intact and retains a majority of these original construction materials, it will therefore continue to retain integrity of *materials*.
- The Hollywood Studio Club will continue to retain the physical evidence of period construction techniques, including original finishes and design elements that reflect the character and identity of the building as a 1920s Mediterranean Revival-style municipal Hollywood Studio Club, and will therefore retain integrity of *workmanship*.
- As the Hollywood Studio Club will continue to retain a majority of the character-defining features associated with its original construction, it will continue to convey the original aesthetic and historic sense of the building as an intact branch YWCA residence building dating from the 1920s. Therefore, the building will continue to retain integrity of *feeling*.
- Because the Hollywood Studio Club will retain integrity of *location, design, materials,*

workmanship, and *feeling*, it will continue to convey its historic character and identity as a Julia Morgan designed Mediterranean Revival-style YWCA building from the 1920s, constructed specifically to house young women interested in careers in the motion picture industry following implementation of the proposed Project. Therefore, integrity of *association* will also remain unaffected by the Project.

The only aspect of integrity that could potentially be affected by the Project is integrity of *setting*. Setting features important to the significance of the include the street and sidewalk along Lexington Avenue and Lodi Place which will remain intact. The majority of the parcels surrounding the Hollywood Studio Club building have been improved with multi-family residences in the years and decades after to the Hollywood Studio Club building's construction, and the area has remained largely residential in character. More importantly, the buildings on the Project Site directly across from the Hollywood Studio Club building (the U-shaped apartment building facing west and the rectangular apartment building at the south end of the Project Site) will be superficially altered on their exteriors but will retain their location, massing, form and size and continue to be used for residential purposes. New construction associated with the Project will be located across Lodi Place and behind the existing buildings located on the Project Site that face Lodi Place and Lexington Avenue. As such, the historic setting of the Hollywood Studio Club building will not be substantially altered and the Hollywood Studio Club will retain integrity of setting after implementation of the Project.

As an important example of Mediterranean Revival-style institutional architecture dating from the 1920s in Hollywood, the building's associative qualities make it essential that important views showcasing its historic character and identity as Mediterranean Revival-style residence building be maintained so that the building continues to remain visible and understood. As the building occupies the northwestern corner lot at the intersection of Lexington Avenue and Lodi Place, important views include the view of the building looking north from Lexington Avenue, and the view of the building looking west from Lodi Place. New construction associated with the Project will be constructed to the north and east of the Hollywood Studio Club building, and thus would not obscure views of the property from Lexington Avenue or Lodi Place.

New construction associated with the Project would include substantial foundation work and the construction of subterranean parking. However, there is little potential for these activities to cause damage to the Hollywood Studio Club building due to vibration or settlement given the Hollywood Studio Club's location across the street from the Project Site, and the concentration of excavation and construction activity at the west and north of the Project Site which further distances it from the Hollywood Studio Club building. As is common in similar urban development sites, vibration and settlement would be controlled through adherence to values prescribed by the shoring engineer and geotechnical engineer with the intent to prevent damage to adjacent structures, and through monitoring of associated construction activities. In addition, noise and vibration will be analyzed prior to implementation of the Project and the

estimated vibration velocity levels from all construction equipment will be kept well below the building damage significance threshold for the Hollywood Studio Club building. Therefore, the proposed Project will not result in a substantial adverse change in the significance of Hollywood Studio Club building as defined by CEQA, and therefore would not result in a significant effect on the environment.

No other historic resources would be demolished, altered, rehabilitated, converted, or relocated by the Project. And no other historic resource has the potential to be adversely affected by excavation and construction activity.

Summary of Potential Impacts

The proposed Project was evaluated for potential direct impacts to designated and identified historical resources located on the Project Site and potential indirect impacts to historic resources in the near vicinity of the Project Site. Analysis of potential impacts does not reveal any potential impacts to historical resources.

Because the Project Site does not contain any historical resources and all of the demolition and construction activity will be contained to the Project Site, no historical resources will be demolished, altered, rehabilitated, converted, or relocated by the Project. The YWCA Hollywood Studio Club building, located directly across the street to the west, is sufficiently distanced from the Project Site so that it will not be adversely affected by the proposed Project. For these reasons, the Project will not result in significant impacts to historical resources as defined by CEQA.

