

Appendix C

Historic, Archeological, and Paleontological Reports

Appendix C-1

Historic Report

936-962 SEWARD STREET, 949-959 HUDSON AVENUE
Los Angeles, California



Historical Resource Technical Report

Prepared by:



November
2023



EXECUTIVE SUMMARY

The purpose of this Historical Resource Technical Report (HRTR) is to analyze whether or not a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA).

The Project site is located at 936-962 Seward Street and 949-959 Hudson Avenue in the Hollywood Community Plan Area (CPA) of the City of Los Angeles. The Project site consists of six separate parcels occupied by a two-story industrial building (subject building, property) located at 936-948 Seward Street that corresponds with Assessor Parcel Number (APN) 5533-023-026 and five vacant parcels utilized as parking lots corresponding with APNs 5533-023-018, 5533-023-017, 5533-023-001, 5533-023-002, and 5533-023-003.

The property is not currently listed in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or designated as a City of Los Angeles Historical-Cultural Monument (LA HCM), nor was it previously identified as a potential historical resource in a survey, including SurveyLA. The Project site is partially located within the boundaries of the Entertainment Planning District identified during SurveyLA; however, as defined in the SurveyLA *Field Survey Results Master Report*, Planning Districts are geographically defined areas that **do not meet** eligibility standards for historic district designation but may warrant consideration in local planning. Therefore, the planning district is not a historical resource for the purposes of CEQA.

After careful inspection, investigation, and evaluation, GPA Consulting (GPA) concludes that the property is not individually eligible for listing in the National Register, California Register, or for designation as an LA HCM, due to a lack of significance and integrity. GPA also concludes that the subject building does not contribute to a potential historic district under the federal, state, or local designation programs. The recommended status code for the subject building is 6Z, ineligible for national, state, and local designation through survey evaluation. As such, the subject building is not a historical resource for the purposes of CEQA.

There are two previously identified historical resources in the vicinity of the proposed Project: 1012 N. Seward Street and Hollywood Center Studios.

The proposed Project includes two activities that have the potential to impact historical resources: demolition of the subject building, and construction of a seven-story storage building to include self-storage, temperature-controlled film and media storage, and leasable space.

The subject building is not a historical resource for the purposes of CEQA; therefore, its demolition would have no impact. The new construction would have a less-than-significant impact on 1012 N. Seward Street and Hollywood Center Studios because it would not materially impair the characteristics that convey their significance and justify their eligibility for listing in the national, state, and/or local registers. As such, the anticipated impacts to historical resources in the vicinity would be less-than-significant and no mitigation is required or recommended.



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1. INTRODUCTION

1.1 Purpose

The purpose of this report is to analyze whether a proposed project (Project) at 936-962 Seward Street and 949-959 Hudson Avenue (Project site) in the City of Los Angeles would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project site consists of a two-story industrial building (property, subject building) located at 936-948 Seward Street that corresponds with Assessor Parcel Number (APN) 5533-023-026 and five vacant parcels utilized as surface parking lots corresponding with APNs 5533-023-018, 5533-023-017, 5533-023-001, 5533-023-002 and 5533-023-003 within the Hollywood Community Plan Area (CPA) of the City of Los Angeles (see **Figure 1**). The legal descriptions of the parcels are Strong and Dickinson's South Hollywood No. 1, Block D, Lots 1-3 and Lots 14-18. The subject building has an original year built date of 1952 and an effective year built of 1967. The building was constructed for owners Harry Teitelbaum and Ben Teitelbaum for their business, Editing Film Center, for film reel storage and cutting.



Figure 1: Location of the Project site.

1.2 Methodology

In preparing this report, GPA Consulting (GPA) performed the following tasks:

1. Reviewed existing information to determine if there are any listed or previously surveyed historical resources on the Project site. The following sources were consulted:
 - a. The Built Environment Resources Directory (BERD), maintained by the State Office of Historic Preservation (OHP), which includes information on cultural and historical resources reviewed for eligibility to the National Register of Historic Places (National Register) and the California



Historical Landmarks (CHL) programs through federal and state environmental compliance laws, as well as resources nominated under federal and state registration programs.

- b. Prior survey data, including the HistoricPlacesLA, maintained by the Los Angeles Office of Historic Resources (OHR), which includes information on designated and eligible historical resources identified during SurveyLA. The above research confirmed that the subject building on the Project site was not previously designated or identified as potentially historic in a survey, including SurveyLA; however, the Project site is partially located within the boundaries of the Entertainment Industry Support Services Planning District that was identified during SurveyLA. As defined in the SurveyLA *Field Survey Results Master Report*, Planning Districts are geographically defined areas that **do not meet** eligibility standards for historic district designation but may merit consideration in local planning.¹
2. Conducted a field inspection of the Project site. During the field inspection, GPA assessed the general condition and physical integrity of the subject building and features on the Project site. Digital photographs of the building and site were taken and are included throughout this report.
3. Concluded during the field inspection that the subject building on the Project site does not contribute to a potential historic district. GPA confirmed that the surrounding properties do not appear to constitute a historic district. The surrounding properties reflect a variety of building types, styles, ages, and levels of integrity with no consistently shared historic context. Therefore, the property comprising the Project site was evaluated individually as a potential historical resource according to the National Park Service, State Office of Historic Preservation, and City of Los Angeles Cultural Heritage Ordinance standards. There is a previously recorded historic district, Hollywood Center Studios (see **Section 3.2**), to the northwest of the Project site; however, the boundaries of the district coincide with the boundaries of the studio, and do not include any adjacent unrelated properties.
4. Conducted research into the history of the property. Sources referenced include building permit records, historic aerial photographs, Sanborn Fire Insurance maps, local historical society databases, and various newspaper archives.
5. Consulted the Historic Resources Survey Reports for the Hollywood CPA (2015) to gain an understanding of the history and development of the area in which the Project site is located.
6. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement (LACHCS)* to identify the appropriate CTPs under which to evaluate the property.
7. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to analyze the integrity of the buildings on the Project site.

1.3 Qualifications of Preparers

Emma Haggerty, Associate Architectural Historian, was responsible for the preparation of this report. Amanda Duane, Senior Architectural Historian, conducted the site visit and took digital photographs of the Project site and Andrea Galvin, Principal Architectural Historian peer reviewed this report. They fulfill the qualifications for a historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are included in **Appendix A**.

¹ SurveyLA: *Los Angeles Historic Resources Survey Field Survey Results Master Report* (City of Los Angeles Office of Historic Resources, August 2016), 9.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register. The California Register is modeled after the National Register. Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.² A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion. The National Register, California Register, and City designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”³

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of “exceptional importance”) and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:⁴

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

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. “National Register Bulletin 15” states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”⁵ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in “National Register Bulletin 15” as “the ability of a property to

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

³ Title 36 Code of Federal Regulations Part 60.2.

⁴ Title 36 Code of Federal Regulations Part 60.4.

⁵ Patrick Andrus and Rebecca Shrimpton, eds., (National Register Bulletin 15) *How to Apply the National Register Criteria for Evaluation* (US Department of the Interior, National Park Service, Cultural Resources: 1997), 7-8, accessed May 2023, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.



convey its significance.”⁶ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁷

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 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.⁸

Criteria and Integrity

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

1. 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
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous regarding the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁹

⁶ Ibid., 44-45.

⁷ Public Resources Code §5024.1 (a).

⁸ Public Resources Code §5024.1 (d).

⁹ Public Resources Code §4852.



The California Register may also include properties identified during historic resource surveys. However, the survey must meet all the following criteria:¹⁰

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

Office of Historic Preservation (OHP) Survey Methodology

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

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

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

- 6Z** Found ineligible for NR, CR or Local designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Sections 22.171 *et seq.* of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture.

¹⁰ Public Resources Code §5024.1.



A monument is any site, building, or structure of particular historic or cultural significance to the City of Los Angeles and may be designated if it meets at least one of the following criteria:

- The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; or
- The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history;
- The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents; or represents a notable work of a master, designer, builder, or architect whose individual genius influenced his or her age.¹¹

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

2.4 Los Angeles Historic Preservation Overlay Zone Ordinance

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. An HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

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

¹¹ Los Angeles Administrative Code Section 22.171.7.

3. ENVIRONMENTAL SETTING

The Project site is within the Hollywood CPA of Los Angeles, bound by Romaine Street to the north, Seward Street to the west and N. Hudson Avenue to the east. Romaine Street is an east-west thoroughfare that runs parallel to Santa Monica Boulevard to the north. Both Seward Street and N. Hudson Avenue are two-lane roads that run north to south. The built environment in the vicinity of the Project site consists primarily of industrial and multi-family residential buildings ranging from one to four stories in height, constructed as early as the 1930s and as recently as 2017.

3.1 Description and History of the Property

The Project site is occupied by a two-story industrial building with a one-story maintenance room. The first portion of the existing building was constructed in 1951-1952, but it has an effective year built of 1967 (see **Construction History**, below). It was originally associated with Harry and Ben Teitelbaum for their business, the Editing Film Center. The building is constructed on the western property line fronting Seward Street and is surrounded by surface parking lots to the north and south, and multi-family residential buildings to the east. The northern surface parking lots associated with the Project site are surrounded by metal fencing with gated access points. The building has been used as climate-controlled storage vaults for film reels since its construction.



Figure 2: Location of the subject building on the Project site.

Architectural Description

The Editing Film Center is square in plan and located in the southwest corner of the Project site, fronting Seward Street. The subject building is two stories in height with a one-story, rectangular addition located on the north elevation. The building has a flat roof with a shallow, capped parapet and the exterior of the building is clad in a combination of stucco, scored concrete, and brick veneer. Because the building has historically been used as a climate-controlled film storage vault, there are no windows present on the building.

The west elevation fronts the property line along Seward Street (see **Figure 3**). Exterior cladding consists of painted stucco between four panels of scored concrete with signage reading, “Editing Film Center” located in the center of the elevation. Fenestration is limited to a pair of metal vault doors along the first floor towards the north end of the elevation and a single metal vault door located in the center of the elevation (see **Figure 4**).

The north elevation faces the private surface parking lots along Romaine Street between Seward Street and N. Hudson Avenue which are surrounded by metal fencing (see **Figure 5** through **Figure 8**). The elevation has stucco cladding and a metal entry door facing west under a canopy along the one-story addition and another covered entryway along the second story that faces north. The second-story entrance is accessed by a metal and concrete exterior staircase. The elevation is largely obscured by three metal shipping containers that were stacked directly against the building at the time of survey.

The east elevation faces the neighboring residential properties along N. Hudson Avenue and has no fenestration (see **Figure 9**). The northern half of the elevation faces a residential building with a below-grade parking lot and has an exposed foundation. This portion of the elevation is clad in stucco. The southern half of the elevation does not have a visible foundation and is clad in brick veneer.

The south elevation faces a surface parking lot not associated with the Project site (see **Figure 10**). The elevation does not have any fenestration and is clad in brick veneer with two rows of exposed concrete blocks along the foundation (see **Figure 11**).



Figure 3: West elevation, view looking southeast (GPA, June 2023).



Figure 4: West elevation, view looking northeast (GPA, June 2023).



Figure 5: Corner of N. Hudson Avenue and Romaine Street, view looking southwest towards surface parking lots (GPA, May 2023).



Figure 6: North and east elevations, view looking southwest (GPA, June 2023).



Figure 7: North elevation, view looking south (GPA, June 2023).



Figure 8: North and west elevations, view looking southeast (GPA, June 2023).



Figure 9: East elevation, view looking southwest (GPA, June 2023).



Figure 10: South elevation, view looking northeast (GPA, June 2023).



Figure 11: Detail of south elevation, view looking northeast (GPA, June 2023).

Construction History

The original portion of the existing building on the Project site was initially constructed in 1951-1952 for brothers Harry Teitelbaum and Ben Teitelbaum. Through the 1950s, several separate buildings were added to the site. In 1967, construction of a second-story addition combined all the buildings—except for the maintenance room—into one larger building. As such, the building has an effective year built of 1967. The legal description of the parcel (APN 5533-023-026) the building occupies is Strong and Dickinson's South Hollywood No. 1, Block D, Lot 14, Lot 15, and Lot 16. The maintenance room addition is on Lot 17 (APN 5533-023-017) (see **Figure 12**).



Figure 12: Original lot boundaries that the building occupies.

The first permit associated with the Editing Film Center was for construction on Lot 16 in 1951. The permit was for a one-story concrete block building with a flat roof that was to be used for storage vaults for motion picture film reels.¹² Between 1952 and 1954, a series of permits were filed for multiple one-story, concrete block film vault storage buildings on Lots 15 and 16.¹³ By 1955, there were seven separate buildings separated by narrow walkways (see **Figure 13**).

¹² City of Los Angeles Department of Building and Safety (LADBS), Building Permit No. 1951LA19285, November 2, 1951.

¹³ LADBS Building Permit No. 1952LA27613, March 19, 1952; Building Permit No. 1952LA32123, April 14, 1952; Building Permit No. 1952LA32265, April 16, 1952; Building Permit No. 1953LA54293, February 17, 1953; Building Permit No. 1953LA70085, February 17, 1953; Building Permit No. 1954LA94285,

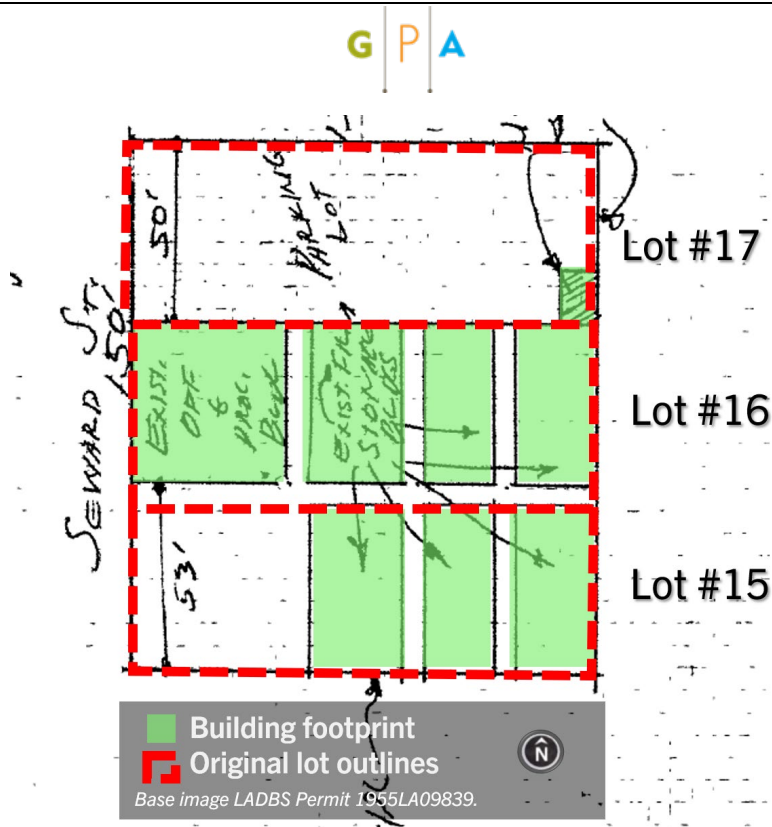


Figure 13: Plot plan from LADBS Permit No. 1955LA049839 showing the footprints of buildings constructed between 1951 and 1955.

In 1955, a one-story addition was constructed on Lot 17, connected to the north elevation of the northeastern most storage vault on Lot 16.¹⁴ In 1957, a second story was constructed over the seven separate buildings on Lot 15 and Lot 16.¹⁵ In 1966, a demolition permit for the residential properties on Lot 14 was filed.¹⁶ After the residential properties were demolished, a two-story concrete block addition was constructed on the entirety of Lot 14, forming the building's current footprint (see **Figure 12**). That same year, a masonry screen around existing equipment on the roof was constructed.¹⁷ The last available building permit for the property was issued in 1991 for the re-roof of the building and removal of the granite rock.¹⁸

All available exterior building permits for the existing building on the site are listed in **Table 1**, below. Copies of building permits are included in **Appendix B**.

Table 1: Building Permit History

Date	Permit No.	Description	Lot #	Builder	Owner
1951-11-02	1951LA19285	50' x 105' concrete block safety film for motion pictures.	Lot 16	Rock Construction Company, Inc.	Harry & Ben Teitelbaum
1952-03-19	1952LA27613	Addition of 9' x 26' stucco building.	Lot 16	Rock Construction Company, Inc.	Harry & Ben Teitelbaum

¹⁴ LADBS Building Permit No. 1955LA09839, March 7, 1955.

¹⁵ LADBS Building Permit No. 1957LA72422, May 22, 1957; Building Permit No. 1957LA81305, August 30, 1957.

¹⁶ LADBS Building Permit No. 1966LA35734, November 10, 1966.

¹⁷ LADBS Building Permit No. 1967LA46890, May 25, 1967; Building Permit No. 1968LA76154, October 18, 1968.

¹⁸ LADBS Building Permit No. 1991WL95642, April 17, 1991.



Date	Permit No.	Description	Lot #	Builder	Owner
1952-04-14	1952LA32123	Concrete foundation permit for addition.	Lot 16	Rock Construction Company, Inc.	Harry & Ben Teitelbaum
1952-04-16	1952LA32265	Change to addition to 28' x 45' stucco building for showroom to original plan.	Lot 16	Rock Construction Company, Inc.	Harry & Ben Teitelbaum
1953-02-17	1953LA54293	Construction of new 15' x 50' concrete block office and storage vaults in adjoining lot.	Lot 15	Rock Construction Company, Inc.	Ben Teitelbaum
1953-08-25	1953LA70085	Construction of new 29' x 49' concrete block safety film storage building.	Lot 15 & Lot 16	Ben Teitelbaum	Ben Teitelbaum
1954-07-23	1954LA94285	Construction of new 29' x 49' concrete block safety film storage building.	Lot 15 & Lot 16	Harry & Ben Teitelbaum	Harry & Ben Teitelbaum
1955-03-07	1955LA09839	Addition of one-story, 10' x 16' concrete block maintenance room.	Lot 17	Seward Realty Co.	Seward Realty Co.
1957-05-22	1957LA72422	Addition of 100' x 137' steel and stucco 2 nd story.	Lot 15 & Lot 16	Harry & Ben Teitelbaum	Harry & Ben Teitelbaum
1957-08-30	1957LA81305	Revision of framing of approved plans for 2 nd story.	Lot 15 & Lot 16	Harry & Ben Teitelbaum	Harry & Ben Teitelbaum
1966-11-10	1966LA35734	Demolition of 936 Seward Street, clear lot, and cap off sewer.	Lot 14	Roger Roy Land Clearing, Inc.	Harry Teitelbaum
1967-05-25	1967LA46890	Addition of 50' x 136' two-story, concrete block building at 936 Seward Street.	Lot 14	Jondol Construc. Co.	Editing Film Center
1968-10-18	1968LA76154	Provide 29' x 14' x 8 inch high masonry screen around existing roof equipment.	Lot 14	Jondal Construc. Co.	Teitelbaum
1991-04-17	1991WL95642	Re-roof flat of building. Scrape off granite rock.	Lot 16	WG Johnson Roofing Co.	Hollywood Film Co.

There were previously two, two-story buildings at the north end of the Project site. At 956 Seward Street (APN 5533-023-018) there was a two-story office and warehouse building originally constructed for the Teitelbaums in 1954. It was demolished in 2013. At 957 Hudson Street (APN 5533-023-001) there was a two-story office and warehouse building constructed ca. 1966 and demolished in 2013.¹⁹

Ownership and Tenant History

The original owners of the building were Harry Teitelbaum and Ben Teitelbaum.²⁰ The Teitelbaums were established businessmen in the Beverly Hills area. While the Editing Film Center appears to be their only business, they were art collectors, philanthropists, and involved in the family business of selling furs.²¹ The Editing Film Center was in operation from 1951-2009.²² On Sanborn Maps from 1955 and 1956, the buildings

¹⁹ LADBS Building Permit No. 1954LA84557, April 7, 1954; Building Permit No. 13019-20000-01390, June 2, 2013; Building Permit No. 13019-20000-01389, June 2, 2013.

²⁰ LADBS Building Permit No. 1951LA19285, November 2, 1951.

²¹ "Art Hobby Spreads to Fill Every Room," *Los Angeles Times*, August 27, 1962,32; "Burglars Get \$30,000 Furs," *Los Angeles Times*, November 24, 1938.

²² Odic Environmental, *Phase I Environmental Site Assessment for 956 Seward Street*, (Los Angeles: Nelson Silver, May 17, 2022), 25-45.

on the subject property are identified as film vaults and film cutting rooms. During this time the business was also identified as the Hollywood Film Company as noted on Sanborn Maps and a building permit in 1991; however, research did not reveal additional information on Hollywood Film Company.²³ Sanborn Fire Insurance Maps are included as **Appendix C**.

The building is now occupied by a company called Climate Controlled Vaults that continues to use the building as storage for film reels and documents. An interior office is rented to Avon Rent-A-Truck.²⁴

3.2 Previously Identified Resources in the Vicinity

The Hollywood CPA was surveyed during the first group of SurveyLA surveys which initially took place in 2010-2011. In 2015, the findings were revised to reflect refinements to the survey methodology and newly available historic contexts and themes.



Figure 14: Previously identified resources in the vicinity.

SurveyLA previously identified four resources within the immediate vicinity of the Editing Film Center: 1006 N. Seward Street (Hollywood Canteen), 1012 N. Seward Street (Seward Film Vaults), 1021 N. Seward Street (Hollywood Center Studios Building) and the Hollywood Center Studios Historic District (roughly bounded by the rear of properties along Santa Monica Boulevard, Eleanor Avenue, N. Seward Street, Romaine Street, and N. Las Palmas Avenue). The Project site and the above addresses are also partially located within the boundaries of the

²³ Ibid.

²⁴ Ibid, 2.

Entertainment Industry Support Services Planning District; however, as explained above, planning districts may “merit consideration in local planning,” but do not meet eligibility standards for historic designation.²⁵

A. 1006 N. Seward Street (Hollywood Canteen)



Figure 15: 1006 N. Seward Street at the time of SurveyLA survey, c. 2011. Source: Google Maps.



Figure 16: 1006 N. Seward Street, c. 2022. Source: Google Maps.

1006 N. Seward Street (Building A) is a commercial building located on the east side of N. Seward Street north of the intersection with Romaine Street. It was constructed in 1937.

The building is one story in height with its primary elevation facing west towards N. Seward Street. It has a flat roof with a raised, stepped parapet. The exterior is clad in a combination of stucco cladding with faux-weathered brick veneer along the base of the elevation. At the center of the primary elevation is a recessed entryway that consists of a single, full-light wood door, flanked by a single sidelight. Fenestration consists of two rectangular windows with wood frames under vinyl canopies. The glazing is covered by metal security shutters. A sign reading “RAO’S” is located above the main entrance and a clock surrounded by “Rao’s Hollywood” in neon lights is located at the center of the parapet above the sign.

The building was identified during the SurveyLA survey of the Hollywood CPA for an association with the Hollywood Canteen, a World War II-era nightclub and restaurant that provided free food and entertainment for military servicemen.²⁶ However, additional research revealed that the true World War II-era Hollywood Canteen was located on Cahuenga Boulevard and that 1006 N. Seward Street was occupied by an unrelated business reusing the name. The property was assigned a status code of 7SQ, a status code unique to SurveyLA that indicates it was assessed for significance in accordance with SurveyLA but did not meet eligibility standards.²⁷

Since its identification and evaluation as ineligible in 2015, the property has been altered with changes to the window openings and new windows, signage, awnings, and brick veneer cladding (see **Figure 15** and **Figure 16**). Because the property was evaluated as ineligible for designation, it is not a historical resource for the purposes of CEQA.

²⁵ SurveyLA Field Survey Results Master Report, 9.

²⁶ “1006 N. Seward Avenue,” HistoricPlacesLA, accessed October 2023, <http://historicplacesla.org/reports/3da61299-ab3d-4686-9113-c73e7e85abc9>.

²⁷ 1006 N. Seward Avenue,” HistoricPlacesLA, accessed October 2023, <http://historicplacesla.org/reports/3da61299-ab3d-4686-9113-c73e7e85abc9>.

B. 1012 N. Seward Street (Seward Film Vaults)



Figure 17: 1012 N. Seward Street, at the time of SurveyLA survey, c. 2011. Source: Google Maps.



Figure 18: 1012 N. Seward Street, c. 2022. Source: Google Maps.

1012 N Seward Street (Building B) is an industrial building located on the east side of N. Seward Street towards the center of the block. It was constructed in 1953.

The industrial building is two stories in height with a rectangular plan and its west elevation abuts the sidewalk along N. Seward Street. It has a flat roof and is clad in brick. There is no fenestration present on the west elevation. Signage in the center of the west elevation reads “Sunset Las Palmas Studios.” The primary entryways are located on the north elevation and accessed by a concrete walkway and protected by a metal security fence. The elevation consists of evenly spaced, metal doors along the first and second floor that allow access to individual storage rooms. A simple metal railing lines the balcony along the second floor.

The building was identified during the SurveyLA survey of the Hollywood CPA. It was assigned a status code of 3S/3CS/5S3, indicating that it appeared eligible for national, state, and local listing as “an excellent and very rare example of a 1950s purpose-built film vault in the entertainment industry support services area of Hollywood.”²⁸

Since its identification in 2015, a rear portion of the building was demolished and the remainder of the lot and three adjacent parcels were developed into a multi-story parking garage (see **Figure 17** and **Figure 18**).²⁹

Contexts/Themes/Property Type – 1012 N. Seward Street ³⁰
Context: Entertainment Industry, 1908-1980
Theme: Industrial Properties Associated with the Entertainment Industry, 1908-1980
Sub-Theme: Support Services Associated with the Entertainment Industry, 1908-1980
Property Type: Industrial Support Service Facility

²⁸ “1012 N. Seward Avenue,” HistoricPlacesLA, accessed October 2023, <http://historicplacesla.org/reports/d9c55a52-361d-4dd2-9175-d74aecb481f3>.

²⁹ LADBS Building Permit No. 18010-10000-02705, October 18, 2018; Building Permit No. 18016-10000-23095, October 30th, 2018.

³⁰ “1012 N. Seward Avenue,” HistoricPlacesLA, accessed October 2023, <http://historicplacesla.org/reports/d9c55a52-361d-4dd2-9175-d74aecb481f3>.

C. 1021 N. Seward Street (Hollywood Center Studios Building)



Figure 19: 1021 N. Seward Street, at the time of SurveyLA survey, c. 2011. View facing southwest. Source: Google Maps



Figure 20: Site of 1021 N. Seward Street, c. 2021. View facing southwest. Source: Google Maps.

1021 N. Seward Street (Building C) was an industrial building located on the west side of N. Seward Street on the corner of N. Seward Street and Eleanor Avenue (see **Figure 19**). It was initially constructed in 1937 and demolished in 2018.³¹

The industrial building was identified during the SurveyLA survey of the Hollywood CPA. At the time of the survey the building was assigned a status code of 3S/3CS/5S3, indicating that it appeared eligible for national, state, and local listing for being an excellent example of Streamline Moderne industrial architecture in Hollywood.³² The property was also located within the boundaries of the Hollywood Center Studios historic district, a potential historic district of properties that comprised the film studio (see below).

The building was demolished in 2018 and replaced with a multi-story, mixed-use building (see **Figure 20**). Because the building is no longer extant, it is not a historical resource for the purposes of CEQA.

³¹ LADBS Building Permit No. 17019-10000-05376, February 21, 2018.

³² "Hollywood Center Studios Building," HistoricPlacesLA, accessed October 2023, <http://historicplacesla.org/reports/09700473-2d54-4834-9070-6a34026315be>.

D. Hollywood Center Studios (Historic District)

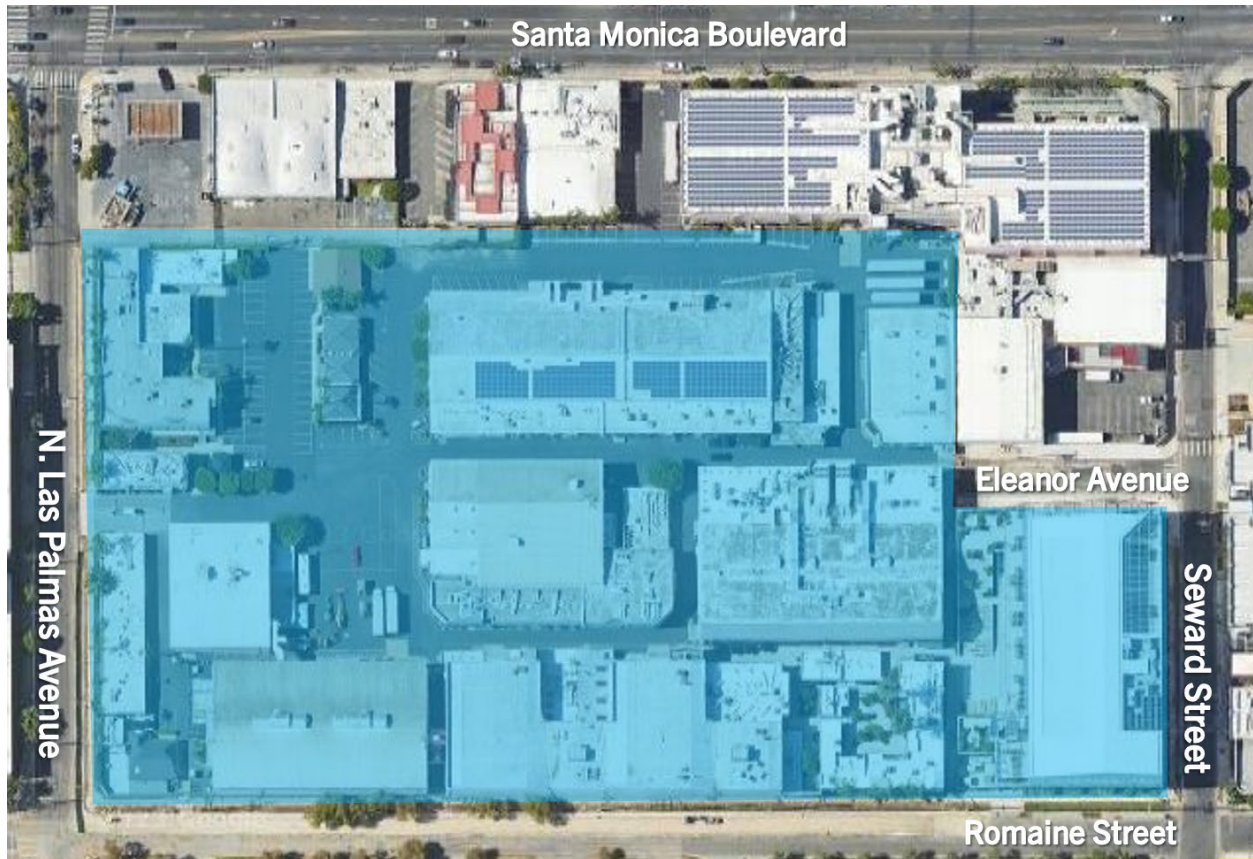


Figure 21: Aerial image of district boundaries, c. 2022. Source: Google Maps.

Hollywood Center Studios (now Sunset Las Palmas Studios) is located on a superblock bound by Romaine Street to the south, N. Seward Street to the east, N. Las Palmas Avenue to the west, and a row of buildings fronting Santa Monica Boulevard to the north. The studio property was identified during the SurveyLA survey of the Hollywood CPA and recorded as a historic district.³³ It was assigned a status code of 3S/3CS/5S3, indicating that it appeared eligible for national, state, and local listing as an excellent example of an independent studio facility in Hollywood. The studio is not accessible to the public so contributing and non-contributing features of the district were not identified.³⁴

As mentioned above, 1021 N. Seward Street was located within the boundary of the Hollywood Center Studios district but was demolished in 2018. The building was the closest building to the Project site and is visible in Figure 19.

Contexts/Themes/Property Type – Hollywood Center Studios ³⁵
Context: Entertainment Industry, 1908-1980

³³ In SurveyLA, properties like campuses and industrial complexes were recorded as historic districts, even if they are all located on one parcel. *SurveyLA Field Survey Results Master Report*, 8.

³⁴ Hollywood Center Studios,” HistoricPlacesLA, accessed October 2023, <http://historicplacesla.org/reports/38aa16e4-f201-44fb-9cfd-4f4c714db319>

³⁵ Hollywood Center Studios,” HistoricPlacesLA.



Contexts/Themes/Property Type – Hollywood Center Studios ³⁵
Theme: Industrial Properties Associated with the Entertainment Industry, 1908-1980
Sub-Theme: Motion Picture Industry - Independent Studios and Rental Plants, 1919-1980
Property Type: Industrial Motion Picture Studio

4. HISTORIC CONTEXTS

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. Because the property is located within the City of Los Angeles, the *LACHCS* was used as a framework for evaluating the buildings as potential historical resources. The *LACHCS* is organized into contexts, themes, and property types (CTP), and the most applicable CTPs were identified.

The relevant CTP for evaluating the significance of the property under Criteria A/1/1 and C/3/3 are the history of the Hollywood area and Entertainment Industry, 1908-1980 and the theme of Industrial Properties Associated with the Entertainment Industry, 1908-1980 specifically the sub-theme of Support Services Associated with the Entertainment Industry, 1908-1980. Properties significant within this sub-theme reflect trends in industrial construction within the entertainment industry specifically related to pre- and post- production of motion picture, radio, television, and recording industries.

4.1 Development History of Hollywood

The Project site is located in Hollywood between Romaine Street, Seward Street, and N. Hudson Avenue. The following information is excerpted from the *Historic Resources Survey Report: Hollywood Community Plan Area* prepared for the City of Los Angeles.

The area that would become Hollywood was originally part of two former Spanish land grants – Rancho La Brea and Rancho Los Feliz. 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. The agricultural character of the community changed in the early twentieth century as large real estate tracts were developed, transforming the community into a bustling suburb of Los Angeles.

In 1900, the first electric streetcar track was completed along Hollywood Boulevard (then Prospect Avenue). 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 was officially incorporated, and in 1910 it was consolidated to the City of Los Angeles. The pre-consolidated area boundary is generally defined by the southernmost portion of Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.

The population of Hollywood during this early period was quite diverse, from cultural immigrants, such as French painter Paul de Longpre, to American transplants, such as Midwestern banker Gordon Wattles. Due to the large number of estates in the area, there was also a substantial local working class that was employed as caretakers and service workers; in Hollywood many of these were of Japanese and Scottish origin.

The most significant factor in the development of Hollywood in the twentieth century was the entertainment industry. Film production began in Hollywood in 1911, and quickly grew into a significant economic force. As the popularity of motion pictures grew, more physical facilities



related to motion picture production were constructed in Hollywood. In 1919 the City established a series of industrial zones specifically designated for motion picture use. The largest and most significant of these is located in the heart of the Hollywood Survey Area. Industrial resources include intact motion picture studio plants and a wide variety of support services dating to the 1920s. Due to its key role in the motion picture industry, Hollywood later became a center for radio, television, and record production. The burgeoning entertainment industry brought about the development of thriving business districts along Hollywood Boulevard, Vine Street, and Sunset Boulevard.

From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe, resulting in a true “melting pot.” For a period of time preceding World War II, the entertainment industry also became a refuge for émigrés from Eastern Europe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types. The integrity of many of these properties is poor and intact neighborhoods of early twentieth-century studio-adjacent residences are now rare.

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. By the 1950s, entertainment industry-related properties began to spread out throughout the greater Los Angeles area, and the major industry in Hollywood shifted to tourism. During the late 1950s the... 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.

Also 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. The Hollywood Survey Area contains residential and commercial properties designed by a number of important Modernists, including Richard Neutra, Rudolph Schindler, Lloyd Wright, John Lautner, Craig Ellwood, Raphael Soriano, Gregory Ain, and Pierre Koenig.

In the 1960s-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.³⁶

³⁶ Excerpted from Historic Resources Group (HRG), *Historic Resources Survey Report: Hollywood Community Plan Area* (City of Los Angeles Office of Historic Resources, August 2011, Revised November 2015), 6-8, accessed June 2023, https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72e67694613161/SurveyLAHollywood_SurveyReport.pdf.

4.2 Theme: Industrial Properties Associated with the Entertainment Industry, 1908-1980

Origins of the Entertainment Industry in Southern California³⁷

The most significant factor in the development of Hollywood in the twentieth century was the arrival of the entertainment industry. Regular motion picture production began in Hollywood in 1911, and quickly grew into a significant economic force. 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.

Origins of Entertainment Industry-Related Support Services³⁸

The first entertainment-related support services to locate to Southern California were not, in fact, related to motion picture production, but rather to distribution – a natural extension of the presence and popularity of existing motion picture theaters in Los Angeles, which were then called “nickelodeons.” Film exchanges, while more commercial than industrial in nature, were the first operations to be established in Los Angeles which reflected aspects of the motion picture production process, rather than merely the exhibition of films. Film exchanges operated as clearinghouses for the distribution of films; as historian Danny Kuchuck explains:

The studios would ship their prints to film exchanges around the country that served all the movie theaters in that region. The exchanges would have screening rooms and editing benches so theater operators could determine if a movie was suitable for their community and edit scenes out if needed. Regional sensibilities prevailed in those days, so a scene that was fine in Pittsburgh, for example, might have been deemed unsuitable in Denver.

One of the first film exchanges to be established in Los Angeles appears to have been Tally's Film Exchange at 554 South Broadway (not extant), which is noted in Los Angeles city directories as early as 1909. The exchange was owned by Thomas S. Tally, who operated Tally's Broadway Theater and was the first exhibitor to show a motion picture on the West Coast in 1897. By 1911 several film exchanges were operating and, following the arrival in 1910 of the first East Coast production companies to locate permanently in Los Angeles, the fledgling support services industry was born. The early establishment and development of the support services industry in Los Angeles lagged behind that of the more sophisticated East Coast and even Midwest operations, a schism that was driven in large part by the geographical remoteness of Southern California relative to any other established filmmaking or related technological operations. In these metropolitan areas and their surrounding suburbs, it was comparatively easy for support services to be developed alongside production studios – if they did not exist already. In New Jersey, for example, in 1893 Thomas Edison developed the world's first motion picture production studio, the “Black Maria,” on the grounds of his existing film laboratory, where he already possessed the facilities to develop and print his film product for exhibition. Those film companies that migrated to Southern California in the early 20th century, however, had no resources at their disposal, technological or otherwise. Actors did double-duty building and decorating sets and loading props and scenery; at least one company required

³⁷ Excerpted from Christine Lazzaretto and Heather Goers, “Entertainment Industry, 1908-1980, Industrial Properties Associated with the Entertainment Industry, 1908-1980: Support Services Associated with the Entertainment Industry, 1908-1980,” *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, December 2019), 3, accessed June 2023, https://planning.lacity.org/odocument/48cad580-a40f-4ddd-a7c0-fd07d3578d4a/7.2_IndustrialPropertiesAssociatedwiththeEntertainmentIndustry_1908-1980.pdf.

³⁸ Ibid, 11-13.

that its players know how to use a hammer and saw. While the lack of some resources could be more easily remedied than others, the challenge of locating a facility to edit and develop film remained. Any film negatives had to be shipped back to Chicago or New York for printing, meaning that directors often had no idea if they'd made a successful shot until weeks or even months later. When the Nestor Studios company first took over the Blondeau Tavern, each day's film had to be developed that night, after dark on the tavern's screened porch, before it was sent to New Jersey for printing. With circumstances such as these, it is perhaps not surprising that film laboratories and processing plants were the next service to be developed. Producers who were able to construct dedicated permanent facilities for their new Southern California operations frequently included the construction of a film laboratory; independent laboratories were also established by the mid-1910s in areas where production facilities were concentrated, such as Edendale and Downtown Los Angeles.

Once film could be printed and developed on location, a major hurdle had been cleared, paving the way for more efficient production and distribution. Beyond this key step, however, dedicated support services were extremely limited in the first decade of the Southern California film industry, and film companies largely made use of existing commercial operations for their other needs, such as costuming, still photography, and transportation. A supplement to the 1917 Motion Picture Studio Directory and Trade Annual, dubbed the "West Coast Section," provided advertisements for established retailers in Los Angeles and San Francisco who were willing to service the trade. It was not until the early 1920s, when the industry began to flourish, that a full complement of support services was established in Los Angeles.

By this time, most of the major East Coast studios had relocated to Southern California, and many additional independent studios and some rental plants had been established here. The motion picture industry in Los Angeles had grown to include numerous studios dedicated to producing theatrical releases, or motion pictures, which were the mainstay of the entertainment industry. However, the overall demands of the entertainment industry necessitated the development of additional product and content to either support or accompany feature films, serve as standalone promotional material, or diversify a studio's output. As a result, dedicated production facilities were also developed for nontheatrical releases: short subjects, advertising films, educational and industrial films, cartoons, newsreels, trailers, and other content. Studios and laboratories were also constructed for the creation of production and portrait photography, illustrated title cards, and other matter. Although the more established film studios were designed to be largely self-sufficient and contained collections of these resources for their own use, these businesses were also constructed independently of the studios to provide ancillary support and to aid independent producers.

Entertainment Industry Support Services Development in the 1920s and 1930s³⁹

Studio directories reveal that geographic concentrations of production facilities which had developed in the 1910s, including Edendale, East Hollywood, Downtown Los Angeles, West Los Angeles, and Hollywood, all contained sufficient demand for ancillary services to locate in their respective areas. Many of the earliest support operations were developed near the initial hubs of studio activity in Edendale and Downtown. However, as production migrated westward to Hollywood in the 1920s, it appears that associated operations were sometimes slow to follow. Technological support services related to film manufacturing, processing, and printing were the first support facilities to be established in Hollywood. Other services related to props, costumes, and scenery continued to operate in Downtown. It is likely that these operations

³⁹ Lazzaretto and Goers, "Support Services Associated with the Entertainment Industry, 1908-1980," 53-54.

were originally associated with the legitimate theater, and had merely expanded their existing business to include the motion picture trade. As a result, while some businesses appear to have either relocated to Hollywood or opened additional locations there, their continued operation in Downtown cannot be said to be indicative of film industry trends.

By the late 1920s, motion picture support services operated almost exclusively out of Hollywood. Support service operations outside of Hollywood were limited, though there were exceptions. Mitchell Camera Company, a prominent manufacturer of motion picture cameras, first established in Hollywood in 1919 before relocating to a purpose-built factory in what is now the city of West Hollywood in 1929. The ongoing development of film exchanges also moved away from Hollywood: in 1924 the Gore brothers, who were Los Angeles theater owners, announced plans to construct a dedicated film exchange building spanning the entire block at the southeast corner of Vermont Avenue and Washington Boulevard in South Los Angeles. The Film Exchange Building (1900 South Vermont Avenue, not extant), it was noted, was planned as “offices of various local film exchanges which require a certain type of building for their business.” The goal was “to house all of the film exchanges in the city of Los Angeles on one side of the street and in one block and to provide each exchange with a ground floor store suitable for their requirements, with an alley in the rear to facilitate delivery. In concentrating operations to one facility, the brothers claimed, they had secured assurances from insurance company engineers that they would be able to reduce fire insurance premiums for exchange operators to one sixth of the going rate.

Many support services which established operations during this period acquired existing industrial buildings which could be easily fitted for their use. Although many of these buildings were modest utilitarian structures, some buildings were designed in popular architectural styles of the period. One particularly notable example is the building acquired by Mole-Richardson, a technical lighting manufacturer, at 932 North La Brea Avenue (not extant). Originally designed in 1930 by prominent architects Morgan, Walls & Clements for the Moderncraft Laundry Company, the building was subsequently purchased by Mole Richardson and later became known as the Studio Depot.

Entertainment Industry Support Services Development During World War II⁴⁰

Operations in Hollywood continued to flourish throughout the 1930s and into the 1940s. Support facilities continued to play an important role in the motion picture industry after the collapse of the vertically-integrated studio system following World War II. Many internal support services were the first to be eliminated as the major studios struggled to cut costs, creating a greater demand for independent services in the area. Additionally, as the process of filmmaking diversified and studios ceded control over various aspects of film production in later years, these facilities proved to be a valuable resource for a growing number of increasingly independent filmmakers, a trend which continues to the present day.

Postwar Entertainment Industry Support Services Development⁴¹

Many of the support services which had originally been established for the motion picture industry continued to operate following the film community’s exodus from Hollywood in the second half of the 20th century. Indeed, subsequent entertainment industries established in Hollywood benefitted from the existing network of support services. While the particular needs of each industry differed, the fact that Hollywood had emerged as the nexus of sound technology research and development in the early days of the film industry meant that other

⁴⁰ Lazzaretto and Goers, “Support Services Associated with the Entertainment Industry, 1908-1980,” 60-61.

⁴¹ Lazzaretto and Goers, “Support Services Associated with the Entertainment Industry, 1908-1980,” 63.

industries could benefit from highly-skilled and experienced technicians who continued to work locally. This is evidenced by the fact that the development of the recording industry in Hollywood was spurred in part by the appeal of existing high-quality support services. Other production-related services, such as costuming, props, and scenery construction, were also able to continue operating because many existing studio facilities were converted for television production, creating a distinct need for similar services.

4.3 Sub-Theme: Support Services Associated with the Entertainment Industry, 1908-1980⁴²

For as long as the entertainment industry has existed, so too has the necessity for supplies and services which support its activities and operations. From the start, the inherent challenges of the production process introduced a demand for support services and ancillary products which have been developed specifically to meet the needs of the entertainment industry. While every genre of entertainment poses a unique set of requirements for which particular products and services have been developed, the role of support services relative to a particular industry is perhaps most evident in motion picture production.

From its earliest days, the making of motion pictures has been a complex process relative to the resources at hand – the values, demands, and challenges of production have expanded in concert with evolving technologies. In the beginning, when films were primitive and production was somewhat ad hoc, an aspiring director might be able to get by with a borrowed camera, a reel of film, and a sunny day. Costumes, scenery, and even players were all components that could be borrowed, repurposed, or otherwise obtained. However, as industry technology evolved, allowing for more complex and varied films to be made, the associated requirements to support these advances also expanded. An examination of trade publications and directories reveals the extent of services necessary to support industry operations; ancillary support services and purveyors listed included, but were not limited to, the following:

- Cameras, parts, and supplies
- Camera repair
- Casting agencies
- Color process laboratories
- Costume fabrics
- Costumers
- Film delivery services
- Film editing machines
- Film (processing) laboratories
- Film libraries
- Film printing machines
- Film recorders and disc recorders
- Film splicing machines
- Film trailers
- Film storage vaults
- Lighting equipment
- Motion picture cables
- Motion picture camera lenses
- Newsreel production
- Portrait and still production photography
- Projection lamps
- Projection rooms
- Raw film stock
- Stage/set scenery
- Studio props
- Title card production
- Trick photography and special effects laboratories

The development of these services paralleled the growth of motion picture production in the first half of the 20th century. While such operations were always critical to the continued success of the film industry, their contributions became especially important as technological innovations became more and more important to the industry's successful growth. Beginning in the 1910s and continuing into the 1920s, the proliferation of film laboratories and other

⁴² Lazzaretto and Goers, "Support Services Associated with the Entertainment Industry, 1908-1980," 95-97.



technical support facilities devoted to the production of motion pictures reflected the growing importance of technology within the industry. The advent of sound in 1927 transformed the industry, and support services followed suit. Film processing operations, along with the research and development processes which led to technical innovation – performed largely in film laboratories and other production facilities – became particularly important as the manipulation of film became more and more complex.

Along with the growth and development of the studio system and the skill of the cameraman, came the advancement of the film laboratories, one of the most important links in the advancement of the film industry. Film laboratories were where all developing and processing was done. In the early days, the labs handled all the output of the studios, large and small. But with the advent of sound in the late twenties, the independent labs geared their departments to this new development. The major studios had their own labs, but when Technicolor became popular by 1938, many of the studios used the Technicolor Company for almost all of their output. For many independents, however, this was too costly, and they used private labs which not only developed their film, but also handled post-production details as well.