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APPENDIX A

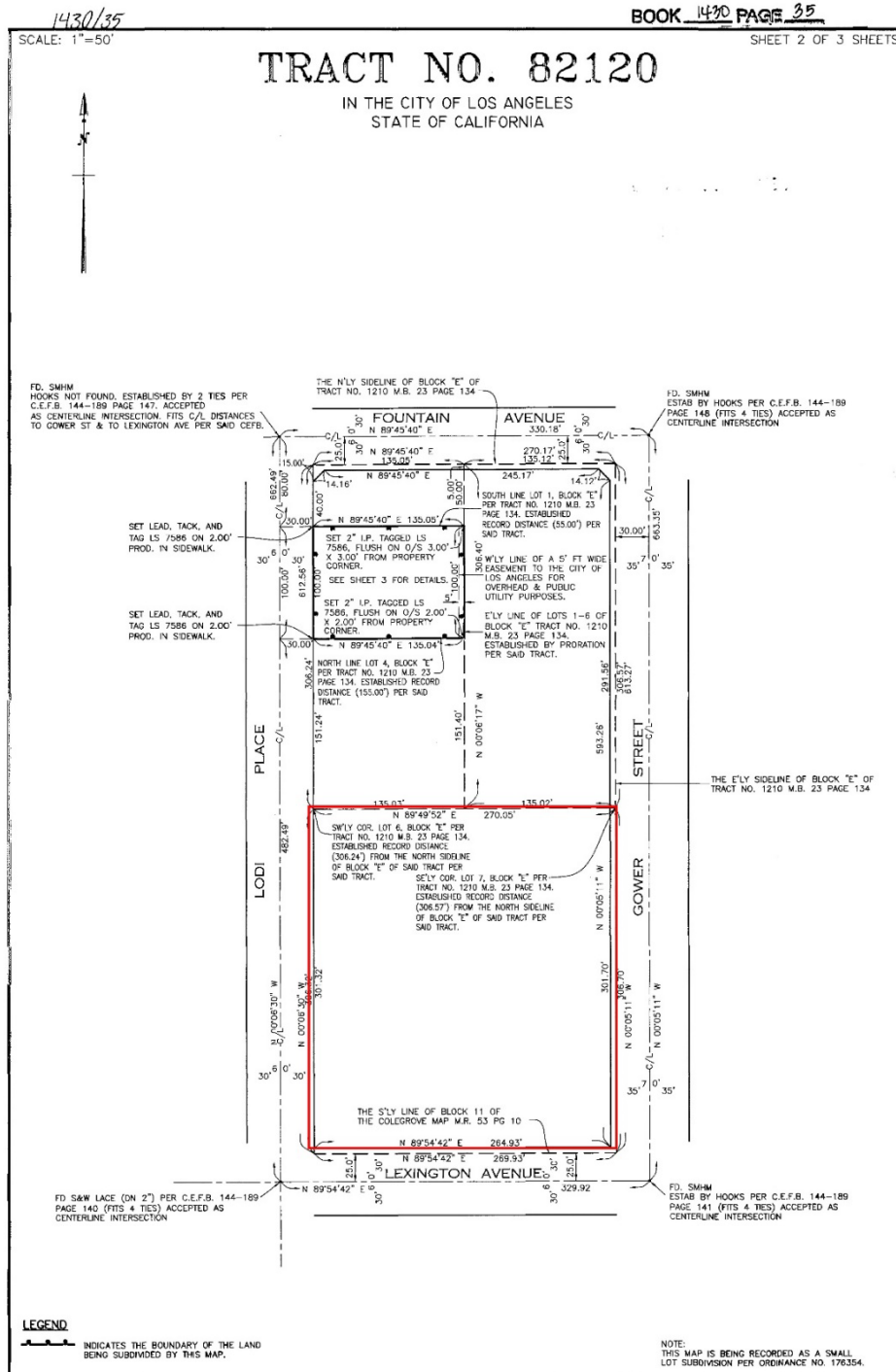
SELECTED PERMIT HISTORY

DATE	PERMIT NO.	OWNER	ARCHITECT/CONTRACTOR	DESCRIPTION OF WORK
1941-4-27	LA20187	California Realty Group	Max Maltzman/Halper Construction Company	Change concrete bond beam to reinforced brick bond beam
1941-4-30	LA10848	California Realty Group	Max Maltzman/Halper Construction Company	New 2 story building
1941-4-30	LA10849	California Realty Group	Max Maltzman/Halper Construction Company	New 1 story building – garage
1941-4-30	LA10850	California Realty Group	Max Maltzman/Halper Construction Company	New 1 story building – garage
1941-8	LA20188	California Realty Group	Max Maltzman/ Halper Construction Company	Change concrete bond beam to reinforced brick bond beam
1941-11-9				[Certificate of Completion]
1949	LA30412	William Nuner	Owner	Illegible.
1954-6-11	LA89287	Earl R. Moss	20 th Century Lights	New projecting sign, 24-gauge galvanized sheet metal
1983-1-12	LA57068	Betsey Murchison	Ken Earle	Replace (same size) window w/alum. Frame sliding windows. Provide new size header as needed.