Support service operations were typically housed within modest utilitarian buildings, usually one story in height, which could be easily fitted for a specific technical purpose as tenant functions evolved. Those facilities which housed more technical operations, such as film processing or research laboratories, or facilities which housed technical materials, such as raw film stock, were frequently distinguished by fireproof construction. Many buildings were occupied over time by various tenants within the industry and housed a variety of functions and uses.

4.4 Eligibility Requirements

The eligibility requirements for Support Services Associated with the Entertainment Industry are included in TABLE 2, below.

TABLE 2: SUPPORT SERVICES ASSOCIATED WITH THE ENTERTAINMENT INDUSTRY, 1908-1980⁴³

Context: Entertainment Industry, 1908-1980
Theme: Industrial Properties Associated with the Entertainment Industry, 1908-1980
Sub-Theme: Support Services Associated with the Entertainment Industry, 1908-1980
Eligibility Standards
<ul style="list-style-type: none">• Was constructed or used during the period of significance.• Originally constructed as, or is, the long-term home of a significant support service.• Must be proven to have played a significant role in the history and development of the entertainment industry.
Character-Defining/Associative Features
<ul style="list-style-type: none">• Retains most of the essential character defining features from the period of significance.• Support services includes prop houses, costumer houses, film laboratories and processing plants, vendors of camera and lighting equipment, makeup, and wig suppliers.• May be industrial, commercial, and/or a converted residential building.• May be located adjacent to a motion picture studio or other entertainment-related property.• May be the long-term home of a continuously operational support services enterprise.• For the National Register, properties associated with events that date from the last 50 years must possess exceptional importance.
Integrity Considerations:
<ul style="list-style-type: none">• Should retain integrity of Location, Design, Feeling, and Association from the period of significance.• Original use may have changed.• Adjacent buildings and land uses may have changed.

⁴³ Lazzaretto and Goers, "Support Services Associated with the Entertainment Industry, 1908-1980," 97-100.



TABLE 2: SUPPORT SERVICES ASSOCIATED WITH THE ENTERTAINMENT INDUSTRY, 1908-1980⁴³

- The physical relationship between the property and the motion picture studio or other entertainment-related property may not be apparent as the original facility may no longer be extant.

5. EVALUATION OF ELIGIBILITY

The subject building was evaluated under the applicable criteria for the National Register, California Register, and LA HCM designation using the eligibility requirements outlined in the CTP for Support Services Associated with the Entertainment Industry, 1908-1980 within the *LACHCS*.

Criterion A/1/1

To be eligible under Criterion A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of history.

The Support Services Associated with the Entertainment Industry sub-theme within the Entertainment Industry/Industrial Properties Associated with the Entertainment Industry context examines patterns of industrial development related to entertainment from 1908-1980 and is the most applicable theme for evaluating the property under Criterion A/1/1.

By the 1920s, Hollywood had become the center of Los Angeles' film production. While some support services that also served live theater, such as costumes, scenery, and props remained Downtown, motion picture-specific services such as film manufacturing and processing also migrated to Hollywood. A few decades later during World War II, major studios attempted to cut costs, which included outsourcing certain services and eliminating internal departments. The dismantling of the vertically integrated studio system after the 1948 Supreme Court ruling also contributed to this shift. After the war, motion picture studios began to relocate to other areas, but many of the support services continued to operate in Hollywood. There was a shift toward research and development for sound technology as well as supporting television production.

The original portion of the subject building was built between 1951-1952 for brothers Harry and Ben Teitelbaum and expanded through the 1960s. Since its initial construction, the property has been used for film storage vaults and film cutting. The property was established during the postwar shift in the nature of support services and is associated with industrial development trends within the entertainment industry; however, as outlined in National Register Bulletin 15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history."⁴⁴

Research did not reveal evidence to suggest that the subject building was especially unique or significant in the history of entertainment industry support services. Rather, it appears to be one of several similar, standard film storage facilities constructed in the area as a continuation of trends established years earlier. In fact, the subject property is one of two extant storage film vaults near the intersection of Seward Street and Romaine Street.³⁴ As such, it has an association with the historic trend, but the association itself is not important.

Research did not reveal an association with any other historic events or trends. Therefore, for the reasons outlined above, the property is not eligible under Criterion A/1/1.

Criterion B/2/2

Criterion B/2/2 states that to be eligible, a property must be associated with the lives of persons significant in our past.

⁴⁴ National Register Bulletin 15, 12.



As noted in **Section 3.1** Description and History of the Property, the building was built for brothers Harry and Ben Teitelbaum and the building has been associated with the Editing Film Center and Hollywood Film Company. In addition to owning the Editing Film Center, the Teitelbaums were art collectors and philanthropists, and participated in the family business of selling furs.⁴⁵ Research did not reveal evidence to suggest that the brothers were notable or significant individuals of the past.

Research did not reveal the names of any additional individuals associated with the property that might rise to the level of significance necessary for eligibility under Criterion B/2/2. While numerous people have been employed with the Editing Film Center, collective efforts like these are better evaluated under Criterion A.⁴⁶ Therefore, the property is not eligible under Criterion B/2/2.

Criterion C/3/3

A property is eligible under Criterion C/3/3 if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction.

The subject building possesses a few features that reflect the era of its construction, such as stucco, brick veneer, and scored concrete but it does not embody any particular architectural style. However, the subject building was also evaluated for the purposes of this report as an example of the industrial support service facility property type under the Support Services Associated with the Entertainment Industry, 1908-1980 sub-theme. The eligibility standards for this theme are included in **Table 2**.

To be eligible under this sub-theme, a property must be constructed or used during the 1908-1980 period of significance, originally constructed as, or is, the long-term home of a significant support service, and must be proven to have played a significant role in the history and development of the entertainment industry.⁴⁷ As mentioned, the original portion of the subject building was first constructed in 1951-1952 and has been in use as a storage vault for film reels since that time. However, it does not appear to be a rare, unique, or important example of the type, nor does it appear to reflect an important variation, and it does not appear to have had an impact on the design of later film storage buildings. Rather, the subject property is one of several such utilitarian facilities constructed around the same time within the Hollywood area using common building materials. Additionally, it has been heavily altered since its original construction as noted in **Section 3.1**.

The original building permit did not identify an architect but did identify the Rock Construction Company as the contractor of the building.⁴⁸ Research did not reveal any additional information on the company or any evidence to suggest that the company would be considered a master builder. Even if they were considered a master in their respective field, the subject property would be unlikely to be considered an important example of their work due to its simple design and common materials. Lastly, if it were an important example of their work, alterations after construction not completed by the company have diminished the integrity of their original design.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.⁴⁹ A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which is not the case for the subject building. The subject

⁴⁵ "Art Hobby Spreads to Fill Every Room," Los Angeles Times, August 27, 1962,32; "Burglars Get \$30,000 Furs," Los Angeles Times, November 24, 1938.

⁴⁶ Beth Grosvenor Boland, (National Register Bulletin 32) *Guidelines for Evaluating and Documenting Properties Associated with Historic Persons* (US Department of the Interior, National Park Service, Cultural Resources: 1988), 5, accessed June 2023, <https://www.nps.gov/subjects/nationalregister/upload/NRB32-Complete.pdf>.

⁴⁷ Lazzaretto and Goers, "Support Services Associated with the Entertainment Industry, 1908-1980," 97-100.

⁴⁸ City of Los Angeles Department of Building and Safety, Building Permit No. 1951LA19285, November 2, 1951.

⁴⁹ National Register Bulletin #15, 20.



building is utilitarian in function and design and was built and modified over time using common materials and construction techniques.

The last aspect of Criterion C/3/3 is generally applied to historic districts. As mentioned above, the property is not located within the boundaries of an HPOZ, nor within an area identified by SurveyLA as a potential historic district. The Project site is partially located within the boundaries of the Entertainment Industry Support Services Planning District; however, by definition, planning districts may “merit consideration in local planning,” but do not meet eligibility standards for historic designation.⁵⁰ These findings were confirmed during the field inspection conducted for this report, as there are not enough properties with shared physical characteristics or historical associations in the area to form a potential historic district. Therefore, the subject property does not appear to form or contribute to a distinguishable entity as a potential historic district does not appear to exist.

Therefore, for the reasons outlined above, the property is not eligible under any aspect of Criterion C/3/3.

Criterion D/4

Criterion D/4 applies to the potential of the property to yield information important in prehistory or history. Criterion D generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, the property does not appear to be eligible under Criterion D/4.

Integrity

It is standard practice to assess a property’s integrity as part of a historic evaluation. Integrity is a property’s ability to convey its historic significance through its physical features. National Register Bulletin 15 defines seven aspects of integrity: Location, design, setting, materials, workmanship, feeling, and association. In order to convey significance, a property must retain some combination of these aspects of integrity from its period of significance. The aspects of integrity that are essential vary depending on the significance of the resource.

While the subject building does not appear to be eligible for listing in the National or California Registers, or as an LA HCM, it was examined against the seven aspects of integrity for further clarification.

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

The subject building has not been moved since its construction and therefore retains integrity of location.

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

While the subject building is still able to convey its original design intent, including its original function and use, the integrity of design has been diminished due to alterations to building footprint including the expansion of the building footprint on adjoining parcels and the addition of a second story between 1951-1967. Therefore, the subject property does not retain integrity of design.

Setting: The physical environment of the historic property.

The Project site immediately surrounding the subject building has changed in recent years with the demolition of the two buildings at the north end in 2013. Additionally, due to alterations to building footprint between 1951-1967 expanding over 4 different parcels, the immediate setting no longer retains integrity. The properties surrounding the Project site have been altered over time and have evolved from one and two-story, single-family residences in the 1950s to commercial and residential, multi-story buildings with large parking lots.

Therefore, the subject building no longer retains integrity of setting.

⁵⁰ SurveyLA Field Survey Results Master Report, 9.



Materials: 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.

The integrity of materials has been diminished due to changes to the building over time, including the application of stucco, scored concrete, and brick veneer.

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The original workmanship is no longer apparent, and the extant details on the subject building do not reflect its initial construction. Therefore, the integrity of workmanship has been diminished due to changes to the building over time.

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

The subject building retains some sense of integrity of feeling as it is still able to convey the sense of a postwar storage facility. However, it does not reflect a particular period or historic sense of time due to its common materials, basic design, and continuous alterations. Therefore, the property does not retain integrity of feeling for its 1950s construction.

Association: The direct link between an important event or person and a historic property.

The integrity of association does not apply to the property as there is no historic association for the physical integrity to convey.

Summary of Evaluation

For the reasons discussed above, the subject building is not eligible for listing in the National or California Registers, or for designation as an LA HCM due to diminished integrity and a lack of significance within the relevant context

6. PROJECT IMPACTS

6.1 CEQA Thresholds for Impacts to Historical Resources

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

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

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

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

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

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

In 2019, Los Angeles City Planning adopted Appendix G (Environmental Checklist Form) of the Association of Environmental Professionals CEQA Statute and Guidelines as the thresholds of significance for impacts. As such, the 2006 “L.A. CEQA Thresholds Guide” (Guide) is no longer the source for default thresholds, but may be used as a reference document to inform environmental analysis. The Guide states that a project would normally have a significant impact on a historical resource if it would result in a substantial adverse change in the significance of the historical resource. A substantial adverse change in significance occurs if the project involves:

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

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.

6.2 Project Description

The proposed Project includes the demolition of the subject building and its associated parking lot and the construction of a seven-story, 168,765 square foot (sf) storage building, which would consist of 118,681 of self-storage, 48,984 sf of temperature-controlled film and media storage, and 1,100 sf of leasing uses. The Project would have a floor area ratio (FAR) of 3.1.

The Project proposes 42 automobile parking spaces provided onsite in a surface-level parking lot and 40 bicycle parking spaces provided onsite at ground-level. The Project would provide vehicular access along Romaine

Street and Hudson Street. Romaine Street would contain one driveway permitting the entry and exit of vehicles. Hudson Street would contain one driveway permitting only the exit of vehicles.

The Project would include approximately 8,111 sf of landscaped areas throughout the Project site including an outdoor landscaped walkway and entrance along Romain Street and landscaping along Hudson Street and Seward Street.

The Project is designed so that the design, massing, and height are compatible with the neighboring one- to six-story commercial, retail, residential, and parking uses and so that the ground floor interruption along the sidewalks is minimized to the extent possible. Additionally, the landscaped entry way and outdoor gathering area would contribute to the walkability along Romaine Street.

Soils would balance on site and the import or export of soil is not required. All necessary utility improvements including water, sewer, and storm drain would be constructed within the property limits.

A set of project plans dated September 23, 2023 is included as **Appendix E**.



Figure 22: Rendering of proposed Project, view looking toward north elevation (Michael W. Folonis Architects, September 21, 2023).

6.3 Analysis of Project Impacts on Historical Resources

Potential for Direct Impacts

As proposed, the Project does not appear to have the potential to cause direct impacts to historical resources.

The proposed Project would include the demolition of the subject building and its associated parking lot located at 936-962 Seward Street and 949-959 Hudson Avenue for the construction of a seven-story, 168,765 square-foot storage building. As concluded in Section 5, the subject building is not a historical resource; therefore, its demolition would have no impact on historical resources.

The new construction will be physically separated from the previously identified historical resources in the vicinity that are located on adjacent parcels on the north side of Romaine Street. As a result of this physical separation provided by Romaine Street, the proposed Project would also not result in the demolition, destruction, relocation, or alteration of the previously identified historical resources in the vicinity..

Vibration generated by adjacent construction activities can reach levels that cause damage, and therefore direct impacts, to certain types of vulnerable buildings and structures; however, most types of standard construction equipment do not generate enough vibration to damage even the most fragile buildings as close as 25 feet away.⁵¹ As such, 1012 N. Seward Street and Hollywood Center Studios are a sufficient distance—at least 150 feet or more—from the proposed Project site that they would be unlikely to be affected by reasonable levels of construction-related vibration.

For the reasons discussed above, the proposed Project would not result in any change to the integrity of location, design, materials, workmanship, feeling, or association for the two historical resources in the vicinity. Their respective significance would not be materially impaired and they would remain eligible for listing.

Potential for Indirect Impacts

As proposed, the Project does not appear to have the potential to cause indirect impacts to historical resources.

The proposed Project would introduce a new visual element in the vicinity of historical resources in the form of a new seven-story building, which has the potential to impair the integrity of setting; however, integrity of setting is not an essential aspect of integrity for 1012 N. Seward Street. That is, the ability to convey its significance does not rely on its relationship to physical features outside the historical resource boundary. Furthermore, the integrity of setting has already been diminished by the immediately abutting multi-story parking garage (see **Figure 18**). Therefore, another instance of new construction in the vicinity of the resource, physically and visually separated by Romaine Street, is unlikely to further impair the integrity of setting to such a degree that it would no longer be eligible for listing.

Districts like Hollywood Center Studios rely on integrity of setting *within* the district boundaries, particularly the historic relationships between buildings and other character-defining features such as circulation and infrastructure. This integrity of immediate setting helps differentiate districts as a visually and geographically unified entity.⁵² While new construction within the boundaries has the potential to affect the integrity and significance of a historic district, new construction outside these boundaries is unlikely to impair the integrity of setting to such a degree that it would no longer be eligible for listing.

⁵¹ John A. Volpe National Transportation Systems Center, Cross Spectrum Acoustics, and Federal Transit Administration, *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* (Washington DC: United States Department of Transportation, September 2018), 184-186, accessed October 2023, https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.

⁵² National Register Bulletin 15, 46.

Potential for Cumulative Impacts

If the proposed Project would not cause direct or indirect impacts to historical resources, as supported by the discussion above, it would not contribute to cumulative impacts on historical resources. Therefore, impacts to historical resources would not be cumulatively considerable.

7. CONCLUSIONS

The subject building located on the Project site at 936-962 Seward Street and 949-959 Hudson Avenue is not currently designated under any national, state, or local landmark program, nor was it previously identified as a potential historical resource in any survey, including SurveyLA. The Project site is partially located within the boundaries of the Entertainment Planning District identified during SurveyLA; however, Planning Districts are not historical resources as defined by CEQA.⁵³

After careful inspection, investigation, and evaluation, GPA concludes that the subject building is not eligible for listing in the National or California Registers, or for designation as an LA HCM due to diminished integrity and lack of significance within the relevant context. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. As such, the subject building is not a historical resource for the purposes of CEQA.

There are two previously identified historical resources in the vicinity of the proposed Project: 1012 N. Seward Street and Hollywood Center Studios.

The proposed Project includes two activities that have the potential to impact historical resources: demolition of the subject building, and construction of a seven-story storage building to include self-storage, temperature-controlled film and media storage, and leasable space.

The subject building is not a historical resource for the purposes of CEQA; therefore, its demolition would have no impact. The new construction would have a less-than-significant impact on 1012 N. Seward Street and Hollywood Center Studios because it would not materially impair the characteristics that convey their significance and justify their eligibility for listing in the national, state, and/or local registers. As such, the anticipated impacts to historical resources in the Study Area would be less-than-significant and no mitigation is required or recommended.

⁵³ SurveyLA Field Survey Results Master Report, 9.

8. SOURCES

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APPENDIX A – RÉSUMÉS

ANDREA GALVIN



Andrea Galvin is the President and Principal Architectural Historian of GPA. She has been professionally involved in the research and documentation of historic districts, sites, buildings, and structures since 1995. Her experience includes working for the California Department of Parks and Recreation conducting architectural surveys of historic buildings and structures, the California Department of Transportation working on California Environmental Quality Act (CEQA) and Section 106 compliance, and the California Office of Historic Preservation reviewing projects for Section 106 and Secretary of the Interior's Standards compliance. As such, Ms. Galvin has a deep understanding of the environmental review process as it relates to historic resources and a close working relationship with decision-makers. Her past projects have included assisting numerous municipalities in developing historic preservation programs, managing large-scale historic resource surveys, and preparing Section 106 and CEQA compliance reports. Many of Ms. Galvin's projects have involved coordinating with many local, state, and federal agencies as well as conducting public outreach with stakeholder groups. She has conducted training on a wide variety of topics at conferences and workshops throughout California, and is an active member of several state and national preservation organizations.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 1999
- Certificate, Preservation Planning, Istanbul Technical University, Turkey, 1998
- B.S., Environmental Design, University of California, Davis, 1994

Professional Experience:

- GPA Consulting, President and Principal Architectural Historian, 2003-Present
- California Office of Historic Preservation, Assoc. Architectural Historian, 2002-2004
- Caltrans, District 7, Los Angeles, Assoc. Architectural Historian, 1999-01/Headquarters, Sacramento, 2001-2004
- California Department of Parks and Recreation, Cultural Resource Specialist, 1995-1999

Qualifications:

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

Selected Projects:

- Section 106 Support for the City of Los Angeles Housing and Community Development agency for the Rehabilitation of the William Mead Apartment Complex, 2016-present
- Long Beach Art Theater Historic Structures Report, 2013
- U.S. Department of General Services, International Building, San Ysidro Land Port of Entry Master Plan, San Ysidro, 2015-2019
- 6th Street Viaduct Replacement, Los Angeles, 2011-2019
- State Route 710, Los Angeles County, Section 106 Finding of Effect, 2017-2018
- Orange Coast College HABS-Like Documentation, Costa Mesa, 2016
- City of Long Beach On-Call Consultant for Section 106 Review of multiple CDBG-funded projects, 2013-2018
- Historic Structures Report for the Sugar Beet Factory in Chino, California, 2009
- St. Regis Condominium Preservation Plan, Long Beach, 2018
- Santa Paula Railroad Depot and Mill Rehabilitation, Santa Paula, 2007
- Poole Bunkhouse Maintenance Plan for Southern California Edison, 20015
- Nelles Correctional Facility Specific Plan, CEQA Historical Resource Report, Whittier, 2014-2015
- North Spring Street Viaduct Widening and Rehabilitation, Section 106 Finding of Effect, Los Angeles, 2011-2015
- Patriotic Hall, Preservation Plan, Los Angeles County, 2006

EMMA HAGGERTY



Emma Haggerty is an Associate Architectural Historian at GPA and has been involved in the field of historic preservation since 2016. Emma graduated from the University of Vermont with a Master of Science in Historic Preservation. She has since worked in the public sector in both New Jersey and California on a variety of projects. Emma joined GPA in 2021 and her experience has included review of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA); design review for consistency with the Secretary of the Interior's Standards (SOIS); and municipal code compliance. Additionally, Emma has experience reviewing Mills Act Applications, preparing Mills Act Contracts, and performing site inspections for properties under and interested in the Mills Act.

Educational Background:

- Master of Science, University of Vermont, 2018
- B.A., Planning and Public Policy, Rutgers University, 2016

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2021-Present
- City of San Diego, Historical Resources Senior Planner & Mills Act Coordinator, 2018-2021
- New Jersey Historic Preservation Office, Program Associate, 2018
- National Trust for Historic Preservation – Lyndhurst Mansion, Historic Preservation Intern, 2017

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- National Preservation Institute, Section 106: An Introduction

Selected Projects:

- 1102 Pacific Coast Highway, City of Huntington Beach, CEQA Historical Resource Technical Report, 2021
- 2501 Curtis Avenue, Redondo Beach, CEQA Historical Resource Evaluation Report, 2021 –2022
- 3014 4th Street, City of Santa Monica, Local Landmark Assessment, 2022
- 325 Georgina Avenue, City of Santa Monica, Local Landmark Assessment, 2022
- 400-432 S. San Vicente Boulevard, City of Los Angeles, CEQA Historical Resource Evaluation Report, 2022
- 631 Colorado Avenue, City of Santa Monica, Local Landmark Assessment, 2021 –2021
- 660-664 W. Wilson Avenue, City of Glendale, CEQA Historical Resource Evaluation Report, 2022
- Carnegie Library, City of Yreka, Historic Structures Report and Section 106 Finding of No Adverse Effect Report, 2022
- CEQA Significance Report Evaluations, Planner, City of San Diego, 2018- 2021
- Chula Vista Center, City of Chula Vista, CEQA Historical Resource Evaluation Report, 2021 –2022
- Ole Hanson Beach Club, City of San Clemente, Secretary of Interior's Standards Compliance, 2022
- Sewage Pumping Plant #669, Port of Los Angeles, Historical Resources Technical Memorandum, 2022
- Telfair Multi-Modal Bridge, City of Los Angeles, USACE Cultural Resources Assessment Report, 2022
- Whittier Citrus Association Packing House, Historic Preservation Treatment Plan, 2022



APPENDIX B – BUILDING PERMIT HISTORY



Date	Permit No.	Description	Lot #	Builder	Owner
1951-11-02	1951LA19285	50' x 105' concrete block safety film for motion pictures.	Lot 16	Rock Construction Company, Inc.	Harry & Ben Teitelbaum
1952-03-19	1952LA27613	Addition of 9' x 26' stucco building.	Lot 16	Rock Construction Company, Inc.	Harry & Ben Teitelbaum
1952-04-14	1952LA32123	Concrete foundation permit for addition.	Lot 16	Rock Construction Company, Inc.	Harry & Ben Teitelbaum
1952-04-16	1952LA32265	Change to addition to 28' x 45' stucco building for showroom to original plan.	Lot 16	Rock Construction Company, Inc.	Harry & Ben Teitelbaum
1953-02-17	1953LA54293	Construction of new 15' x 50' concrete block office and storage vaults in adjoining lot.	Lot 15	Rock Construction Company, Inc.	Ben Teitelbaum
1953-08-25	1953LA70085	Construction of new 29' x 49' concrete block safety film storage building.	Lot 15 & Lot 16	Ben Teitelbaum	Ben Teitelbaum
1954-07-23	1954LA94285	Construction of new 29' x 49' concrete block safety film storage building.	Lot 15 & Lot 16	Harry & Ben Teitelbaum	Harry & Ben Teitelbaum
1955-03-07	1955LA09839	Addition of one-story, 10' x 16' concrete block maintenance room.	Lot 17	Seward Realty Co.	Seward Realty Co.
1957-05-22	1957LA72422	Addition of 100' x 137' steel and stucco 2 nd story.	Lot 15 & Lot 16	Harry & Ben Teitelbaum	Harry & Ben Teitelbaum
1957-08-30	1957LA81305	Revision of framing of approved plans for 2 nd story.	Lot 15 & Lot 16	Harry & Ben Teitelbaum	Harry & Ben Teitelbaum
1966-11-10	1966LA35734	Demolition of 936 Seward Street, clear lot, and cap off sewer.	Lot 14	Roger Roy Land Clearing, Inc.	Harry Teitelbaum
1967-05-25	1967LA46890	Addition of 50' x 136' two-story, concrete block building at 936 Seward Street.	Lot 14	Jondol Construc. Co.	Editing Film Center
1968-10-18	1968LA76154	Provide 29' x 14' x 8 inch high masonry screen around existing roof equipment.	Lot 14	Jondal Construc. Co.	Teitelbaum
1991-04-17	1991WL95642	Re-roof flat of building. Scrape off granite rock.	Lot 16	WG Johnson Roofing Co.	Hollywood Film Co.

1
24APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
Certificate of OccupancyCITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISIONLot No. LOT-16- Bbk-D STRONG & DICKINSON
30-HOLLYWOOD NO-1 AS PER MAP RECORDED
Tract IN BOOK - B PAGE 84Location of Building 946 SEWARD STApproved by
City Engineer
Deputy.Between what cross streets? Romaine & Wiloughby AveUSE INK OR INDELIBLE PENCIL. SAFETY FILM1. Purpose of building. BATON PICTURES FILMS Families Rooms2. Owner HARRY TELERBAUM BEN TELERBAUM Phone 40-75653. Owner's Address 544 G CARLTON WAY F. O. HOLLYWOOD4. Certificated Architect NONE State License No. Phone5. Licensed Engineer MACKINTOSH & MACKINTOSH State License No. Phone6. Contractor ROCK CONSTRUCTION CO. INC. State License No. 116136 Phone VE. 8-75037. Contractor's Address 2740 MALVERN AVE Eng. Chk.VALUATION OF PROPOSED WORK None8. State how many buildings NOW on lot and give use of each. None10. Size of new building 50' x 109' No. Stories 1 Height to highest point 17' Size lot 50' x 165'11. Material Exterior Walls CONCRETE BLOCK Type of Roofing FLAT(a) Footing: Width 14" Depth in Ground 12" Width of Wall 8"(b) Size of Studs 2" x 4" Material of Floor CONC.(c) Size of Floor Joists 2" x 6" Size of Rafters 2" x 6"

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

HARRY TELERBAUM
Sign here BEN TELERBAUM
By Arch. Construction Co. Inc.

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation \$ 7000 \$ 15,000.00Fee \$ 5 \$ 25.00Investigation Fee \$ 57.00Bldg. Permit Fee \$ 57Total \$ 142.00TYPE V Maximum No. Occupants 42 Key Loc. 137x50GROUP G-1 Plans and Specifications checked C-2 Fire Escape NOFor Plans See Under way Bldg. Line NO Street Widening NODistrict City No. 4669Approved and approved OKFiled with OK

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT DATE ISSUED TRACKER NO. (OR) RECEIPT NO. CODE FEE PAID

Plan Checking OCT 19 1951 LA12598

Supplemental Plan Checking NOV 1 1951 9918

Building Permit DEC 1 1951 119285

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-5
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 16 Block D
Tract STRONG + DICKINSON So. Hollywood Tr 1
Location of Building 946 N SEWARD (House Number and Street)
Between what cross streets? Romaine & Wilbury

Approved by
City Engineer

Deputy.

USE INK OR INDELEBIL PENCIL

1. Present use of building Film Center Families 1 Rooms 1
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy under construction
3. Use of building AFTER alteration or moving under construction Families 1 Rooms 1
4. Owner BEN TETLEBAUM - HARRY TETLEBAUM Phone 9111
5. Owner's Address 5446 CARLETON WAY P. O. 7501 RD.
6. Certificated Architect ROCK Construction Co. State License No. 116131 Phone 3-7151
7. Licensed Engineer ROCK Construction Co. State License No. 116131 Phone 3-7151
8. Contractor ROCK Construction Co. State License No. 116131 Phone 3-7151
9. Contractor's Address 244 MARCOLE AV.
10. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon \$ 750.00
11. State how many buildings NOW on lot and give use of each. House 3 under construction
12. Size of existing building x Number of stories high 1 Height to highest point 7'0" x 26'0"
13. Material Exterior Walls Wood/Plaster Exterior framework (Wood or Steel)
14. Describe briefly all proposed construction and work:

ADD Stucco BADA - 7'0" x 26'0"
Safety Film

NEW CONSTRUCTION

15. Size of Addition 9 x 26 Size of Lot 50 x 115 Number of Stories when complete 1
16. Footing: Width 12 Depth in Ground 12 Width of Wall 6 Size of Floor Joists x
17. Size of Studs 2 x 4 Material of Floor Concrete Size of Rafters 2 x 4 Type of Roofing Asphalt

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Ben Tetlebaum Co. Inc.
(Owner or Authorized Agent)

By William F. Geller

DISTRICT
OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$ <u>750</u>				Area of Bldg. <u>264</u> Sq. Ft.		Cert. of Occupancy Fee \$	
Fee \$ <u>2</u>				Fee \$		Bldg. Permit Fee \$ <u>5.00</u>	
TYPE <u>I</u>	Maximum No. Dwelling Units	Inside Lot	Key Lot	Lot Size <u>50 x 115</u>		Total \$ <u>5.00</u>	
GROUP <u>G-1</u>	Plans and Specifications checked	Corner Lot	Corner Lot Kept	Fire District <u>507</u>			
For Plans See <u>1</u>	Correction <u>Various</u>	Zone <u>C-2</u>	Bldg. Line	No. 2 <u>507</u>		District Map No. <u>4667</u>	
Filed with <u>LA-51</u>	Plans, Specifications and Application approved	Continuous Inspection	SPRINKLER	Specified—Required		Application checked and approved	
			Valuation Included	Inspector <u>Deion 8</u>			

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	MAR - 3 52		15445		
Supplemental Plan Checking	MAR 14 52		LA27613		
Building Permit					

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 16
Tract STARR & DICKINSON of HOLLYWOOD
Location of Building 946 N. Seward
(House Number and Street)
Between what cross streets? MAIN + WILCOX
USE INK OR INDELEBIL PENCIL
1. Present use of building FILM CENTER Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy _____
3. Use of building AFTER alteration or moving _____ Families _____ Rooms _____
4. Owner HARRY BEN JETTERBAUM Phone 41-2191
5. Owner's Address 5441 CARLTON P. O. _____
6. Certified Architect _____ State License No. _____ Phone _____
7. Licensed Engineer MCINTOSH State License No. 26-179 Phone 41-2184
8. Contractor YOSH CONSTRUCTION CO. State License No. 26-1503 Phone 430-0000
9. Contractor's Address 2740 MALCOLM
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical system and elevator equipment, therio or thereon) 4300
11. State how many buildings NOW on lot and give use of each. UNDER CONSTRUCTION
12. Size of existing building 16 x 45 Number of stories high _____ Height to highest point _____
13. Material Exterior Walls WOOD Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:

Adding a 2nd floor building for show room
to original plan
NEW CONSTRUCTION
15. Size of Addition 16 x 45 Size of Lot 16 x 38 Number of Stories when complete _____
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____
17. Size of Studs _____ Material of Floor _____ Size of Rafters _____ Type of Roofing _____
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.
Sign here _____
(Owner or Authorized Agent)
DISTRICT OFFICE By Alison P. Heller
FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$ <u>4300</u>	Area of Bldg. _____ Sq. Ft.	Cert. of Occupancy Fee \$ <u>5.00</u>			
Fee \$ <u>10.00</u>	Fee \$	Bldg. Permit Fee \$ <u>5.00</u>			
Total \$ <u>15.00</u>		Total \$ <u>10.00</u>			
TYPE <u>NEW</u>	Maximum No. Occupants <u>16</u>	Key Lot <u>52X137+</u>	Lot Size <u>16 x 38</u>	Fire District <u>2</u>	Street Widening <u>No</u>
GROUP <u>G1</u>	Plans and Specifications checked	Corner Lot Keyed <u>C2</u>	Fire District <u>2</u>	District Map No. <u>4669</u>	Application checked and approved <u>APR 11 1952</u>
For Plans See _____	Correction Verbal _____	Bldg. Line _____	Pl. _____	Pl. _____	Inspector <u>Arthur S</u>
Filed with _____	Plans, Specifications and Application checked and approved _____	Continuous Inspection _____	SPRINKLER Specified - Required _____	Valuation Included Yes _____ No _____	

DO NOT WRITE BELOW THIS LINE
TYPE OF RECEIPT DATE ISSUED TRACER NO. (M) RECEIPT NO. CODE FEE PAID
Plan Checking APR 11 52 LA 6656
Supplemental Plan Checking
Building Permit APR 14 52 LA 32123

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form 11-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 46
Tract F. HONG & DICKINSON So. Hollywood
Location of Building 946 N. SEWARD
(House Number and Street)
Between what cross streets? Poinsett & Santa Monica
USE INK OR INDELIBLE PENCIL
1. Present use of building FAM CENTER (Self) Families 1 Rooms 1
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving
4. Owner HARRY & BEA FELDBAUM Phone HL 7141
5. Owner's Address 5446 CARLETON WAY P. O.
6. Certified Architect
7. Licensed Engineer MACKIN TOSH & MACKIN TOSH State License No. 21174 Phone 42 1184
8. Contractor WOLFE CONSTRUCTION CO., INC. State License No. 41121 Phone 4300 8000
9. Contractor's Address 2246 MARSHALL AVE
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)
11. State how many buildings NOW on lot and give use of each. UNDER CONSTRUCTION
12. Size of existing building 16 x 45 Number of stories high 1 Height to highest point
13. Material Exterior Walls WOOD STUD Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:

Adding a water so building for shower room to original plan.
25 x 45 NEW CONSTRUCTION
15. Size of Addition 45 x 45 Size of Lot 50 x 138 Number of Stories when complete
16. Pooling: Width 14 Depth in Ground 14 Width of Wall 6 Size of Floor Joists 2 x 12
17. Size of Studs 2 x 4 Material of Floor CONC. Size of Rafters 2 x 10 Type of Roofing ASPHALT
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.
Sign here Harry Feldbaum (Owner or Authorized Agent)
By Lawrence J. Hall
DISTRICT OFFICE
FOR DEPARTMENT USE ONLY
PLAN CHECKING
Valuation \$ 4300
Fee \$ 10.00
OCCUPANCY SURVEY
Area of Bldg. 50 x 137+ Sq. Ft.
Investigation Fee \$
Cert. of Occupancy Fee \$ 15.90
Bldg. Permit Fee \$ 15.90
Total \$ 31.80
TYPE V Maximum No. Occupants Inside Lot Key Loc Corner Lot Lot Size 50 x 137+ Clerk 110700
GROUP G-1 Plans and Specifications Submitted Status C-2 Final Plans 250
For Plans Fee Submitted Correlation Volume Submitted Bldg. Lins Submitted No. 250 Street Widening Submitted District Map No. 4669
Filed With 1925 LA 51 Plans and Specifications for Addition Submitted Conditional Inspection Submitted SPECIALER Submitted Specialized—Required Submitted Valuation Excluded Submitted Supervisor Submitted
DO NOT WRITE BELOW THIS LINE
TYPE OF RECEIPT Plan Checking DATE ISSUED APR 16 1934 TRACER NO. LA 10656 RECEIPT NO. LA 32213 CODE PAID
Supplemental Plan Checking
Building Permit

1

**APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
Certificate of Occupancy**

Form B-1
**CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION**

Lot No. 1540

Tract S THOMAS + DICKINSON'S, Hollywood #1

Location of Building 942 Seward ST
(House Number and Street)

Between what cross streets Hudson + Willow

Approved by
City Engineer MB
Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Storage - Safety Film Only Families — Rooms —

2. Owner Don Littlejohn - Harry Littlejohn Phone HI 7191
(Print Name)

3. Owner's Address 946 Seward P. O. —

4. Certificated Architect — State License No. — Phone —

5. Licensed Engineer — State License No. — Phone —

6. Contractor Rich Construction Co. State License No. 116136 Phone 646-6661

7. Contractor's Address 1135 Beverly Dr Eng. Chk. —

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical, wiring and elevator equipment therein or thereon) 2800
Office + storage units in
garage

9. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose) 108

10. Size of new building 15 x 50 No. Stories 1 Height to highest point 12 Size lot 50 x 137

11. Material Exterior Walls Concrete Block Type of Roofing Asphalt

For Accessory Buildings and similar structures

(a) Footing: Width 14 Depth in Ground 12 Width of Wall 8

(b) Size of Studs — Material of Floor Concrete

(c) Size of Floor Joists — Size of Rafters 2 x 6

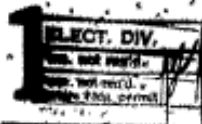
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here B. Littlejohn
(Owner or Authorized Agent)

DISTRICT OFFICE By —

FOR DEPARTMENT USE ONLY

Valuation \$ <u>2800</u>		Investigation Fee \$ <u>—</u>	
Fee \$ <u>500</u>		Bldg. Permit Fee \$ <u>11.42</u>	
Total \$ <u>780</u>		Total \$ <u>—</u>	
TYPE <u>II</u>	Maximum No. Occupants <u>—</u>	Key Lot <u>—</u>	Lot Size <u>50x137.2</u>
GROUP <u>G</u>	Plans and Specifications checked <u>—</u>	Corner Lot Keyed <u>—</u>	Fire District <u>50</u>
For Plans See <u>—</u>	Construction verified <u>—</u>	Bldg. Line <u>C-2</u>	No. <u>2</u>
Plans with <u>—</u>	Paper Specifications and Application reviewed and approved <u>—</u>	Continuing Inspection <u>—</u>	Street Widening <u>—</u>
R-4 rear		SPRINKLER Specified - Required Valuation Exceeded <u>—</u>	
DO NOT WRITE BELOW THIS LINE		District Map No. <u>4669</u>	
TYPE OF RECEIPT		Application checked and approved <u>—</u>	
Plan Checking	DATE ISSUED <u>10-1-53</u>	Inspector <u>—</u>	
Supplemental Plan Checking	TRACER NO. (M) <u>LA6598</u>	City Clerk <u>—</u>	
Building Permit	RECEIPT NO. <u>LA54293</u>	FEE PAID <u>—</u>	



APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 15 and 16

BLOCK D

Tract STRONG & DISNEY: HOLLYWOOD #1

Location of Building 942 N. SEWARD ST.
(House Number and Street)

Approved by
City Engineer
(Signature)
Deputy

Between what cross streets? ROMANA WAY and 45th ST.

USE INK OR INDELIBLE PENCIL. Safety Film Only

1. Purpose of building Film Storage Bldg. Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other Purpose)

2. Owner B. N. TEITELBAUM Phone _____
(Print Name)

3. Owner's Address 946 SEWARD ST. P. O. _____

4. Certified Architect _____ State License No. 4 Phone _____

5. Licensed Engineer MACKINTOSH & MACKINTOSH State License No. LA 30103 Phone _____

6. Contractor Self State License No. _____ Phone _____

7. Contractor's Address 946 Seward

8. VALUATION OF PROPOSED WORK

Including all labor and material and all permanent
lighting, heating, ventilating, water supply, plumbing,
fire sprinkler, electrical wiring and elevator
equipment therein or thereon.

1,500 FR
3,000

9. State how many buildings NOW on lot and give use of each. 2 STORAGE AND OFFICE
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 29'4" x 14'1" No. Stories 1 Height to highest point 10 Size lot 100x137

11. Material Exterior Walls Concrete Block Type of Roofing COMP

For Accessory (a) Footing: Width _____ Depth in Ground _____ Width of Wall _____

12. Buildings and similar structures (b) Size of Studs NONE Material of Floor _____

(c) Size of Floor Joists _____ Size of Rafters _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Ben Teitelbaum
(Owner or Authorized Agent)

DISTRICT OFFICE LA

By _____

FOR DEPARTMENT USE ONLY									
PLAN CHECKING									
Valuation \$ <u>5000</u>		Fee \$ <u>10.00</u>		Investigation Fee \$ <u>3.50</u>		Bldg. Permit Fee \$ <u>25.00</u>		Total \$ <u>38.50</u>	
TYPE <u>V</u>	Maximum No. Occupants	Holder Lot	Key Lot	Lot Size	Pl. rear alley	Pl. side alley	Pl. front alley	Pl. rear driveway	Pl. side driveway
GROUP <u>G-1</u>	Photo and Specifications checked	Corner Lot	Corner Lot Keyed	Fire District					
For Plans Fee	Correction Fee	CM	Bldg. Line	Street Widening					
Plan with	Plans, Specifications and Application	Continued Inspection	Valuation Checked	Inspector					
DO NOT WRITE BELOW THIS LINE									
TYPE OF RECEIPT		DATE ISSUED		TRACER NO. (M)		RECEIPT NO.		FEE PAID	
Plan Checking		AUG 17 1953				120000			
Supplemental Plan Checking		AUG 25 1953				37561			
Bldg Permit		AUG 25 1953				120085			

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 15 AND 16 BLD

Tract STRONG & DICKSON So HOLLYWOOD #1

Location of Building 942-46 SEWARD (House Number and Street)

Approved by
City Engineer

Between what cross streets? ROMANA * WILCOUGH AVE

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building SAFETY FILM STORAGE Families 12 Rooms 12
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner BEN * HARRY TELTSEBAUM Phone HO 4-7151
(Print Name)

3. Owner's Address 5446 CARLTON WAY P. O.

4. Certificated Architect _____ State License No. _____ Phone _____

5. Licensed Engineer LAWRENCE J BREININ State License No. 8619 Phone CP 16507

6. Contractor SELF State License No. _____ Phone _____

7. Contractor's Address "LINGCO"

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) 8400⁰⁰

9. State how many buildings NOW } 2 STORAGE
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 1540 x 3910 No. Stories 1 Height to highest point 10 Size lot 50 x 132

11. Material Exterior Walls BLOCK Type of Roofing CONC

12. Buildings and similar structures (a) Footing: Width 1' 3" Depth in Ground 1' 0" Width of Wall 8"

(b) Size of Studs _____ Material of Floor _____

(c) Size of Floor Joists _____ Size of Rafters _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Ben & Harry Teltsebaum
(Owner's Authorizing Agent)

By Carson P. Parker

DISTRICT
OFFICE

FOR DEPARTMENT USE ONLY							
PLAN CHECKING							
Valuation \$ <u>5000⁰⁰</u>	Investigation Fee \$ <u>3400⁰⁰</u>		Bldg. Permit Fee \$ <u>88⁰⁰</u>		Total \$ <u>8888⁰⁰</u>		
Fee \$ <u>10⁰⁰</u>	Investigation Fee \$ <u>15⁰⁰</u>		Bldg. Permit Fee \$ <u>88⁰⁰</u>		Total \$ <u>8888⁰⁰</u>		
TYPE <u>IB</u>	Maximum No. Occupants _____	Inside Lot _____	Key Lot _____	Lot Size <u>100x132</u>	Clerk <u>V</u>		
GROUP <u>G-1</u>	Plans and Specifications Checked _____	Corner Lot _____	Corner Lot Keyed _____	Fire District <u>2</u>	District Map No. <u>4669</u>		
For Plans See _____	Corner Lot _____	Bldg. Line _____	Street Widening _____	Application checked and approved _____			
Plans with _____	Plans, Specifications and Application rechecked and approved. <u>Tamir Teltsebaum</u>	Continuous Inspection _____	SPRINKLER Specified _____	Inspector <u>Dennis</u>			
		Valuation Included _____	Yes _____ No _____				

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JUL 20 1954		LA54642		
Supplemental Plan Checking	JUL 23 1954		LA54752		
Building Permit	JUL 23 1954		LA94285		

3		APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY		CITY OF LOS ANGELES		DEPT. OF BUILDING AND SAFETY	
DIST. MAP 4669	1. LEGAL LOT 16, 17	BLK. D	TRACT So Hollywood #1 Strong & Dickinsons	APPROVED			
ZONE 2 CM	2. BLDG. ADDRESS 946 Seward St						
FIRE DIST. 2	3. BETWEEN CROSS STS. Willoughby AND Romaine						
INSIDE X	4. PRESENT USE OF BLDG. Maintenance Shop			NEW USE OF BLDG. same			
KEY	5. OWNER Seward Realty Co						
COR. LOT	6. OWNER'S ADDRESS same						
REV. COR.	7. CERT. ARCH none						
LOT SIZE 137 x 50	8. LIC. ENG. none FARREL T. MILES						
REAR ALLEY	9. CONTRACTOR owner						
SIDE ALLEY	10. SIZE OF EX. BLDG. 29' x 50' STORIES 1 HEIGHT 10'						
BLDG. LINE	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input checked="" type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE						
AFFIDAVITS 18121	ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER						
BLDG. AREA 1610	3 946 Seward St						
SPRINKLERS REQ'D SPECIFIED	VALIDATION LA 9839 Feb 24 1955 LA 63383						
	TYPE V	GROUP G-1	MAX. OCC. 3	MAR 7 1955 LA 9839			
	DIST. OFFICE						
	C. OF D. ISSUED			P.C. 102.00 O.P. 600			
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$1000 \$600			VALUATION APPROVED K. Heald			
PARKING SPACES	13. SIZE OF ADDITION Add maintenance RM 10 x 16 STORIES HEIGHT			APPLICATION CHECKED Harker			
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF			PLANS CHECKED K. Heald			
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. Ben Tittelbaum SIGNED			CORRECTION VERIFIED K. Heald			
CONT. INSP. None				PLANS APPROVED Van Ostrinde			
arking 603				APPLICATION APPROVED Van Ostrinde			
king	This form when properly validated is a permit to do the work described.						