1983-4-14	LA61945	Betsey Murchison	L&T Plastering	Exterior stucco. Smoke detectors
1983-6-30	LA67162	Betsey Murchison	Culver Sandblasting	Sandblast exterior
1983-7-18	LA68342	Dolan and Knight	Caple Roofing	Strip to the deck apply 40lb felt hot tar and 90lb rolls.
1983-9-21	LA72907	Dolan and Knight	Pol Construction	Replace windows with aluminum sliders. Smoke detectors.
1989-10-24	LA45643	Betsey Murchison	Burton Contracting	Reflooring tile for 5000 sf. Non-structural.
2001-12-19	01016-10000-24355	Ferrell Burton	Gate master	Install window guards. 16 new metal security bars to replace old ones.
2007-12-	07016-	Ferrell Burton	Royal Roof Co.	Approximately 600 SF or 6

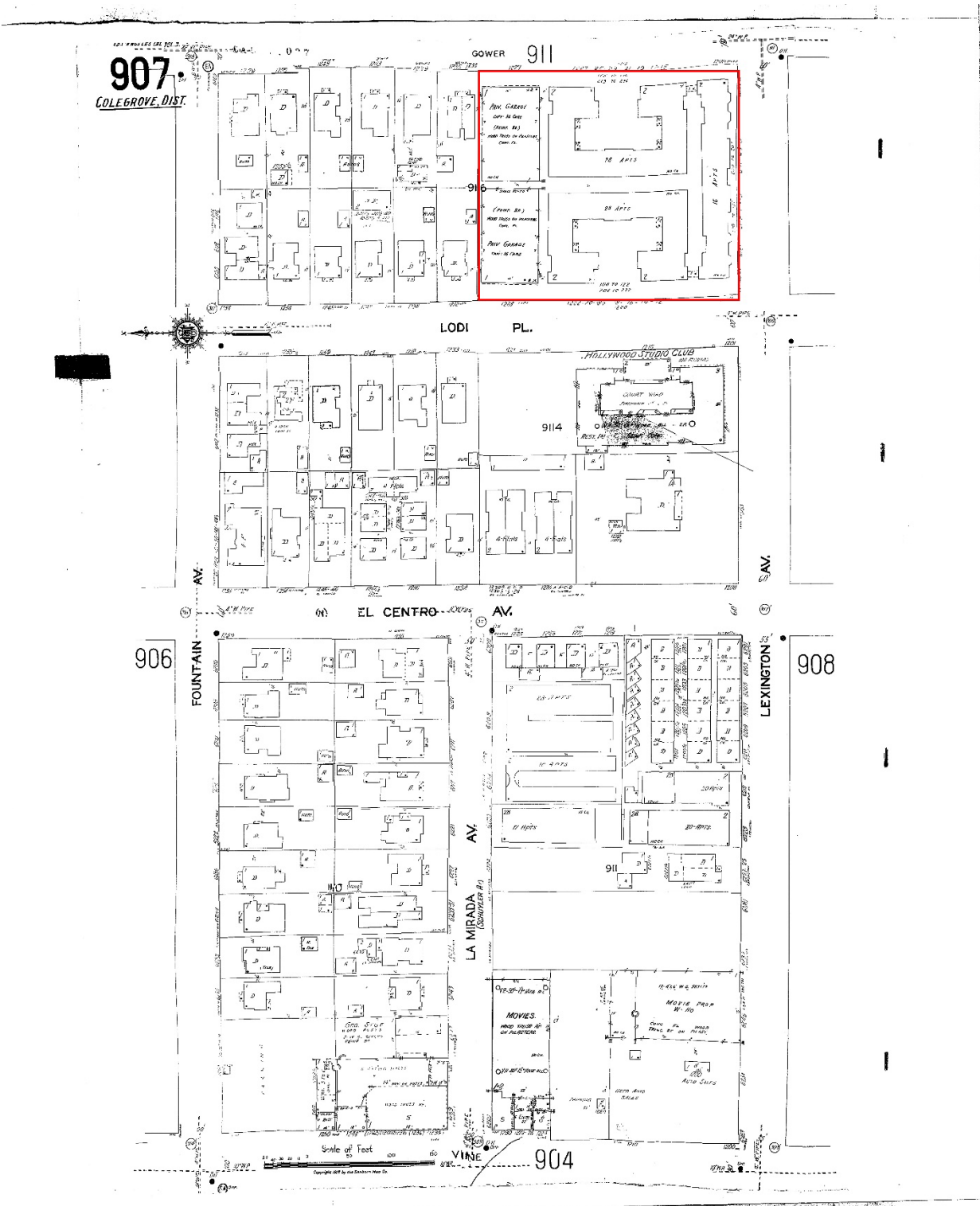
DATE	PERMIT NO.	OWNER	ARCHITECT/CONTRACTOR	DESCRIPTION OF WORK
26	40000-24475			squares, repairs to existing built up roof.
2017-12-22	17016-10000-38055	Ferrell Burton	All American Roofing	Reroof with Class A or B material weighing less than 6 pounds per sq.ft. over existing solid sheathing.