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

Form B-3-75M Sets-11-54

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 2669	1. LEGAL LOT 16,1617,18	BLK. D	TRACT Strong & Dickinson's
ZONE C-1	2. BLDG. ADDRESS 942 S Seward St.	APPROVED	
FIRE DIST. 11-5050	3. BETWEEN CROSS STS. Romaine Ave	AND Willoughby Ave	
INSIDE X KEY	4. PRESENT USE OF BLDG. Safety Film edit & storage	NEW USE OF BLDG. same	
COR. LOT	5. OWNER Ben & Harry Teitelbaum		
REV. COR. LOT SIZE 150 x 137	6. OWNER'S ADDRESS 956 S. Seward		
REAR ALLEY	7. CERT. ARCH. none	STATE LICENSE NUMBER	
SIDE ALLEY	8. LIC. ENG. William H Kirkgaard	STATE LICENSE NUMBER 791	
BLDG. LINE	9. CONTRACTOR Caesar	STATE LICENSE NUMBER	
AFFIDAVITS 18/21	10. SIZE OF EX. BLDG. 100 x 137	STORIES 1 HEIGHT 10'	
BLDG. AREA 1500 (2nd FLR. ADD.)	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input checked="" type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER	
SPRINKLERS SPECIFIED			

3 942 S Seward St
VALIDATION **1.A72422** **MAR-20-57** **15480** **A - 2 CK** **50.00**

TYPE **II** GROUP **G-1** MAX. OCC. **135** **MAY-22-57** **29583** **B - 1 CK** **133.50**

DIST. OFFICE **L.A.** **MAY-22-57** **29584** **B - 2 CK** **125.00**

C. OF O. ISSUED **P.C. 5000** **S.P.C. - 25** **TOTAL \$70000**

DWELL. UNITS **0** 12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. **\$57000** **\$4000** JAN VALUATION APPROVED **Nope**

PARKING SPACES 13. SIZE OF ADDITION **add second floor** **(100 x 137)** STORIES **(2)** HEIGHT **10'** APPLICATION CHECKED **Nope**

GUEST ROOMS **0** 14. NEW WORK: **steel at MATERIAL** **conc.** **stucco** **EXT. WALLS** **ROOF** PLANS CHECKED **Nope**

FILE WITH **conc.** I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. **Nope**

CONT. INSP. **conc.** **Ben Teitelbaum** **SIGNED** **Wold** APPLICATION APPROVED

MAY 22 1957 **18/21** **15480** **133.50** **125.00** **TOTAL \$70000**

This form when properly validated is a permit to do the work described.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 15, 16, 17 & 18	BUR. D	TRACT Strong & Dickenson's So. Hollywood No. 1	DIST. MAP 4669
2. BUILDING ADDRESS 942 South Seward St.		APPROVED	ZONE C-M
3. BETWEEN CROSS STREETS Romaine Ave. AND Willoughby Ave.			FIRE DIST. II
4. PRESENT USE OF BUILDING safety film edit & storage		NEW USE OF BUILDING same	KEY INSIDE
5. OWNER Ben & Harry Teitelbaum		PHONE HO 2-3284	COR. LOT
6. OWNER'S ADDRESS 956 So. Seward St.		P. O. Los Angeles	REV. COR. LOT SIZE 150' x 137'
7. CERT. ARCH. none		STATE LICENSE	PHONE
8. LIC. ENGR. Mackintosh & Mackintosh		STATE LICENSE	PHONE Str. 487 NO 21184
9. CONTRACTOR owner		STATE LICENSE	PHONE
10. CONTRACTOR'S ADDRESS		P. O.	ZONE
11. SIZE OF EXISTING BLDG. 100' x 137'		STORIES 1	HEIGHT 10'
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input checked="" type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER		NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - FILM STORAGE	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1000 - P.C. 101 - B.P.		DWELL. UNITS	
14. SIZE OF ADDITION NONE		STORIES	HEIGHT
15. NEW WORK: EXT. WALLS REVISION OF FRAMING OF APPD PLANS		ROOFING	
C. OF O. ISSUED		APPLICATION CHECKED SATO (G.N.)	GUEST ROOMS
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		PLANS CHECKED NONE	FILE WITH 72423
SIGNED <i>[Signature]</i>		CORRECTIONS VERIFIED NONE	CNT. INSP.
This Form When Properly Validated is a Permit to Do the Work Described.		PLANS APPROVED NONE	INSPECTOR
TYPE II & V	GROUP G-1	MAX. OCC. 15	P.B. 200
		S.P.C. 200	S.P. 200
		I.P.	O.S.
			C/O
VALIDATION LA81305			
CASHIER'S USE ONLY AUG-30-57 50370 B - 2 CK 2.00			
AUG-30-57 50371 B - 1 CK 2.00			

Form B-3

INSTRUCTIONS:

1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY										BAS Form B-3 DR-1		
CITY OF LOS ANGELES										DEPT. OF BUILDING AND SAFETY		
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Attached on Back										CENSUS TRACT		
1. LEGAL DESCR.	LOT	BLK.	14 D Dickinson's S. Hollywood							DIST. MAP		
2. PRESENT USE OF BUILDING	02 DUPLEX		NEW USE OF BUILDING		() DEMOLISH					ZONE		
3. JOB ADDRESS	936 SEWARD HOLLYWOOD										FIRE DIST.	
4. BETWEEN CROSS STREETS	Seward by Santa Monica St.										INSIDE COR. LOT	
5. OWNER'S NAME	HARRY TITLEBAUM										KEY 50	
6. OWNER'S ADDRESS	956 SEWARD ST. HOLLYWOOD, CALIF.										REV. COR.	
7. ARCHITECT OR DESIGNER	NONE										LOT SIZE	
8. ENGINEER	NONE										50x137	
9. CONTRACTOR	ROGER ROY LAND CLEARING, INC.										AFFIDAVITS	
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	MO. OF EXISTING BUILDINGS ON LOT AND USE		C-21-224446 342-1402							
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR		1-DUPLEX WOOD COMP. WOOD							
12. JOB ADDRESS	936 SEWARD ST.										DISTRICT OFFICE	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 600.00										L.A.	
14. NEW WORK: (Describe)	DEMOLISH ONLY: CLEAR LOT:										GRADING	
SEWER CAP PERMIT # 59456												
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES		HEIGHT		FLOOD				
DEMOLISH		NONE										
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED		VALUATION APPROVED		PLANS CHECKED		CONS.				
BLDG. AREA	MAX. OCC.	TOTAL		PLANS APPROVED		APPLICATION APPROVED		ZONED BY				
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED		PLANS APPROVED		APPLICATION APPROVED		FILE WITH				
P.C. No.	CONT. INSP.		APPLICATION APPROVED		INSPECTOR							
P.C.	S.P.C.	G.P.I.	B.F.	I.F.	O.S.	C/O	TYPYST					
CASHIER'S USE ONLY												
NOV-4-66 548605 •35734 2-1CK 4.00												
STATEMENT OF RESPONSIBILITY												
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.												
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)												
Signed <u>William Deason</u> (Owner or Agent)												
Bureau of Engineering												
ADDRESS APPROVED												
SEWERS AVAILABLE												
NOT AVAILABLE												
DRIVEWAY APPROVED												
HIGHWAY DEDICATION REQUIRED												
COMPLETED												
FLOOD CLEARANCE APPROVED												
APPROVED FOR ISSUE												
FILE #												
Conservation												
PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED												
Plumbing												
APPROVED UNDER												
CASE #												
Planning												
APPROVED (TITLE 14)												
(L.A.M.C.-5700)												
Fire												
APPROVED FOR												
Traffic												

3 APPLICATION TO ALTER - REPAIR - DEMOLISH CITY OF LOS ANGELES										BAS Form B-3 # - 4669-6-7	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.										CENSUS TRACT	
1. LEGAL DESCR.	LOT 14-16	BLK. D	TRACT	Strong Dickens 3 Hollywood 4669						DIST. MAP	
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING									ZONE	
22 Safety Film Storage 22 same										C-M-2	
3. JOB ADDRESS	936 N. Seward St									FIRE DIST.	
4. BETWEEN CROSS STREETS	Romaine AND Willoughby									TT 50/50	
5. OWNER'S NAME	Romaine									INSIDE COR. LOT	
6. OTHER ADDRESSES	936 N Seward St Hollywood									KEY REV. COR.	
7. ARCHITECT OR DESIGNER	Wm C Cloyd 357 363 0006									LOT SIZE 150x1375	
8. ENGINEER	RW Hall CE 8655 HO 50071									REAR ALLEY	
9. CONTRACTOR	JONDEL CONST. CO 143143 8774530									SIDE ALLEY	
10. SIZE OF EXISTING BLDG.	STORIES 2		HEIGHT 23-4		NO. OF EXISTING BUILDINGS ON LOT AND USE		1 film stor. bldg		BEDS. LINE		
11. MATERIAL OF CONSTRUCTION	EXT. WALLS conc blk		ROOF conc slab		FLOOR conc slab				AFFIDAVITS		
12. JOB ADDRESS	936 N. Seward St									DISTRICT OFFICE LA	
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	53,000 167 0000									GRADING	
14. NEW WORK: (Describe)	addit. of a 50x136 2 story one block bldg									CRIT. SOIL	
NEW USE OF BUILDING										HIGHWAY DED.	
Safety Film Storage 50x137 2 21										FLOOD	
TYPE	GROUP 6-1		SPRINKLERS REQ'D SPECIFIED		VALUATION APPROVED				CONS.		
BLDG. AREA	5000/14400		TOTAL 129		PLANS CHECKED				ZONED BY Q.F.R.		
DWELL. UNITS	0		GUEST ROOMS 14		PERMITS APPROVED				FILE WITH		
P.C. No.	U222		CONT. INSP. None		APPLICATION APPROVED				INSPECTOR		
P.C.	105.54		S.P.C. 11167		G.P.I. 37410		I.F. 1		O.S. C/O TYPIST		
MAY-10-67 10814 E • • X-2CK 105.56											
MAY-25-67 25705 E • 46890 3-2CK 111.61											
MAY-25-67 25706 E • 46890 3-2CK 334.10											

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	Name	Date
Harry Cooper	L. Dalton 3/7	
Bureau of Engineering	SEWERS AVAILABLE	for Vaughn 11 Hollywood 245-14960 3/16
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	PK. Brian 42007
Traffic	APPROVED FOR	

3 APPLICATION TO ALTER-REPAIR-DEMOLISH CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY																					
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original																					
1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT																	
	14	D	Strong & Dickinson So. Hollywood #1	1918																	
2. PRESENT USE OF BUILDING				NEW USE OF BUILDING				DIST. MAP													
22 film vault bldg.				22 same				4669													
3. JOB ADDRESS								ZONE													
936 N. Seward St.								CM-2													
4. BETWEEN CROSS STREETS								FIRE DIST.													
Romaine AND Willoughby								II 50'													
5. OWNER'S NAME				PHONE				LOT (TYPE)													
Titelbaum								inside													
6. OWNER'S ADDRESS				CITY ZIP				LOT SIZE													
same								50x137.15													
7. ARCHITECT OR DESIGNER				STATE LICENSE No. PHONE				137.06													
8. ENGINEER				STATE LICENSE No. PHONE				ALLEY													
Barry L. Baron				15059 783-7681				/													
9. CONTRACTOR				STATE LICENSE No. PHONE				BLDG. LINE													
Iondal Const.								/													
10. LENDER				BRANCH OFFICE PHONE				AFFIDAVITS													
11. SIZE OF EXISTING BLDG.				STORIES		HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE													
150 x 136				2				1. Bldg.													
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.				EXT. WALLS		ROOF		FLOOR													
				brick		conc		conc													
13. JOB ADDRESS								DISTRICT OFFICE													
936 N. Seward St.								LA													
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				\$ 1006				GRADING													
								/													
15. NEW WORK: (Describe)				provide masonry screen around exist. equip. on roof 29 x 14 x 8' high				CRIT. SOIL													
								/													
NEW USE OF BUILDING				SIZE OF ADDITION		STORIES		HEIGHT													
Film Vault Bldg								FLOOD													
TYPE				GROUP		SPRINKLERS REQ'D SPECIFIED		VALUATION APPROVED													
II				G-1				CONS.													
BLDG. AREA				MAX. OCC.		TOTAL		PLANS CHECKED													
N/C				N/C				/													
DWELL. UNITS				GUEST ROOMS		PARKING REQ'D PROVIDED		PLANS APPROVED													
								FILE WITH													
P.C. No.				CONT. INSP.		APPLICATION APPROVED		INSPECTOR													
						/		/													
P.C.				S.P.C.		G.P.I.		B.P.													
129						660		I.F.													
								O.S.													
								C/O													
								TYPYST													
								ks													
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.																					
<table border="0"> <tr> <td>_____</td> <td>OCT-18-68</td> <td>540775</td> <td>•76154</td> <td>X-6CK</td> <td>4.29</td> </tr> <tr> <td>_____</td> <td>OCT-18-68</td> <td>540785</td> <td>•76154</td> <td>X-1CK</td> <td>6.60</td> </tr> </table>										_____	OCT-18-68	540775	•76154	X-6CK	4.29	_____	OCT-18-68	540785	•76154	X-1CK	6.60
_____	OCT-18-68	540775	•76154	X-6CK	4.29																
_____	OCT-18-68	540785	•76154	X-1CK	6.60																

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	Name	Date
<i>[Signature]</i>	LDalton	10/17
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

3 APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 16	BLK D	TRACT Strong & Dickinson's So. Hollywood No. 1	DIST MAP 4669
2. PRESENT USE OF BUILDING 13' film storage			NEW USE OF BUILDING 13' same	CENSUS TRACT 1918.00
3. JOB ADDRESS 948 Seward St.				ZONE CM-2
4. BETWEEN CROSS STREETS Romaine			AND Willoughby	FIRE DIST. II
5. OWNER'S NAME Film Editing Center			PHONE	LOT (TYPE) 1st
6. OWNER'S ADDRESS 956 Seward			CITY Hollywood ZIP 90038	LOT SIZE 50x137.33
7. ENGINEER			BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	137.24
8. ARCHITECT OR DESIGNER			BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	ALLEY
9. CONTRACTOR Not Selected			BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	BLDG. LINE
10. BRANCH LENDER			ADDRESS CITY	AFFIDAVITS PKG 1342 3294
11. SIZE OF EXISTING BUILDING WIDTH LENGTH		STORIES HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG. conc		EXT. WALLS	ROOF wd	FLOOR wd
13. JOB ADDRESS 948 Seward St.			SEISMIC STUDY ZONE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 500.			DIST. CEILING LA	
15. NEW WORK (Describe) repair floor damage roughly 11x16' at 2nd floor			CRIT. SOIL	
NEW USE OF BUILDING same			SIZE OF ADDITION	STORIES HEIGHT
TYPE n/c	GROUP OCC. n/c	BLD. AREA	PLANS CHECKED	FLOOD
DWELL. UNITS n/c	MAX. OCC. nc	TOTAL	PLANS APPROVED	CONS.
GUEST ROOMS n/c	PARKING REQ. n/c	PARKING PROVIDED STD. CMP.	APPLICATION APPROVED	ZONED BY brinkman
SPRINKLERS REQ. SPECIFIED n/c	CONF. ONSP. n/c	9.00	INSURANCE ACTIVITY	FILE WITH
P.C.	S.P.C.	B.P.C.	T.L.	P.W.
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				TYPIST kg

CASHIERS USE ONLY

EP-26-77 27833 5 •52121 U-1 CK 9.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

(See Sec. 91.0202 L.A.M.C.)

Signed: Stefan Bishop
(Owner or Agent having Property Owner's Consent)

Signature/Date

Bureau of
Engineering

armendariz 9-26-77

Bureau of Engineering	ADDRESS APPROVED		armendariz 9-26-77	
	DRIVEWAY			
	HIGHWAY DEDICATION		REQUIRED	
			COMPLETED	
	FLOOD CLEARANCE			
SEWERS		SEWERS AVAILABLE		
		NOT AVAILABLE		
		SFC PAID		
		SFC DUE		
	SFC NOT APPLICABLE			
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>			
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Traffic	APPROVED FOR			
Construction Tax	RECEIPT NO.		DWELLING UNITS	

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

3 APPLICATION FOR INSPECTION **32230070444** **TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT 16	2. BLOCK D	3. TRACT STRONG DICKINSON SOUTH HOLLYWOOD #1	4. COUNTY MAP, INCL. MP8-84	5. CENSUS MAP 1908
6. PRESENT USE OF BUILDING 122 Warehouse	7. NEW USE OF BUILDING 221 SAME	8. ZONE MIR-1	9. FIRE DIST. CODE 13	10. LOT TYPE INT
11. JOB ADDRESS 948 Seward	12. BETWEEN CROSS STREETS William Ave. and Barton Ave.	13. Romaine St.	14. OWNER'S NAME Hollywood Film Co.	15. CITY L.A.
16. ZIP 90051	17. P.O. BOX 2317	18. L.A. 90051	19. ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	20. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE
21. ARCHITECT OR ENGINEER'S ADDRESS CITY ZIP	22. CONTRACTOR WG JOHNSON ROOFING CO. 058206-69 157140 2577568	23. SIDE OF EXISTING BLDG. WIDTH LENGTH	24. STORIES HEIGHT	25. NO. OF EXISTING BUILDINGS ON LOT AND USE
26. FRAMING MATERIAL OF EXISTING BLDG. WOOD	27. EXT. WALLS	28. ROOF	29. FLOOR	30. JOB ADDRESS 948 Seward Street
31. VALUATION TO INCLUDE ALL FIXED EQUIPMENT INCLUDING TO ORNATE AND USE PROPOSED BUILDINGS \$ 8710.00	32. NEW WORK Description Reroof flat of bldg as per diag. 45 sq.	33. Scrape off rock: 45 sq. 1-#40 3-#11 & #5 granite	34. NEW USE OF BUILDING SAME	35. SIDE OF ADDITION NONE
36. TYPE N/A	37. CORR. USE B4	38. FLOOR AREA N/A	39. TOTAL N/A	40. PLUMB CHECKS N/A
41. SWELL N/A	42. MAX. S.C. N/A	43. FENCING PROVIDED N/A	44. STAIRS N/A	45. REPAIR N/A
46. SUBST. REMOVAL N/A	47. PARKING N/A	48. STD. COMP.	49. MAJ. S.	50. EQ.
51. P.C. N/A	52. Q.R.L. + H.P. N/A	53. CONCL. INSP.	54. ± .02	55. DASHES USE ONLY
56. E.R.C. N/A	57. F.S.L. N/A	58. E.A. 82.75	59. E.J.L. 1.83	60. E.D. 0.66
61. E.C.C. N/A	62. O.S.S. 1.69	63. S.W.I.N.G. F.R.P. N/A	64. R.G.D. N/A	65. C.I.D. N/A
66. E.N.E.R.G.Y. N/A	67. D.A.S. N/A	68. E.N.E.R.G.Y. N/A	69. D.A.S. N/A	70. E.N.E.R.G.Y. N/A

04/17/91 12:21:45PM WL01 T-3212 C 11
BUILD PERMIT R 82.75
EI COMMERCIAL 1.83
ONE STOP SURCH 1.71
TOTAL 86.29
CHECK 86.29

91WL 95642

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 2 of the Business and Professions Code, and my license is in full force and effect.

Date 4-8-91 Lic. Class C39 Lic. Number 157140 Contractor WG JOHNSON ROOFING

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7013.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its occupancy, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 2 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7013.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

() I, as owner of the property, or my employees with wages on their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a nonresidential licensed pursuant to the Contractor's License Law.

() I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a nonresidential licensed pursuant to the Contractor's License Law.

() I am exempt under Sec. 7013.5, B.P.C., for this reason: _____

Date _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of election to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 2606, Lab. C.).

Policy No. 4-00000 Insurance Company Calif. Comp. Ins. Co.

() Certified copy is hereby furnished.

Date 4-8-91 Applicant's Signature WG JOHNSON ROOFING CO.

Applicant's Mailing Address 3510 Fletcher Dr. L.A. CA 90064

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person whose manner so as to be subject to the Workers' Compensation Laws of California.

Date _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2607, Lab. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the aforementioned premises for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0000 LAFC)

WG JOHNSON ROOFING CO. Bookkeeper 4-8-91

Signed _____ Position _____ Date _____

(Owner or agent having property owner's consent)

APPENDIX C – SANBORN FIRE INSURANCE MAPS (1955-1961)

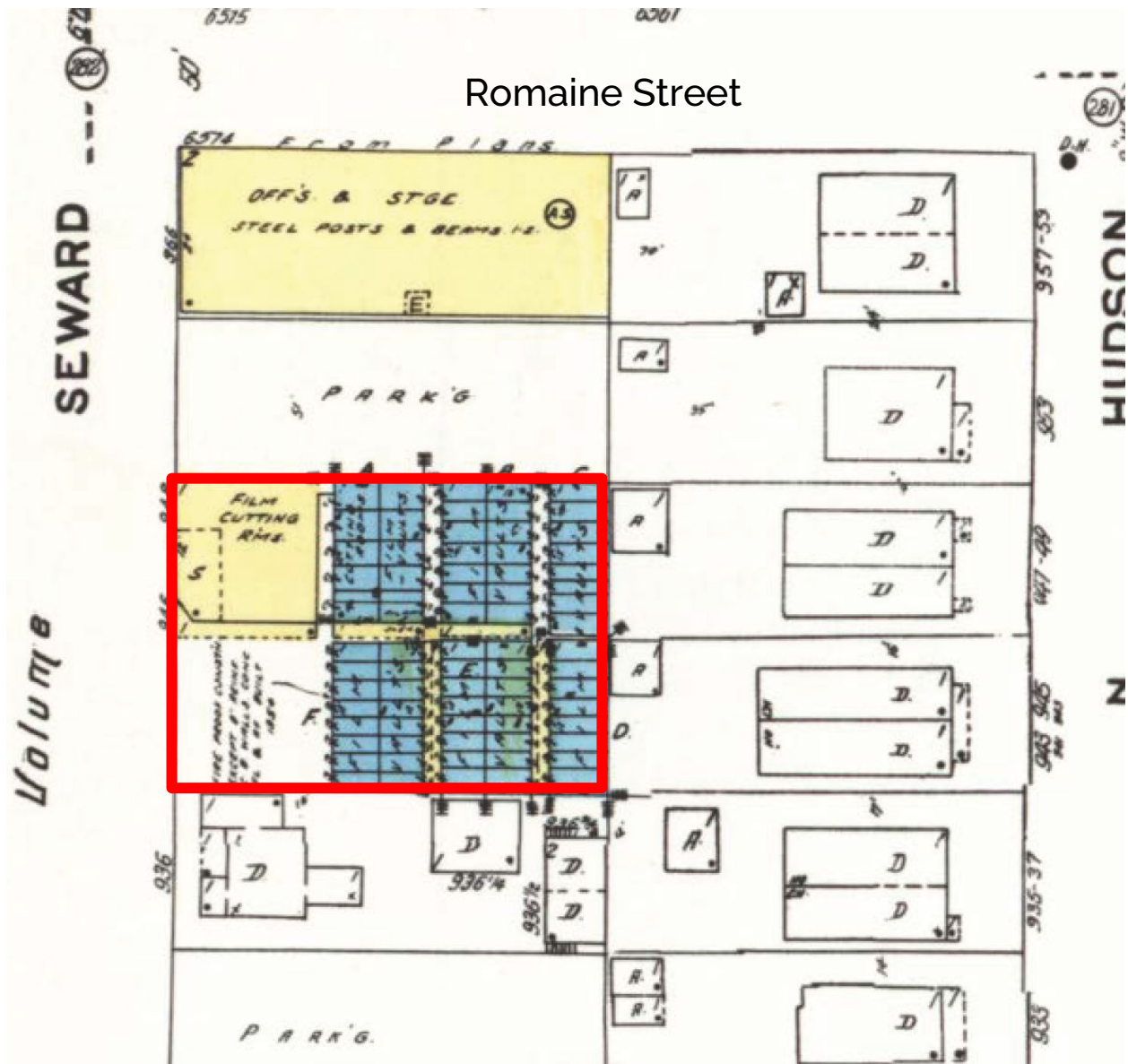


Figure 23: Sanborn Map Company, *Los Angeles Volume 9*, Sheet 943, 1955, accessed June 2023, Fire Insurance Maps Online.