APPENDIX B

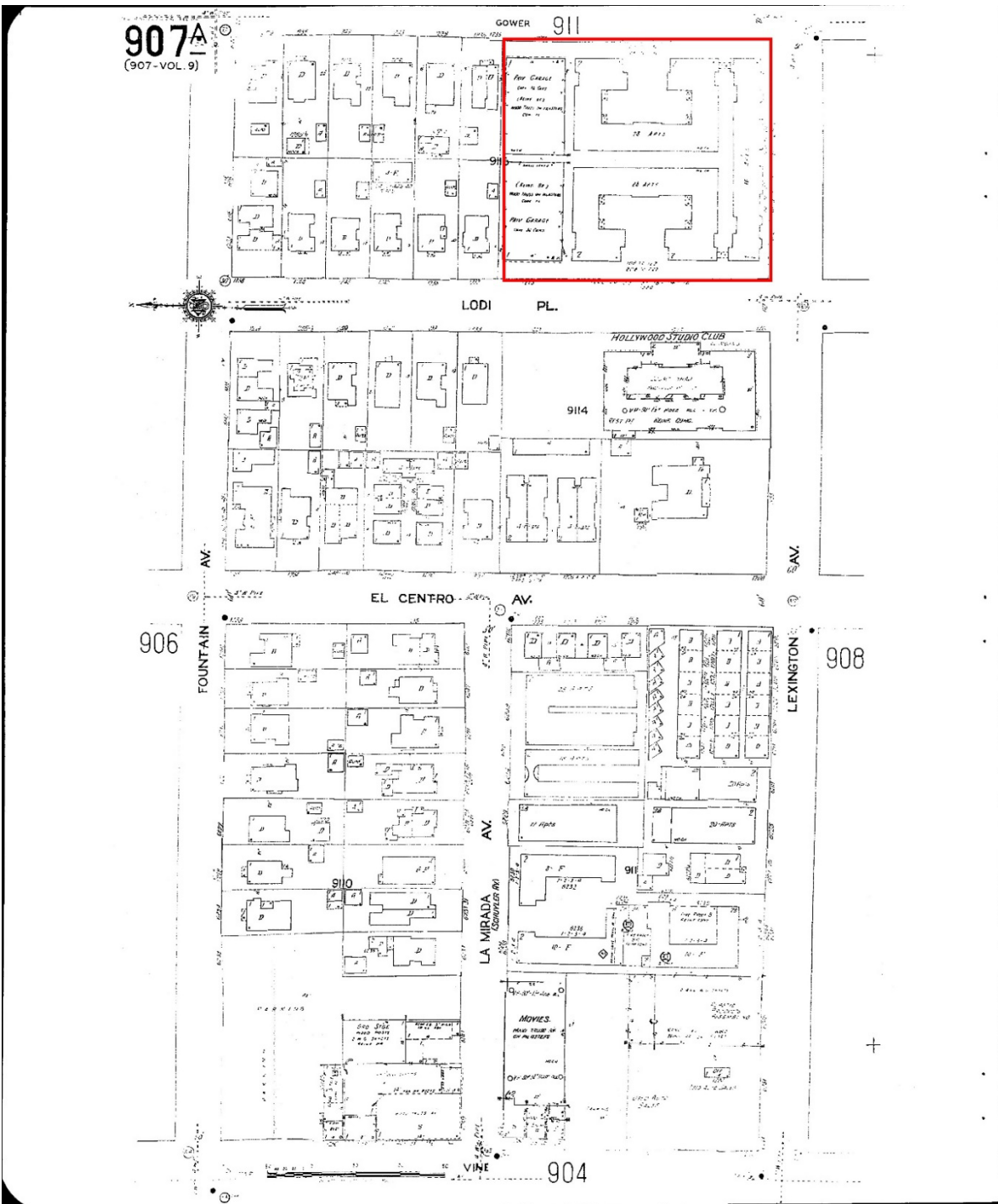
MAPS



Tract Map, 1921. Property outlined in red.



Sanborn Map, Los Angeles 1906-Jan. 1951 vol. 9, 1919-July 1950, Sheet 907. Property outlined in red.



Sanborn Map, Los Angeles 1906-1955 vol. 9A, 1919; Republished 1955, Sheet 907a. Property outlined in red.