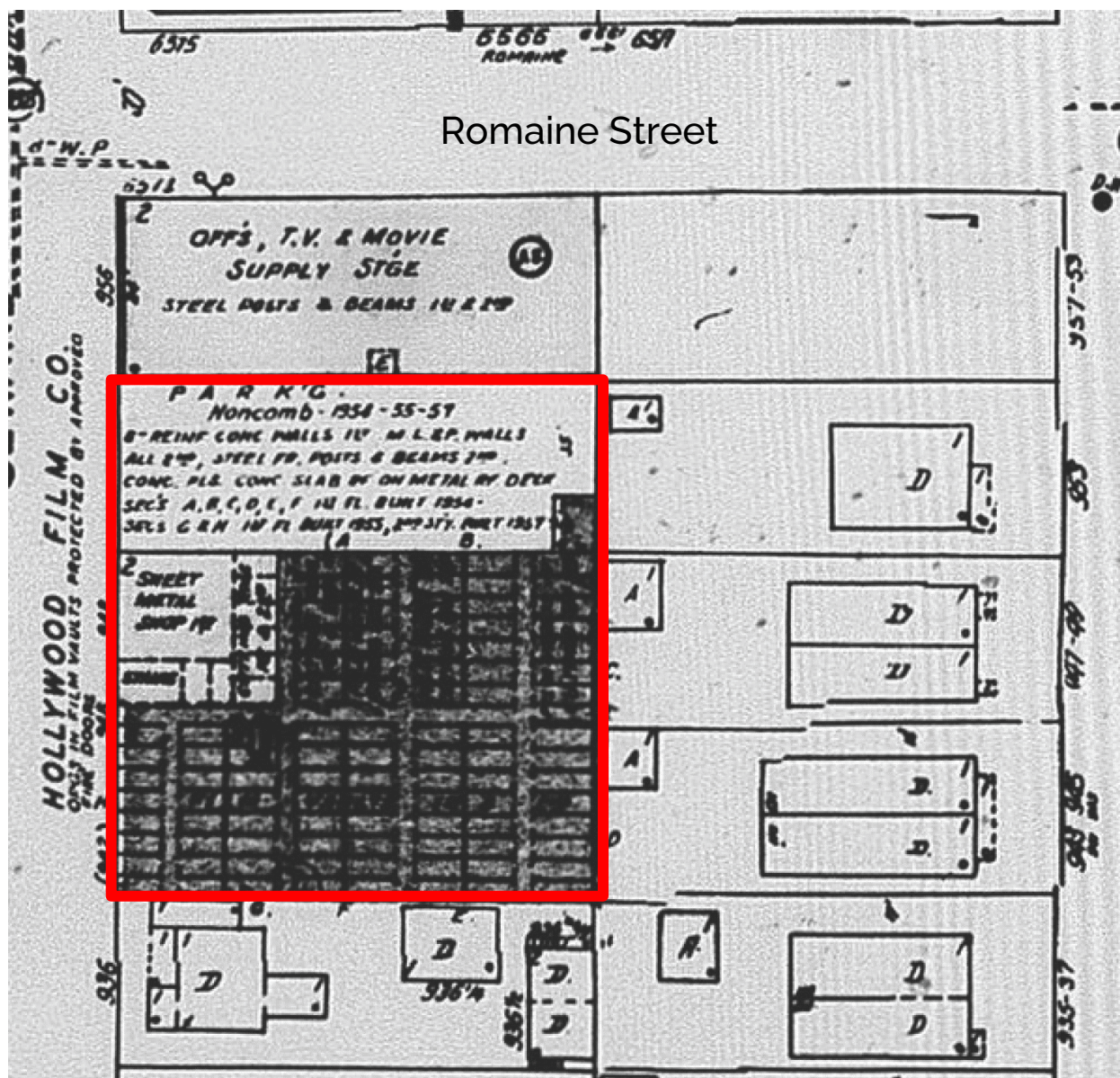


Figure 24: Sanborn Map Company, *Los Angeles Volume 9*, Sheet 943, 1956, accessed June 2023, Fire Insurance Maps Online.

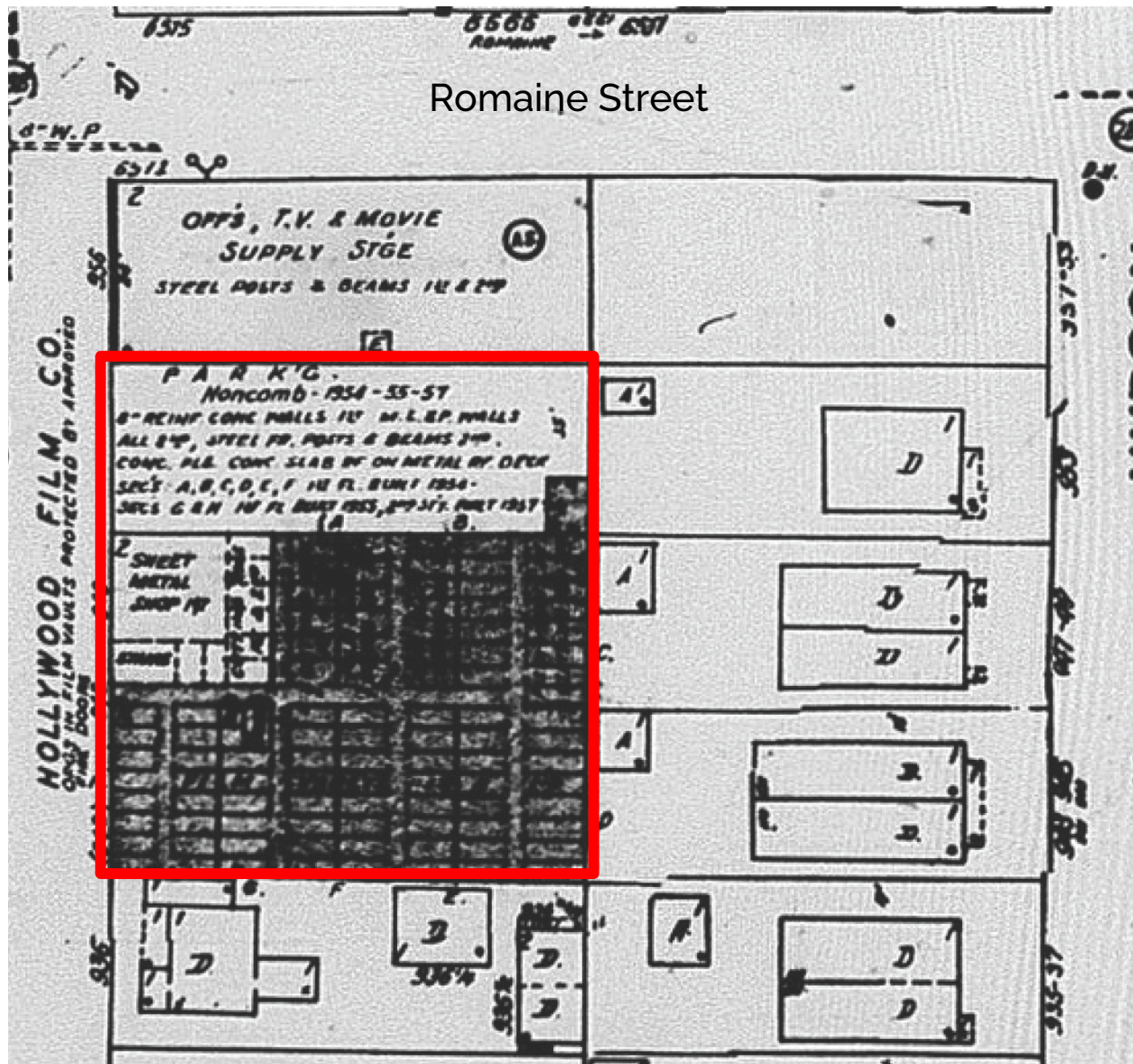


Figure 25: Sanborn Map Company, *Los Angeles Volume 9*, Sheet 943, 1961, accessed June 2023, Fire Insurance Maps Online.



APPENDIX D – DPR Form Set

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review _____ Reviewer _____ Date _____

Page 1 of 8 *Resource Name or #: (Assigned by recorder) 936-948 Seward Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Hollywood Date 1966 T 1S ; R 14W ; SW 1/4 of NE 1/4 of Sec 15 ; S. Bernardino B.M.

c. Address 936-948 Seward Street City Los Angeles Zip 90038

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE _____ mN

e. Other Locational Data: APN 5533-023-026 and 5533-023-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and

The property located at 936 Seward Street is occupied by a two-story industrial building with a one-story maintenance room. The first portion of the existing building was constructed in 1951-1952, but it has an effective year built of 1967 (see B6. Construction History, on next page). It was originally associated with Harry and Ben Teitelbaum for their business, the Editing Film Center. The building is constructed on the western property line fronting Seward Street and is surrounded by surface parking lots to the north and south, and multi-family residential buildings to the east. The building has been used as climate-controlled storage vaults for film reels since its construction. (See Continuation Sheet, page 4).

*P3b. Resource Attributes: (List attributes and HP8. Industrial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site

P5b. Description of Photo: (view, date, N elevation (left) and E elevation (right), view facing NW. June 2023
accession #)

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
1952, effective date 1967, LA County

*P7. Owner and Address:

*P8. Recorded by:

Emma Haggerty _____, GPA Consulting
617 S. Ollive Street, Suite 910
Los Angeles, CA 90014

*P9. Date 10/25/2023

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resource Technical Report for 936-962 Seward Street and 949-956 Hudson Avenue, Los Angeles, California (GPA Consulting, 2023).

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 8

*Resource Name or #: (Assigned by recorder) 936-948 Seward Street

B1. Historic Name: Editing Film Center

B2. Common Name: Editing Film Center

B3. Original Use: Film storage facility

B4. Present Use: Film storage facility

*B5. Architectural Style: No Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

The original portion of the existing building was initially constructed in 1951-1952 for brothers Harry Teitelbaum and Ben Teitelbaum. Through the 1950s, several separate buildings were added to the site. In 1967, construction of a second-story addition combined all the buildings—except for the maintenance room—into one larger building. As such, the building has an effective year built of 1967. (See Continuation Sheet, page 4).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location _____

*B8. Related Features:

There is a concrete-paved parking lot for the property immediately to the north. It is surrounded by metal fencing with gated access points and is associated with adjacent APNs 5533-023-018, 5533-023-017, 5533-023-001, 5533-023-002, and 5533-023-003.

B9a. Architect: (Engineer): Mackintosh & Mackintosh b. Builder: Rock Construction Company

*B10. Significance: Theme Support Services Associated with the Entertainment Industry Area Los Angeles

Period of Significance 1908-1980 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was evaluated under the applicable criteria for the National Register of Historic Places (National Register), California Register of Historical Resources (California Register) and Los Angeles Historic-Cultural Monument (LA HCM) designation using the eligibility requirements outlined in the Los Angeles Citywide Historic Context Statement (LACHCS).

The evaluation concludes that the property is not eligible for listing in the National or California Registers or designation as an LA HCM individually or as part of a historic district due to a lack of significance and integrity. (See Continuation Sheet, page 5).

B11. Additional Resource Attributes: (List attributes and codes) Choose an item. Choose an item.

*B12. References:

See Page 7 and 8.

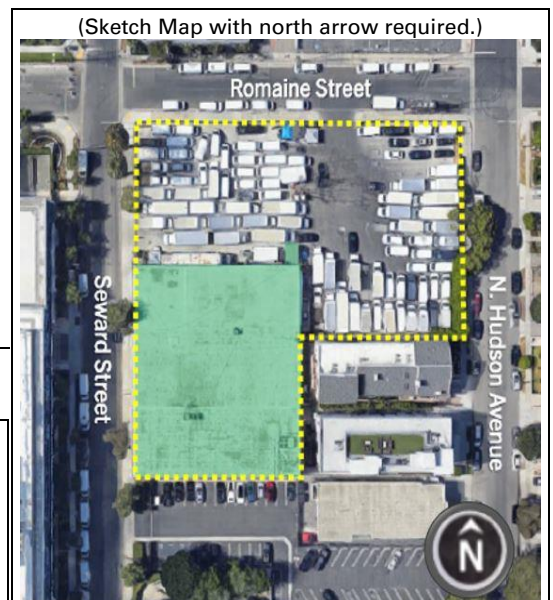
B13. Remarks:

None.

*B14. Evaluator: Emma Haggerty, GPA Consulting

*Date of Evaluation 10/25/2023

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

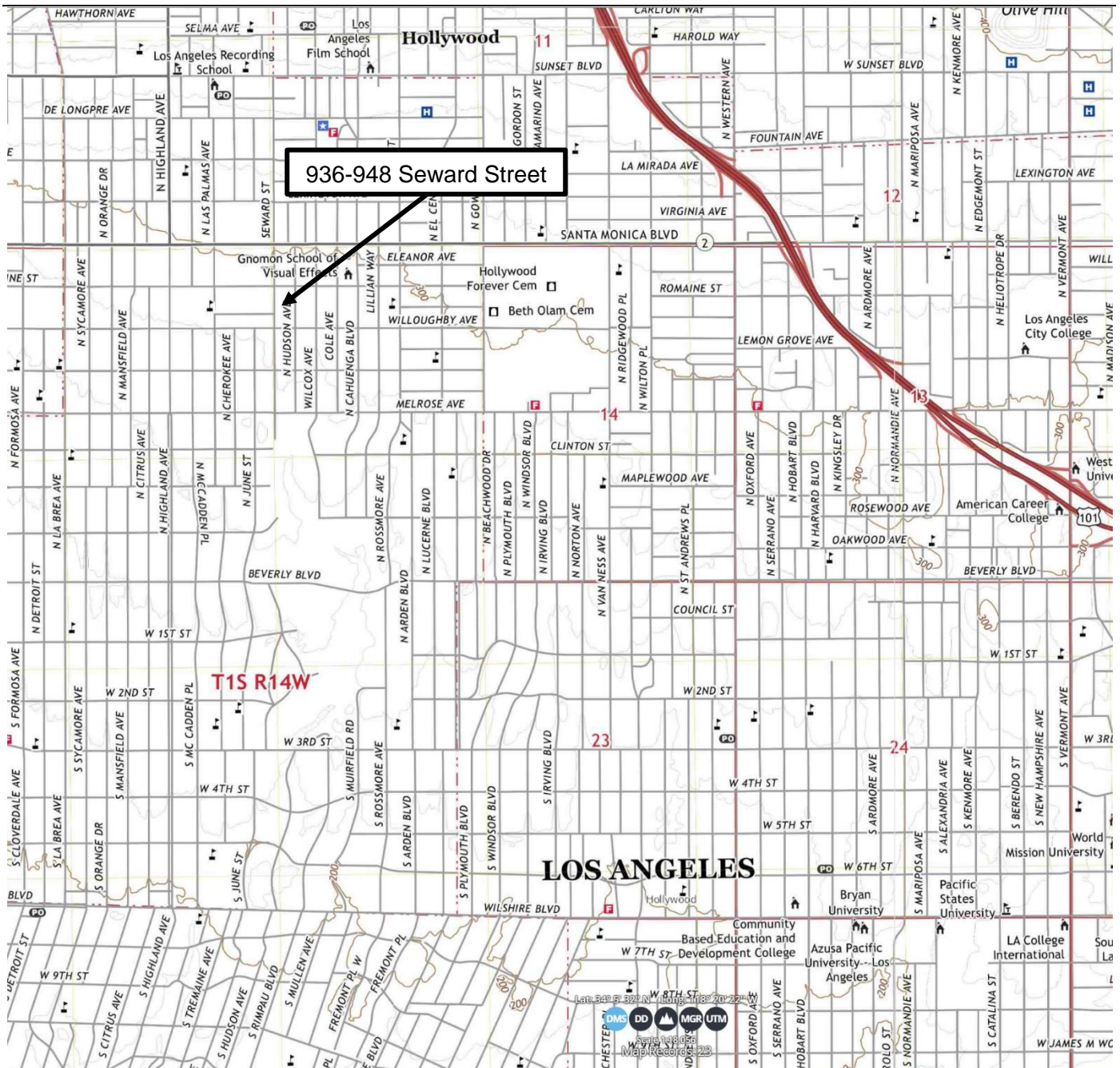
Page 3 of 8

*Resource Name or #: (Assigned by recorder) 936-948 Seward Street

*Map Name: Hollywood

*Scale: 1:24,000

*Date of Map: 2022



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 8 *Resource Name or #: (Assigned by recorder) 936-948 Seward Street

*Recorded By: Emma Haggerty, GPA Consulting

*Date: 10/25/2023

P3a. Description (continued from Page 1)

The Editing Film Center is square in plan. The building is two stories in height with a one-story, rectangular addition located on the north elevation. The building has a flat roof with a shallow, capped parapet and the exterior of the building is clad in a combination of stucco, scored concrete, and brick veneer. Because the building has historically been used as a climate-controlled film storage vault, there are no windows present on the building.

The west elevation fronts the property line along Seward Street. Exterior cladding consists of painted stucco between four panels of scored concrete with signage reading, "Editing Film Center" located in the center of the elevation. Fenestration is limited to a pair of metal vault doors along the first floor towards the north end of the elevation and a single metal vault door located in the center of the elevation.

The north elevation faces the private surface parking lots along Romaine Street between Seward Street and N. Hudson Avenue which are surrounded by metal fencing. The elevation has stucco cladding and a metal entry door facing west under a canopy along the one-story addition and another covered entryway along the second story that faces north. The second-story entrance is accessed by a metal and concrete exterior staircase. The elevation is largely obscured by three metal shipping containers that were stacked directly against the building at the time of survey.

The east elevation faces the neighboring residential properties along N. Hudson Avenue and has no fenestration. The northern half of the elevation faces a residential building with a below-grade parking lot and has an exposed foundation. This portion of the elevation is clad in stucco. The southern half of the elevation does not have a visible foundation and is clad in brick veneer.

The south elevation faces a surface parking lot associated with an adjacent property. The elevation does not have any fenestration and is clad in brick veneer with two rows of exposed concrete blocks along the foundation.

Ownership History

The original owners of the building were Harry Teitelbaum and Ben Teitelbaum. The Teitelbaums were established businessmen in the Beverly Hills area. While the Editing Film Center appears to be their only business, they were art collectors, philanthropists, and involved in the family business of selling furs. The Editing Film Center was in operation from 1951-2009. On Sanborn Maps from 1955 and 1956, the buildings on the subject property are identified as film vaults and film cutting rooms. During this time the business was also identified as the Hollywood Film Company as noted on Sanborn Maps and a building permit in 1991; however, research did not reveal additional information on the Hollywood Film Company. The building is now occupied by a company called Climate Controlled Vaults that continues to use the building as storage for film reels and documents. An interior office is rented to Avon Rent-A-Truck, a company that uses the parking lot as storage for their vehicles.

B6. Construction History (continued from Page 2)

The legal description of the parcel (APN 5533-023-026) the building occupies is Strong and Dickinson's South Hollywood No. 1, Block D, Lot 14, Lot 15, and Lot 16. The maintenance room addition is on Lot 17 (APN 5533-023-017). The first permit associated with the Editing Film Center was for construction on Lot 16 in 1951. The permit was for a one-story concrete block building with a flat roof that was to be used for storage vaults for motion picture film reels. Between 1952 and 1954, a series of permits were filed for multiple one-story, concrete block film vault storage buildings on Lots 15 and 16. By 1955, there were seven separate buildings separated by narrow walkways. In 1955, a one-story addition was constructed on Lot 17, connected to the north elevation of the northeastern most storage vault on Lot 16.14 In 1957, a second story was constructed over the seven separate buildings on Lot 15 and Lot 16.15 In 1966, a demolition permit for the residential properties on Lot 14 was filed. After the residential properties were demolished, a two-story concrete block addition was constructed on the entirety of Lot 14, forming the building's current footprint. That same year, a masonry screen around existing equipment on the roof was constructed. The last available building permit for the property was issued in 1991 for the re-roof of the building and removal of the granite rock.

Additional alterations were observed by GPA during their site visit in May 2023 based on available imagery from Google Maps. Observed alterations to the building not included in the building permit history include exposed foundation for neighboring below-grade parking garage on the east elevation and the addition of shipping containers against north elevation.

There were previously two related two-story buildings north of the subject building. At 956 Seward Street (APN 5533-023-018) there was a two-story office and warehouse building originally constructed for the Teitelbaums in 1954. It was demolished in 2013. At 957 Hudson Street (APN 5533-023-001) there was a two-story office and warehouse building constructed ca. 1966 and demolished in 2013.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded By: Emma Haggerty, GPA Consulting *Date: 10/25/2023

B10. Significance (continued from Page 2)

Criterion A/1/1

To be eligible under Criterion A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of history.

The Support Services Associated with the Entertainment Industry sub-theme within the Entertainment Industry/ Industrial Properties Associated with the Entertainment Industry context examines patterns of industrial development related to entertainment from 1908-1980 and is the most applicable theme for evaluating the property under Criterion A/1/1.

By the 1920s, Hollywood had become the center of Los Angeles' film production. While some support services that also served live theater, such as costumes, scenery, and props remained Downtown, motion picture-specific services such as film manufacturing and processing also migrated to Hollywood. A few decades later during World War II, major studios attempted to cut costs, which included outsourcing certain services and eliminating internal departments. The dismantling of the vertically integrated studio system after the 1948 Supreme Court ruling also contributed to this shift. After the war, motion picture studios began to relocate to other areas, but many of the support services continued to operate in Hollywood. There was a shift toward research and development for sound technology as well as supporting television production.

The original portion of the subject property was built between 1951-1952 for brothers Harry and Ben Teitelbaum and expanded through the 1960s. Since its initial construction, the property has been used for film storage vaults and film cutting. The property was established during the postwar shift in the nature of support services and is associated with industrial development trends within the entertainment industry; however, as outlined in National Register Bulletin 15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history."

Research did not reveal evidence to suggest that the subject property was especially unique or significant in the history of entertainment industry support services. Rather, it appears to be one of several similar, standard film storage facilities constructed in the area as a continuation of trends established years earlier. In fact, the subject property is one of two extant storage film vaults near the intersection of Seward Street and Romaine Street. As such, it has an association with the historic trend, but the association itself is not important.

Research did not reveal an association with any other historic events or trends. Therefore, for the reasons outlined above, the property does not appear to be eligible under Criterion A/1/1.

Criterion B/2/2

Criterion B/2/2 states that to be eligible, a property must be associated with the lives of persons significant in our past.

the building was built for bothers Harry and Ben Teitelbaum and the building has been associated with the Editing Film Center and Hollywood Film Company. In addition to owning the Editing Film Center, the Teitelbaums were art collectors and philanthropists, and participated in the family business of selling furs. Research did not reveal evidence to suggest that the brothers were notable or significant individuals of the past.

Research did not reveal the names of any additional individuals associated with the property that might rise to the level of significance necessary for eligibility under Criterion B/2/2. While numerous people have been employed with the Editing Film Center, collective efforts like these are better evaluated under Criterion A. Therefore, the property does not appear to be eligible under Criterion B/2/2.

Criterion C/3/3

A property is eligible under Criterion C/3/3 if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction.

The building possesses a few features that reflect the era of its construction, such as stucco, brick veneer, and scored concrete but it does not embody any particular architectural style. However, the subject building was also evaluated as an example of its type under the Support Services Associated with the Entertainment Industry, 1908-1980 sub-theme.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded By: Emma Haggerty, GPA Consulting *Date: 10/25/2023

To be eligible under this sub-theme, a property must be constructed or used during the 1908-1980 period of significance, originally constructed as, or is, the long-term home of a significant support service, and must be proven to have played a significant role in the history and development of the entertainment industry. As mentioned, the original portion of the subject building was first constructed in 1951-1952 and has been in use as a storage vault for film reels since that time. However, it does not appear to be a rare, unique, or important example of the type, nor does it appear to reflect an important variation, and it does not appear to have had an impact on the design of later film storage buildings. Rather, the subject property is one of several such utilitarian facilities constructed around the same time within the Hollywood area using common building materials. Additionally, it has been heavily altered since its construction.

The original building permit did not identify an architect but did identify the Rock Construction Company as the contractor of the building. Research did not reveal any additional information on the company or any evidence to suggest that the company would be considered a master builder. Even if they were considered a master in their respective field, the subject property would be unlikely to be considered an important example of their work due to its simple design and common materials. Lastly, if it were an important example of their work, alterations after construction not completed by the company have diminished the integrity of their original design.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which is not the case for the subject building.

The last aspect of Criterion C/3/3 is generally applied to historic districts. As mentioned above, the property is not located within the boundaries of an HPOZ, nor within an area identified by SurveyLA as a potential historic district. These findings were confirmed during the field inspection conducted for this report, as there are not enough properties with shared physical characteristics or historical associations in the area to form a potential historic district. Therefore, the subject property does not appear to form or contribute to a distinguishable entity as a potential district does not appear to exist.

Therefore, for the reasons outlined above, the property does not appear to be eligible under any aspect of Criterion C/3/3.

Criterion D/4

Criterion D/4 applies to the potential of the property to yield information important in prehistory or history. Criterion D generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, the property does not appear to be eligible under Criterion D/4.

Integrity

It is standard practice to assess a property's integrity as part of a historic evaluation. Integrity is a property's ability to convey its historic significance through its physical features. National Register Bulletin 15 defines seven aspects of integrity: Location, design, setting, materials, workmanship, feeling, and association. In order to convey significance, a property must retain some combination of these aspects of integrity from its period of significance. The aspects of integrity that are essential vary depending on the significance of the resource.

While the subject property does not appear to be eligible for listing in the National or California Registers, or as an LA HCM, it was examined against the seven aspects of integrity for further clarification.

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

The subject property has not been moved since its construction and therefore retains integrity of location.

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

While the property is still able to convey its original design intent, including its original function and use, the integrity of design has been diminished due to alterations to building footprint including the expansion of the building footprint on adjoining parcels and the addition of a second story between 1951-1967. Therefore, the subject property does not retain integrity of design.

Setting: The physical environment of the historic property.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded By: Emma Haggerty, GPA Consulting *Date: 10/25/2023

The immediate setting of the subject building has changed in recent years with the demolition of the two related buildings to the north in 2013. Additionally, due to alterations to building footprint between 1951-1967 expanding over 4 different parcels, the immediate setting no longer retains integrity. The broader setting of the subject building has been altered over time and evolved from one and two-story, single-family residences in the 1950s to commercial and residential, multi-story buildings with large parking lots. Therefore, the subject building no longer retains integrity of setting.

Materials: 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.

The integrity of materials has been diminished due to changes to the building over time, including the application of stucco, scored concrete, and brick veneer.

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The original workmanship is no longer apparent, and the extant details on the building do not reflect its initial construction. Therefore, the integrity of workmanship has been diminished due to changes to the building over time.

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

The property retains some sense of integrity of feeling as it is still able to convey the sense of a postwar storage facility. However, it does not reflect a particular period or historic sense of time due to its common materials and basic design and continuous alterations. Therefore, the property does not retain integrity of feeling for its 1950s construction.

Association: The direct link between an important event or person and a historic property.

The integrity of association does not apply to the property as there is no historic association for the physical integrity to convey.

Summary of Evaluation

For the reasons discussed above, the property does not appear to be eligible for listing in the National or California Registers, or for designation as an LA HCM due to diminished integrity and a lack of significance within the relevant context.

B12. References

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 8 of 8 *Resource Name or #: (Assigned by recorder) 936-948 Seward Street

*Recorded By: Emma Haggerty, GPA Consulting *Date: 10/25/2023

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Lazzaretto, Christine and Heather Goers. "Entertainment Industry, 1908-1980, Industrial Properties Associated with the Entertainment Industry, 1908-1980: Support Services Associated with the Entertainment Industry, 1908-1980." *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, December 2019. Accessed June 2023. https://planning.lacity.org/odocument/48cad580-a40f-4ddd-a7c0-fd07d3578d4a/7.2_IndustrialPropertiesAssociatedwiththeEntertainmentIndustry_1908-1980.pdf.

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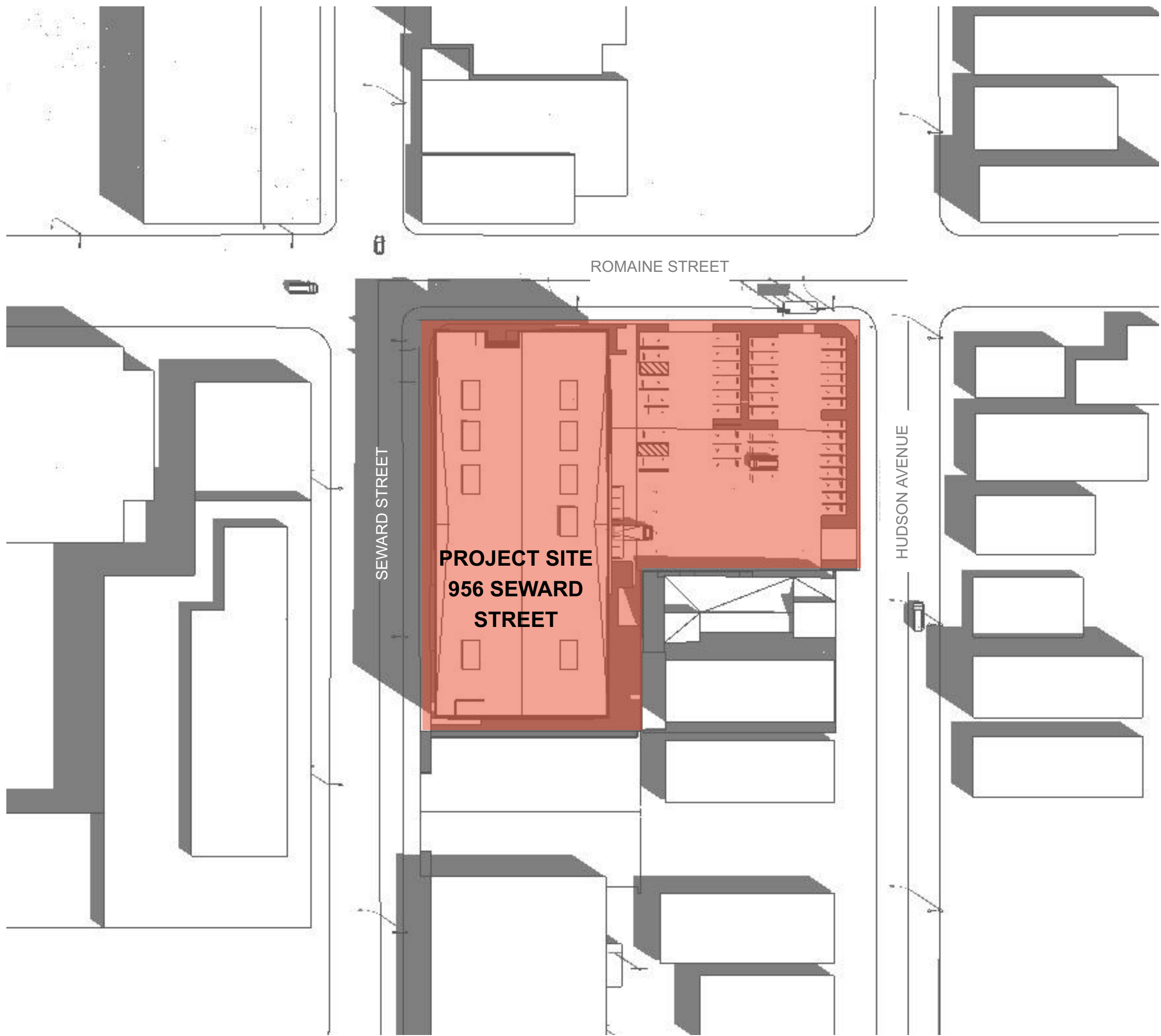
APPENDIX E – Proposed Project Plans (September 2023, Michael W. Folonis Architects)

Michael W. Folonis Architects

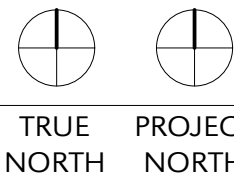


Nolan Borden
Baranof Holdings
2850 N Harwood Street, Suite 1000
Dallas TX 75201
T (949) 279-8296

956 SEWARD - SELF-STORAGE
DEPARTMENT OF CITY PLANNING APPLICATION (DCPA)



SITE MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

ZONING INFORMATION

ADDRESS	936-962 North Seward Street; 949-959 North Hudson Avenue, LOS ANGELES CA 90038
APN	5533-023-001, -002, -003, -017, -018, and -026
PROJECT DESCRIPTION	7 STORY SELF-STORAGE AND FILM/
ZONE - EXISTING	MR-1-1, R3-1
ZONE - PROPOSED	(Q)M1-2D
OCCUPANCY TYPE	B, S-1
BUILDING TYPE	TYPE I
BUILDING HEIGHT	ALLOWED: 75' PROPOSED: 75'
EXISTING USE	COMMERCIAL BUILDING: STORAGE
PROPOSED USE	COMMERCIAL BUILDING: SELF-STORAGE FACULTY (INCLUDES .7 FAR MIN. FOR MEDIA/FILM)

SITE PARAMETERS

	ALLOWABLE	PROPOSED	
LOT SIZE (SQ. FT)	-	56,254	
F.A.R.	3.00	3.00	
NUMBER OF STORIES	7	7	
HEIGHT (FT)	76	73.5	
ALLOWABLE AREA SQ. FT	168,762	168,659	103% BELOW FAR

PROGRAM INFORMATION

BUILDING USE	AREA AVG. SF	FAR		
1ST FLR: LEASING	1,066	0.019		
1ST FLR: COMMERCIAL STORAGE - MEDIA/FILM	21,925	0.390		
2ND FLR: COMMERCIAL STORAGE - MEDIA/FILM	23,025	0.409		
3RD FLR: SELF-STORAGE	24,525	0.436		
4TH FLR: SELF-STORAGE	24,492	0.435		
5TH FLR: SELF-STORAGE	24,492	0.435		
6TH FLR: SELF-STORAGE	24,492	0.435	0.87	MIN. = 0.7
7TH FLR: SELF-STORAGE	24,642	0.438		
	-	0.000		
COMMERCIAL TOTAL	168,659	2.998		

PARKING INFORMATION

AUTOMOBILE PARKING - REQUIRED					BICYCLE PARKING - REQUIRED		
BUILDING USE	REQUIRED		REQUIRED	PROPOSED	REQUIRED		
	UNIT TOTAL/SF	PER SF			SHORT TERM	LONG TERM	TOTAL
STORAGE- First 10,000 S.F.	10,000	1/500 0.002	20	20	17	17	34
STORAGE- Remainder	158,659	1/5,000 0.0002	32	12			
			52	32	17	17	34

PARKING VEHICLE	REQ. 1/500 for first 10K 1/5000 for balance	TOTAL 20 31.7 52 spaces
-----------------	---	----------------------------------

PROVIDED	42 spaces
----------	-----------

BICYCLE PARKING REDUCTION (LAMC 12.21-A.4) 4 Bicycles per space:10 spaces x 4	40 Bicycle Spaces
--	-------------------

BICYCLE	REQ.	TOTAL
Short Term	1/10,000 (16.85)	17
Long Term	1/10,000 (16.85)	17

Bicycle Parking Reduction - additional bicycle spaces	6 40 Spaces Provided
Final Vehicle Parking Requirement:	42 Spaces
Parking Provided:	42 Spaces

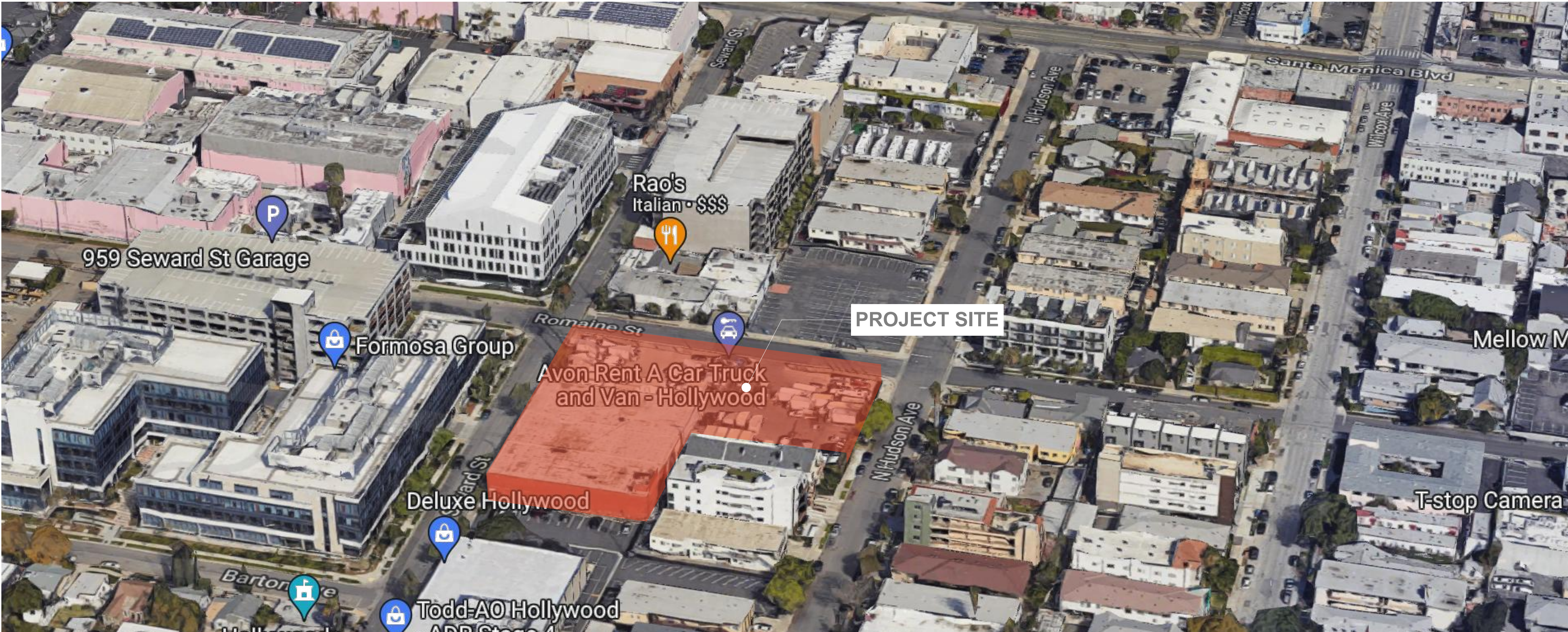


SHEET INDEX

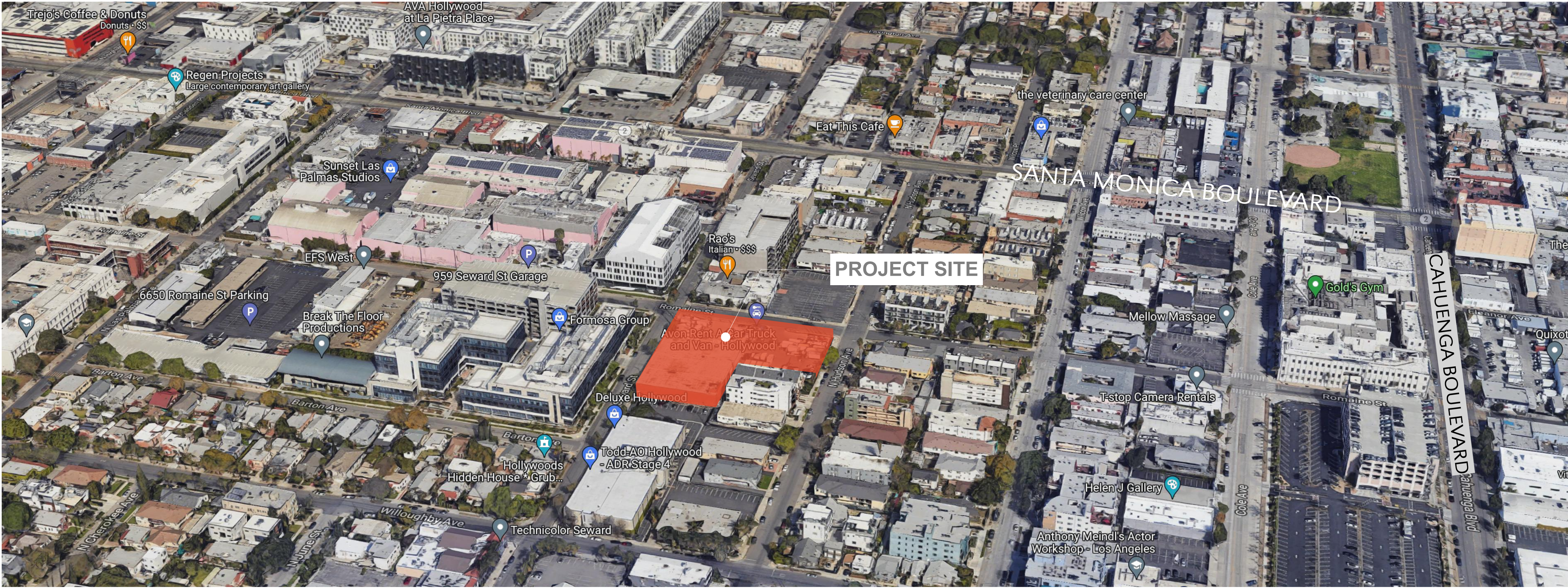
- A-00 COVER PAGE
- A-01 PROJECT METRICS
- A-02 EXISTING SITE AERIALS
- A-03 EXISTING SITE IMAGES
- A-04 EXISTING SITE IMAGES
- A-05 EXISTING SITE IMAGES
- A-06 PROPOSED PHOTO MONTAGE
- A-07 RENDER 01 - ROMAINE ST
- A-08 RENDER 02 - MAIN ENTRY
- A-09 RENDER 03 - AERIAL @ CORNER
- A-10 RENDER 04- SEWARD ST.
- A-11 RENDER 05 - NORTH ELEVATION
- A-12 PLOT/SITE PLAN
- A-13 FIRST+SECOND FLOOR PLANS
- A-14 THIRD+FOURTH FLOOR PLANS
- A-15 FIFTH+SIXTH FLOOR PLANS
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LANDSCAPE INDEX

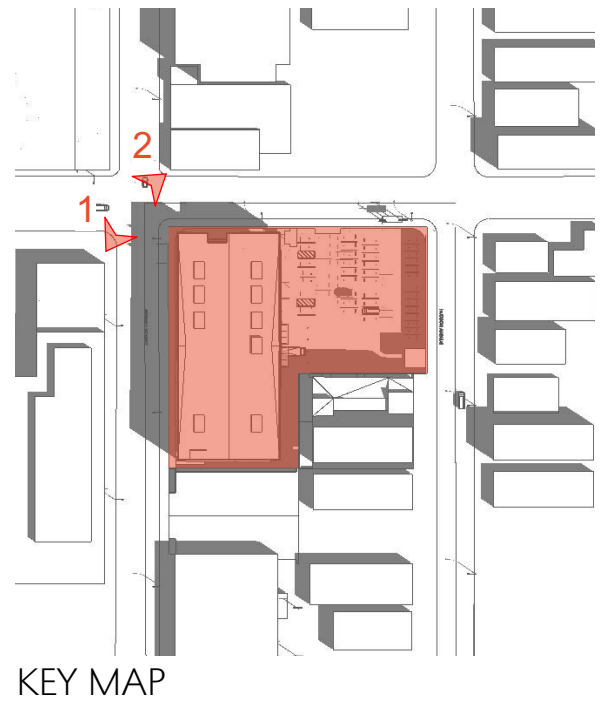
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SITE AERIAL MAP



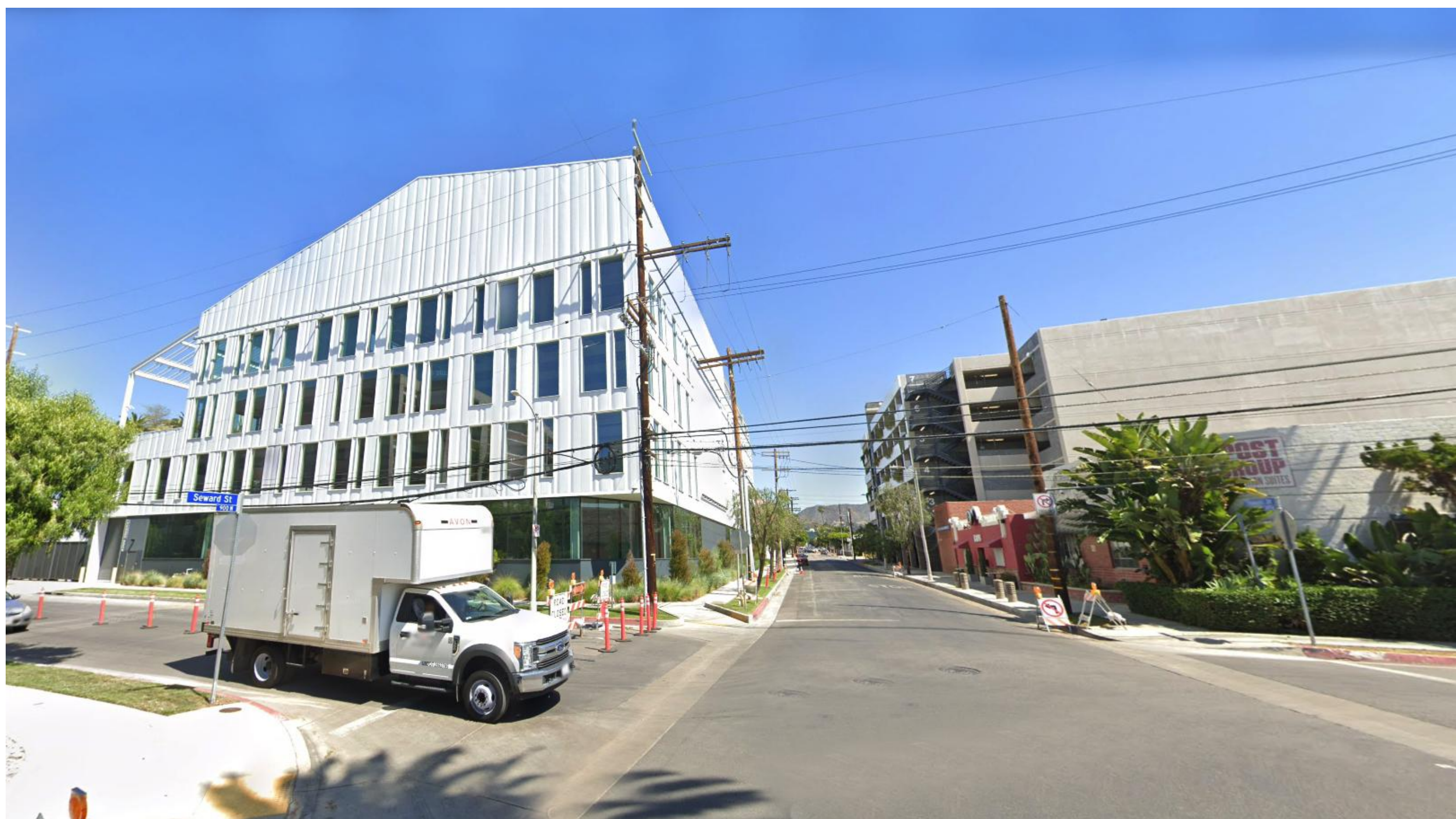
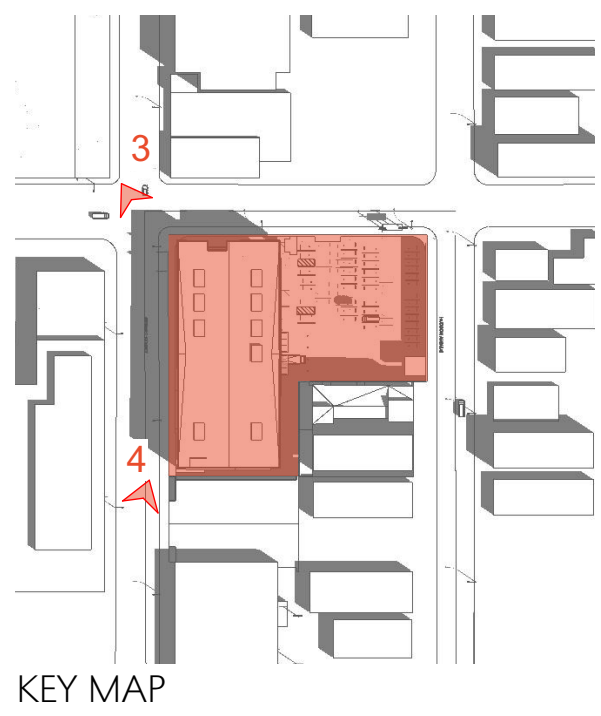
HOLLYWOOD AERIAL MAP



VIEW 1 - ADJACENT PROPERTIES - ROMAINE ST. & SEWARD ST.



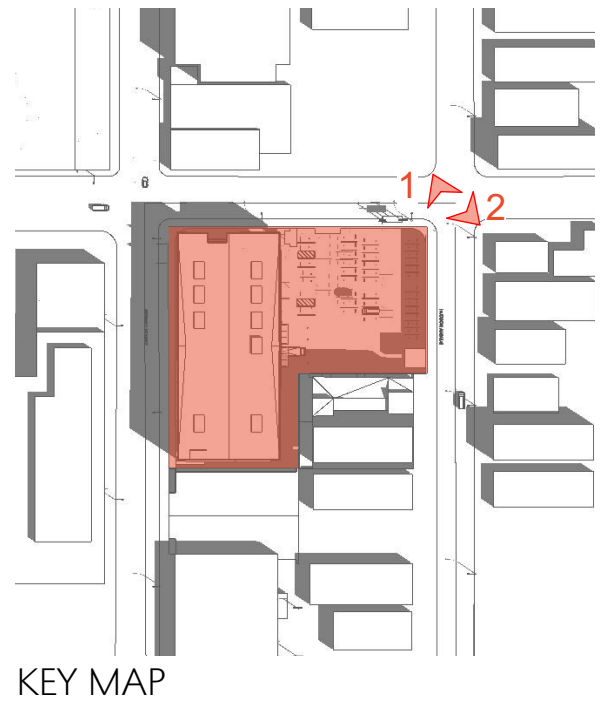
VIEW 2 - ADJACENT PROPERTIES - ROMAINE ST. & SEWARD ST.