APPENDIX C

HISTORIC AERIAL PHOTOGRAPHS

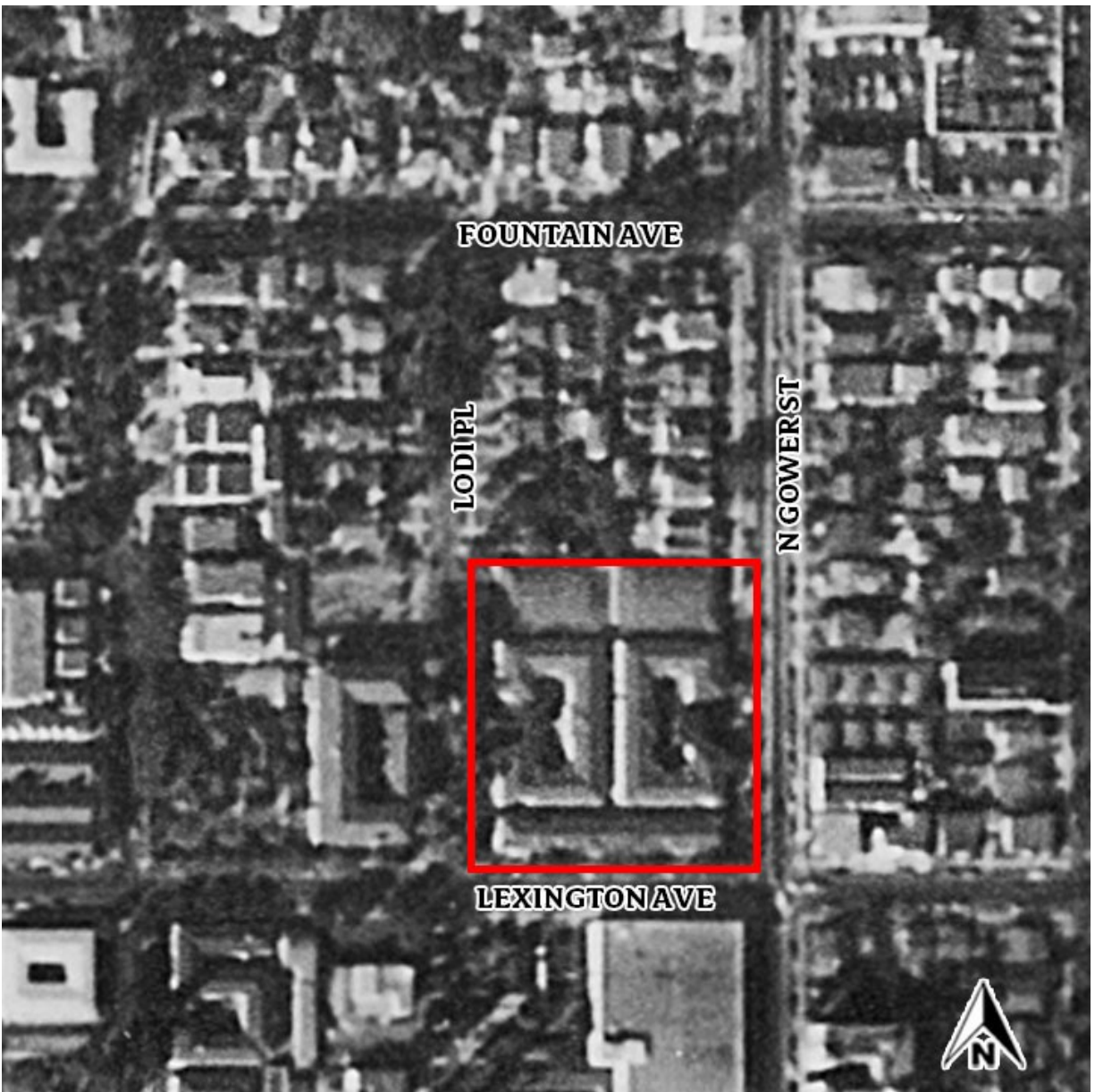
TOP-DOWN VIEWS



1938 aerial photograph, prior to construction of 1201 N. Gower Street. Site outlined in red. Source: Laval Company Inc, Frame 25-94, 1:20,000, AXJ-1938. University of California Santa Barbara Aerial Photography Collection.



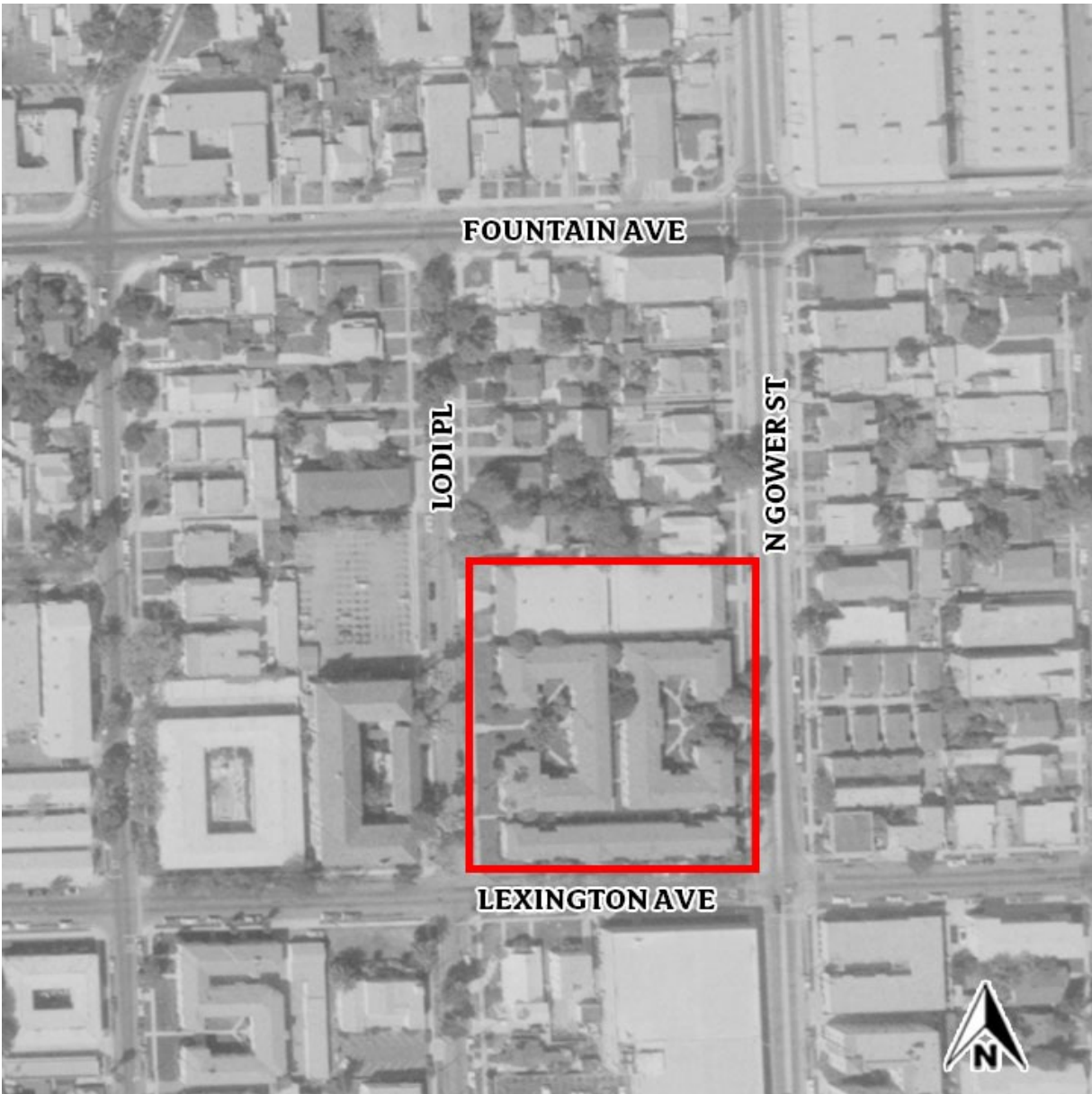
1941 aerial photograph. 1201 N. Gower Street outlined in red. Source: Fairchild Aerial Surveys, Frame 26, 1:24,000, C-7595. University of California Santa Barbara Aerial Photography Collection.



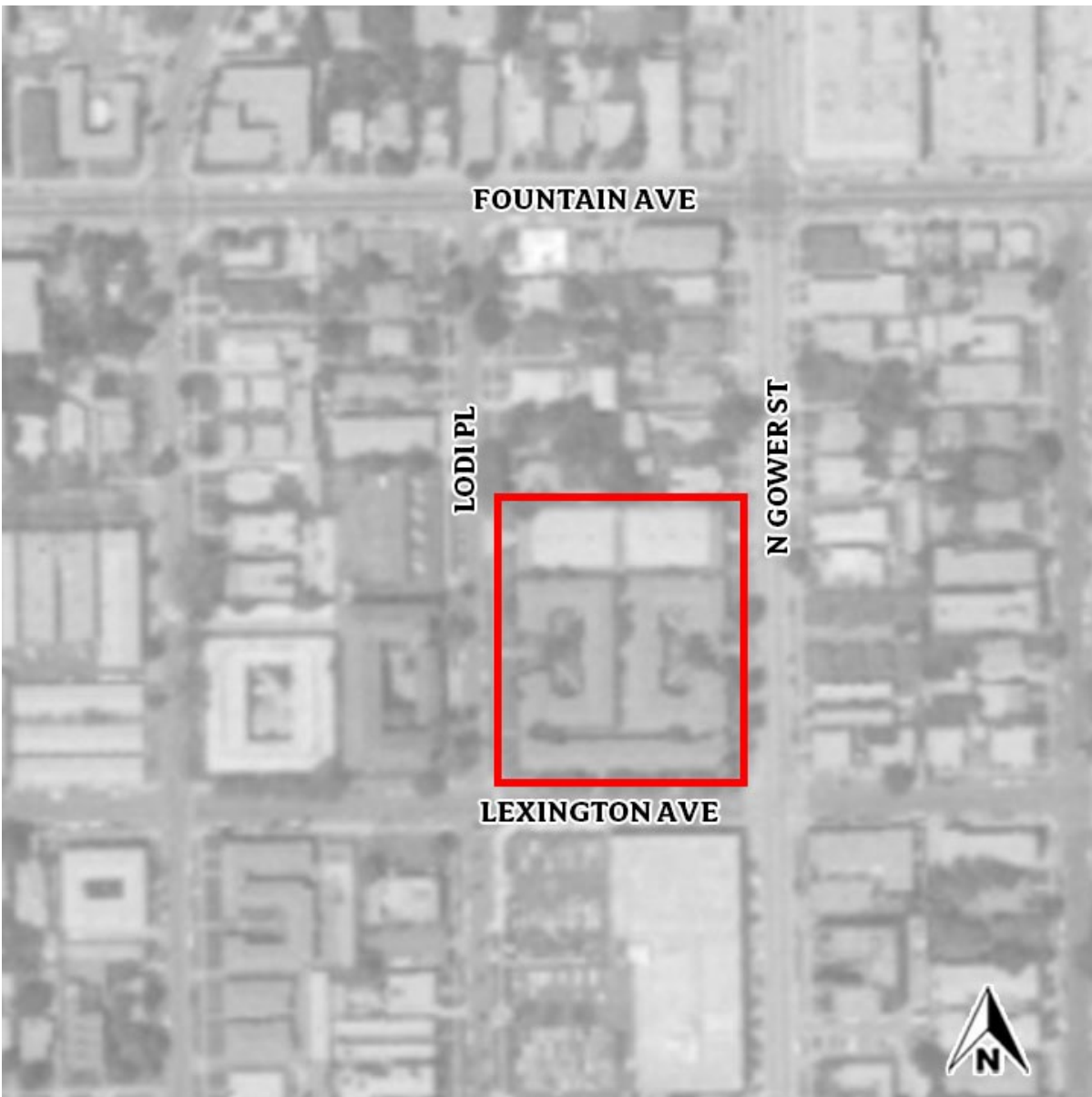
1952 aerial photograph. 1201 N. Gower Street outlined in red. Source: Pacific Air Industries, Frame 4k-161, 1:20,000, AXJ-1952. University of California Santa Barbara Aerial Photography Collection.



1960 aerial photograph. 1201 N. Gower Street outlined in red. Source: Fairchild Aerial Surveys, Frame 2472, 1:14,400, C-23870. University of California Santa Barbara Aerial Photography Collection.



1971 aerial photograph. 1201 N. Gower Street outlined in red. Source: Teledyne Geotronics, Frame 21-28, 1:10,440, TG-2755. University of California Santa Barbara Aerial Photography Collection.



1983 aerial photograph. 1201 N. Gower Street outlined in red. Source: Aerial Map Industries, Frame 11684, 1:36,000, AMI-LA-83. University of California Santa Barbara Aerial Photography Collection.

APPENDIX D

RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
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PAUL D. TRAVIS, AICP

Managing Principal

Experience Profile

Years of Experience: 14

Paul Travis has been with HRG since 2006 and 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.

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Selected Projects

Fresno Fulton Corridor Specific Plan, Fresno
Fox Studios Master Plan, Century City
Gamble House Cultural Landscape Report, Pasadena
LAX Historic Assessments, Environmental Review, Preservation Plan
NBC Universal Evolution Plan, Universal City
Sunset Bronson Studios, Hollywood
SurveyLA, Los Angeles
Thacher School, Ojai

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

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ROBBY ARANGUREN

Planning Associate/GIS Specialist

Experience Profile

Years of Experience: 12

Robby Aranguren has been with HRG since 2009 and specializes in database management, GIS, and research.

At HRG, Robby provides mapping, database creation and management, photography, and research for historic assessments. He also provides assistance with character-defining features inventories and paint analysis studies. He is proficient with the Microsoft Access Database, FiGSS GIS Survey System, Photoshop, Google SketchUp, ESRI ArcMap and ArcCatalog. He has worked on numerous large-scale historic resources surveys, building and manipulating large databases.

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, 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.

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Selected Projects

SurveyLA, Los Angeles
CBS Columbia Square Paint Sampling
Chapman University VPOA Window Survey
City of Riverside Modernism Survey
City of Palm Springs Citywide Survey
City of South Pasadena Citywide Survey Update
Glendale Central Air Terminal Paint Sampling
South Glendale Historic Context Statement & Historic Resources Survey
Jordan House Rehabilitation & Construction Monitoring, Whittier
Lincoln Place Apartments Historic Tax Credit, Los Angeles
UC Riverside Citrus Experiment Station Character-defining Features Inventory
Villa Elaine Character-defining Features Inventory
Wallace Annenberg Center for the Performing Arts
Adaptive Reuse and Historic Tax Credit, Beverly Hills

Education

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

Honors and Awards

California Preservation Foundation Preservation Design Awards

- Wallis Annenberg Center for the Performing Arts, 2014
- Lincoln Place Apartments, 2015

Professional Affiliations

Los Angeles Conservancy
Los Angeles GIS Portal
California Preservation Foundation