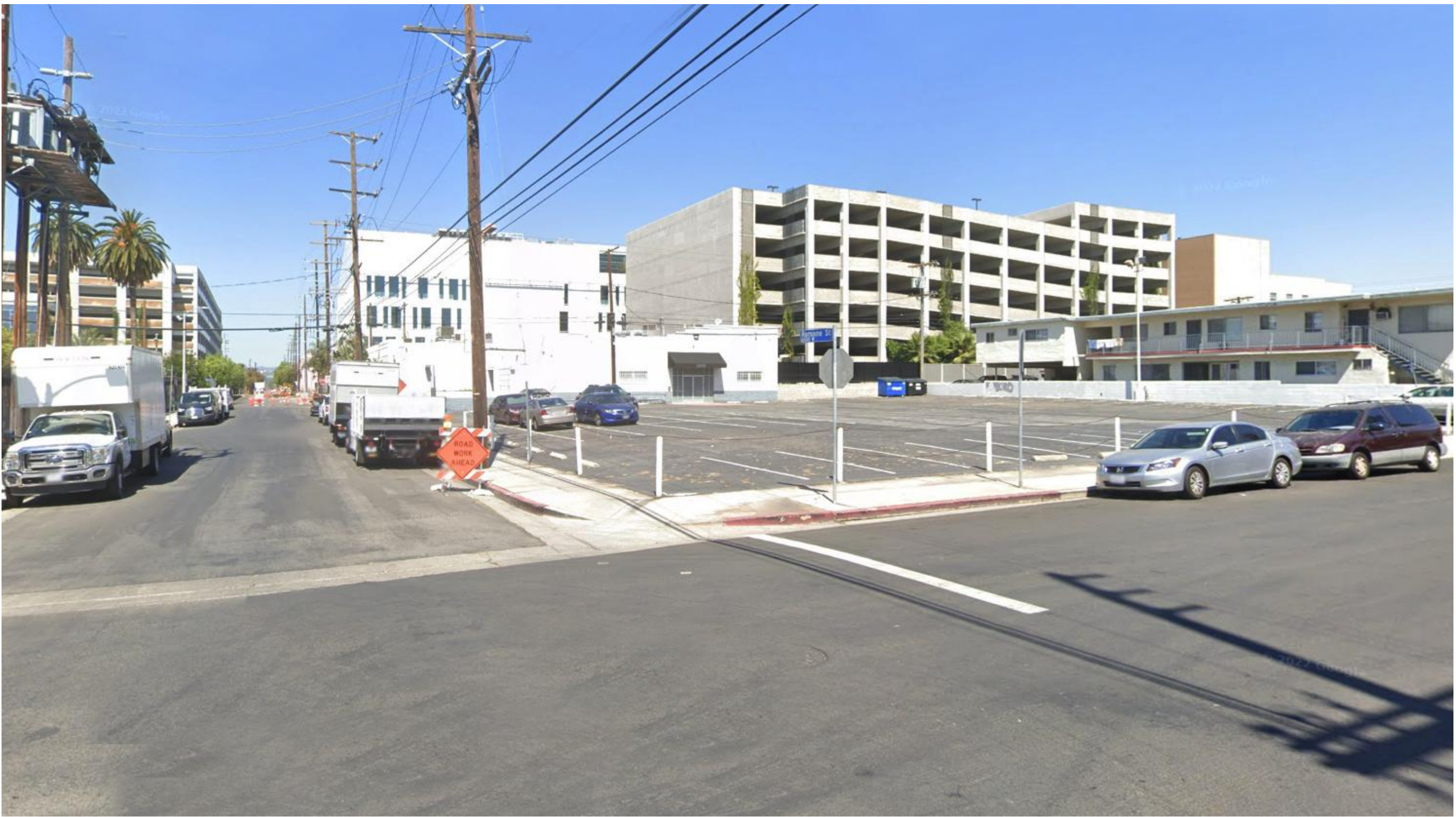
VIEW 3 - ADJACENT PROPERTIES - ROMAINE ST. & SEWARD ST.



VIEW 4 - PROJECT SITE - SEWARD ST.



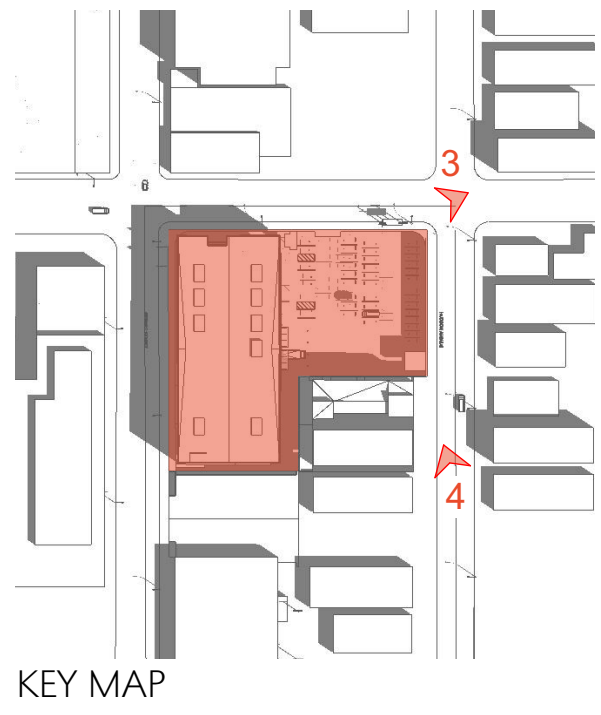
KEY MAP



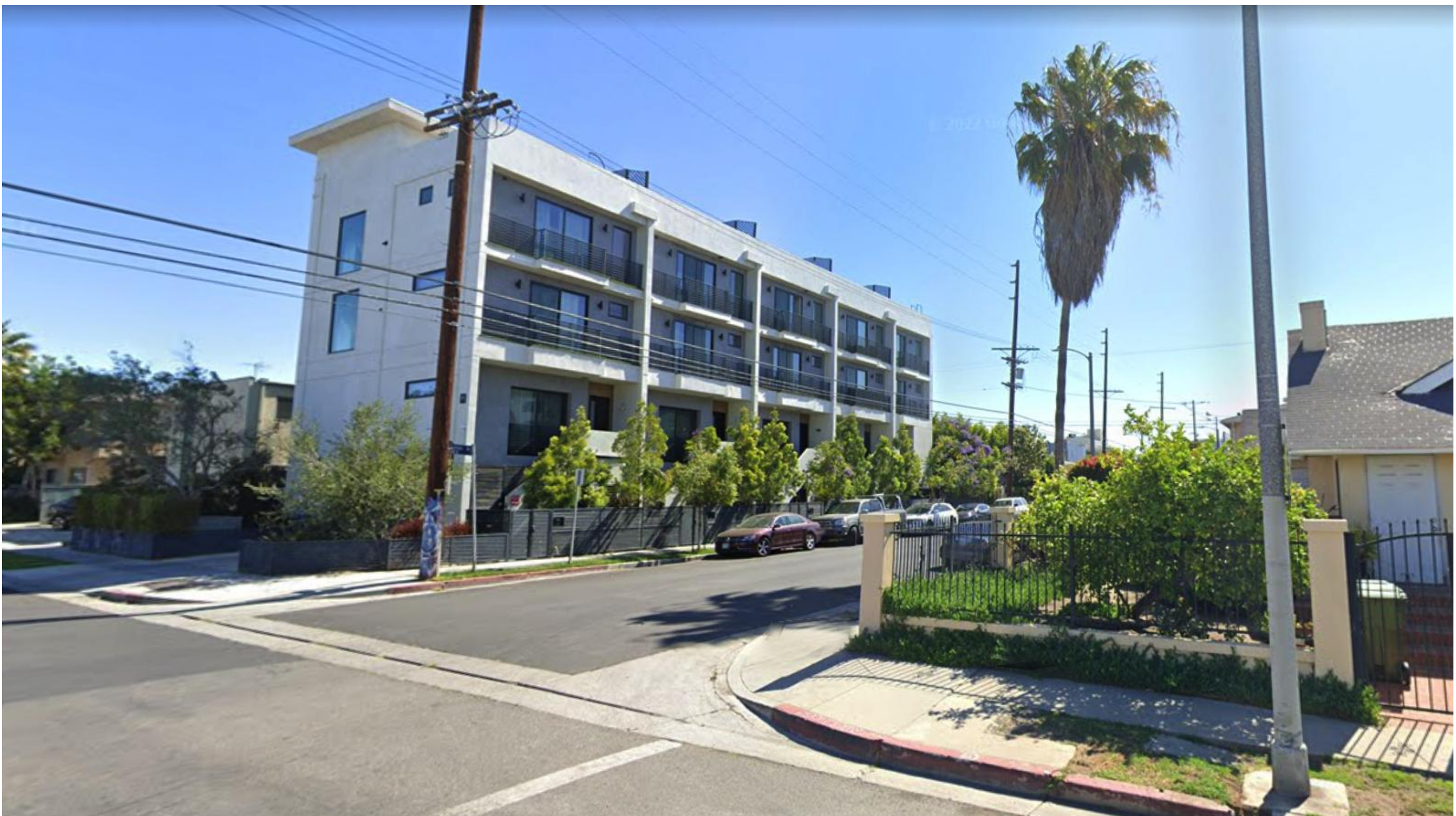
VIEW 1 - ADJACENT PROPERTIES - ROMAINE ST. & N HUDSON AVE.



VIEW 2 - ADJACENT PROPERTIES - ROMAINE ST. & N HUDSON AVE.



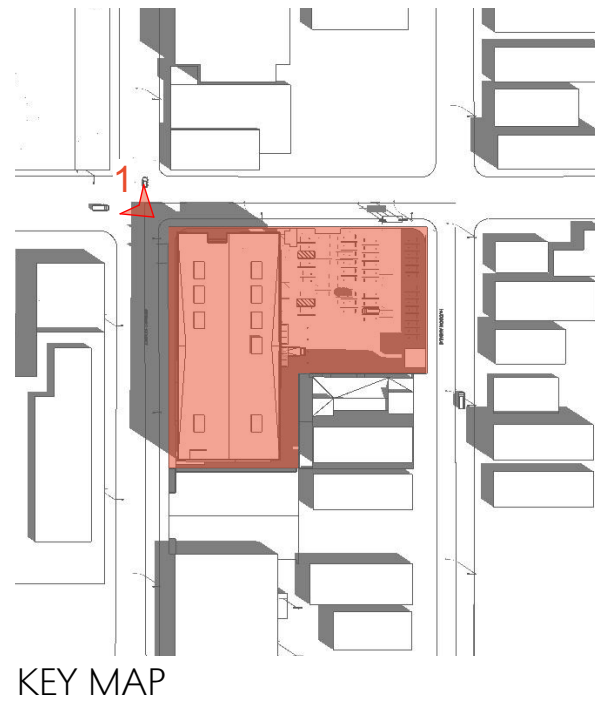
KEY MAP



VIEW 3 - ADJACENT PROPERTIES - ROMAINE ST. & N HUDSON AVE.



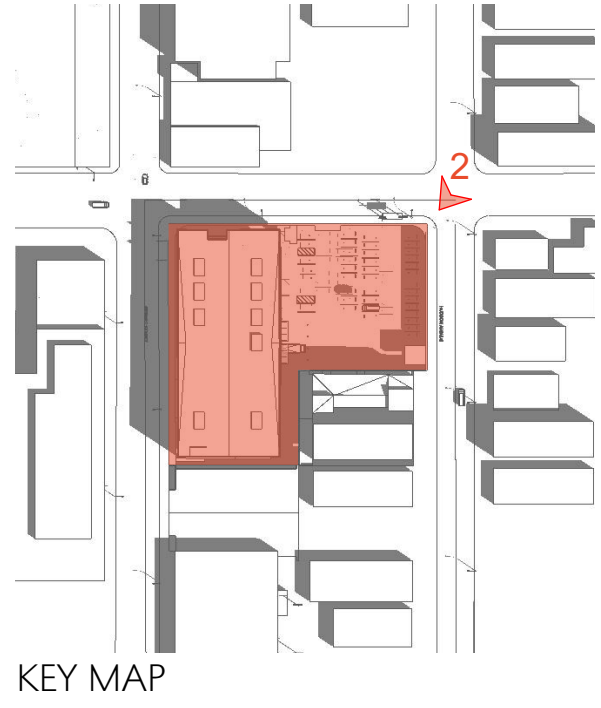
VIEW 4 - PROJECT SITE - N HUDSON AVE.



KEY MAP



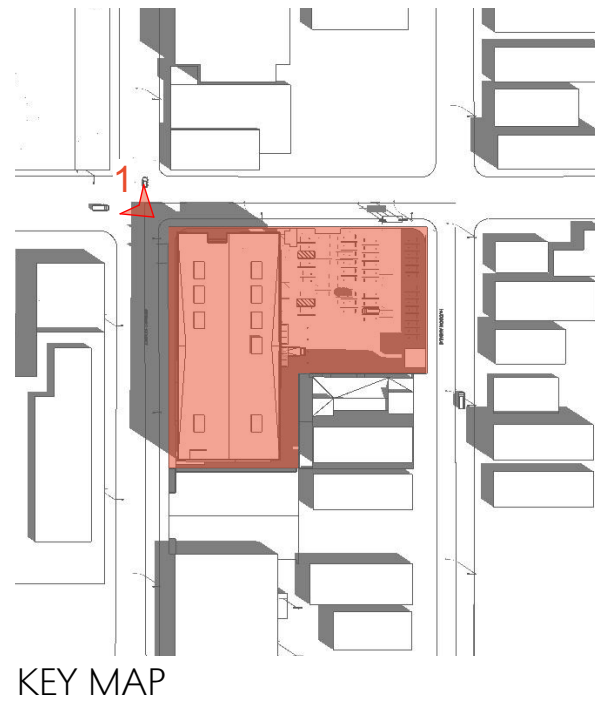
VIEW 1 - PROJECT SITE - ROMAINE ST. & SEWARD ST.



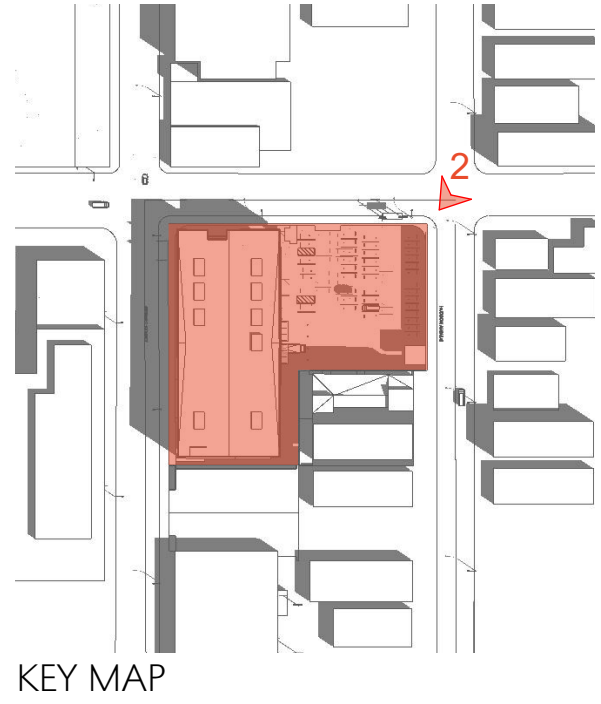
KEY MAP



VIEW 2 - PROJECT SITE - ROMAINE ST. & N HUDSON AVE.



VIEW 1 - PROPOSED PROJECT SITE - ROMAINE ST. & SEWARD ST.



VIEW 2 - PROPOSED PROJECT SITE - ROMAINE ST. & N HUDSON AVE.



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956 SEWARD - SELF-STORAGE

RENDER 01 - ROMAINE ST

A-07

Thursday, September 21, 2023



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956 SEWARD - SELF-STORAGE

RENDER 02 - MAIN ENTRY

A-08

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956 SEWARD - SELF-STORAGE

RENDER 03 - AERIAL @ CORNER

A-09

Thursday, September 21, 2023



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956 SEWARD - SELF-STORAGE

RENDER 04- SEWARD ST.

A-10

Thursday, September 21, 2023



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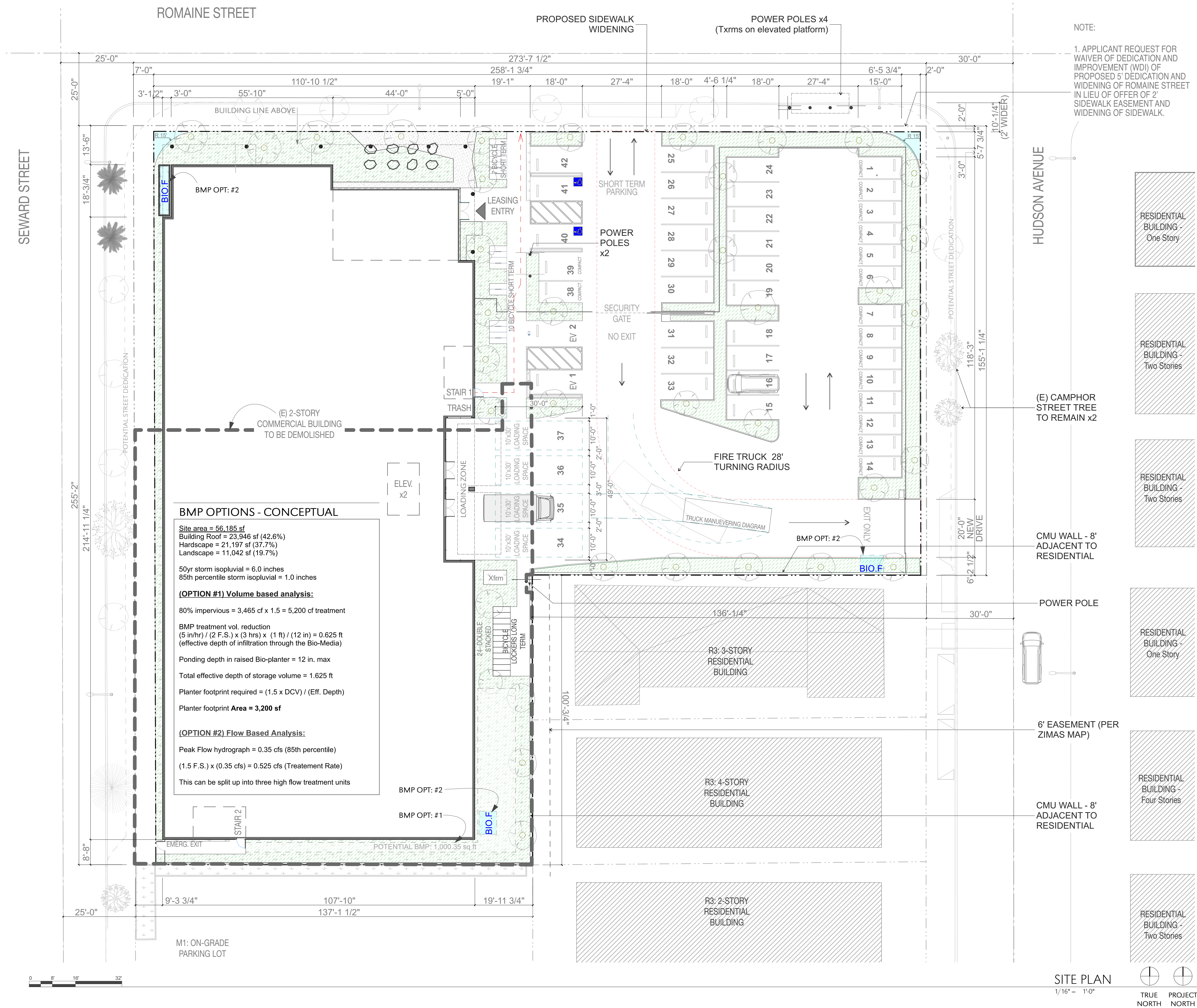
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956 SEWARD - SELF-STORAGE

RENDER 05 - NORTH ELEVATION

A-11

Thursday, September 21, 2023



SITE ADDRESS:

936-962 North Seward Street; 949-959 North Hudson Avenue

LEGAL DESCRIPTION:

Lots 1 to 3 and 14 to 18 , Block D of Strong and Dickenson's South Hollywood No.1. Tract

LOT APN:

5533-023-001, -002, -003, -017, -018, and -026

ZONING INFORMATION

ADDRESS	936-962 North Seward Street; 949-959 North Hudson Avenue, LOS ANGELES CA 90038
APN	5533-023-001, -002, -003, -017, -018, and -026
PROJECT DESCRIPTION	7 STORY SELF-STORAGE AND FILM/
ZONE - EXISTING	MR-1-1, R3-1
ZONE - PROPOSED	(Q)M1-2D
OCCUPANCY TYPE	B, S-1
BUILDING TYPE	TYPE I
BUILDING HEIGHT	ALLOWED: 75' PROPOSED: 75'
EXISTING USE	COMMERCIAL BUILDING: STORAGE
PROPOSED USE	COMMERCIAL BUILDING: SELF-STORAGE FACILITY (INCLUDES .7 FAR MIN. FOR MEDIA/FILM)

SITE PARAMETERS

	ALLOWABLE	PROPOSED	
LOT SIZE (SQ. FT)	-	56,254	
F.A.R.	3.00	3.00	
NUMBER OF STORIES	7	7	
HEIGHT (FT)	76	73.5	
ALLOWABLE AREA SQ. FT	168,762	168,659	103 BELOW FAR

PROGRAM INFORMATION

BUILDING USE	AREA AVG.	FAR		
	SF			
1ST FLR: LEASING	1,066	0.019		
1ST FLR: COMMERCIAL STORAGE - MEDIA/FILM	21,925	0.390	0.80	MIN. = 0.7
2ND FLR: COMMERCIAL STORAGE - MEDIA/FILM	23,025	0.409		
3RD FLR: SELF-STORAGE	24,525	0.436		
4TH FLR: SELF-STORAGE	24,492	0.435		
5TH FLR SELF-STORAGE	24,492	0.435		
6TH FLR: SELF-STORAGE	24,492	0.435		
7TH FLR: SELF-STORAGE	24,642	0.438		
	-	0.000		
COMMERCIAL TOTAL	168,659	2.998		

PARKING INFORMATION

AUTOMOBILE PARKING - REQUIRED					BICYCLE PARKING - REQUIRED		
BUILDING USE	REQUIRED				REQUIRED		
	UNIT TOTAL/SF	PER SF	REQUIRED	PROPOSED	SHORT TERM	LONG TERM	TOTAL
STORAGE- First 10,000 S.F.	10,000	0.002	20	20	17	17	34
		1/5,000					
STORAGE- Remainder	158,659	0.0002	32	12			
			52	32	17	17	34

PARKING	REQ.	TOTAL
VEHICLE	1/500 for first 10K 1/5000 for balance	20 31.7 52 spaces

PROVIDED 42 spaces

BICYCLE PARKING REDUCTION (LAMC 12.21-A.4)
4 Bicycles per space: 10 spaces x 4 40 Bicycle Spaces

BICYCLE	REQ.	TOTAL
Short Term	1/10,000 (16.85)	17
Long Term	1/10,000 (16.85)	17
Bicycle Parking Reduction - additional bicycle spaces		6 40 Spaces Provided

Final Vehicle Parking Requirement: 42 Spaces
Parking Provided: 42 Spaces

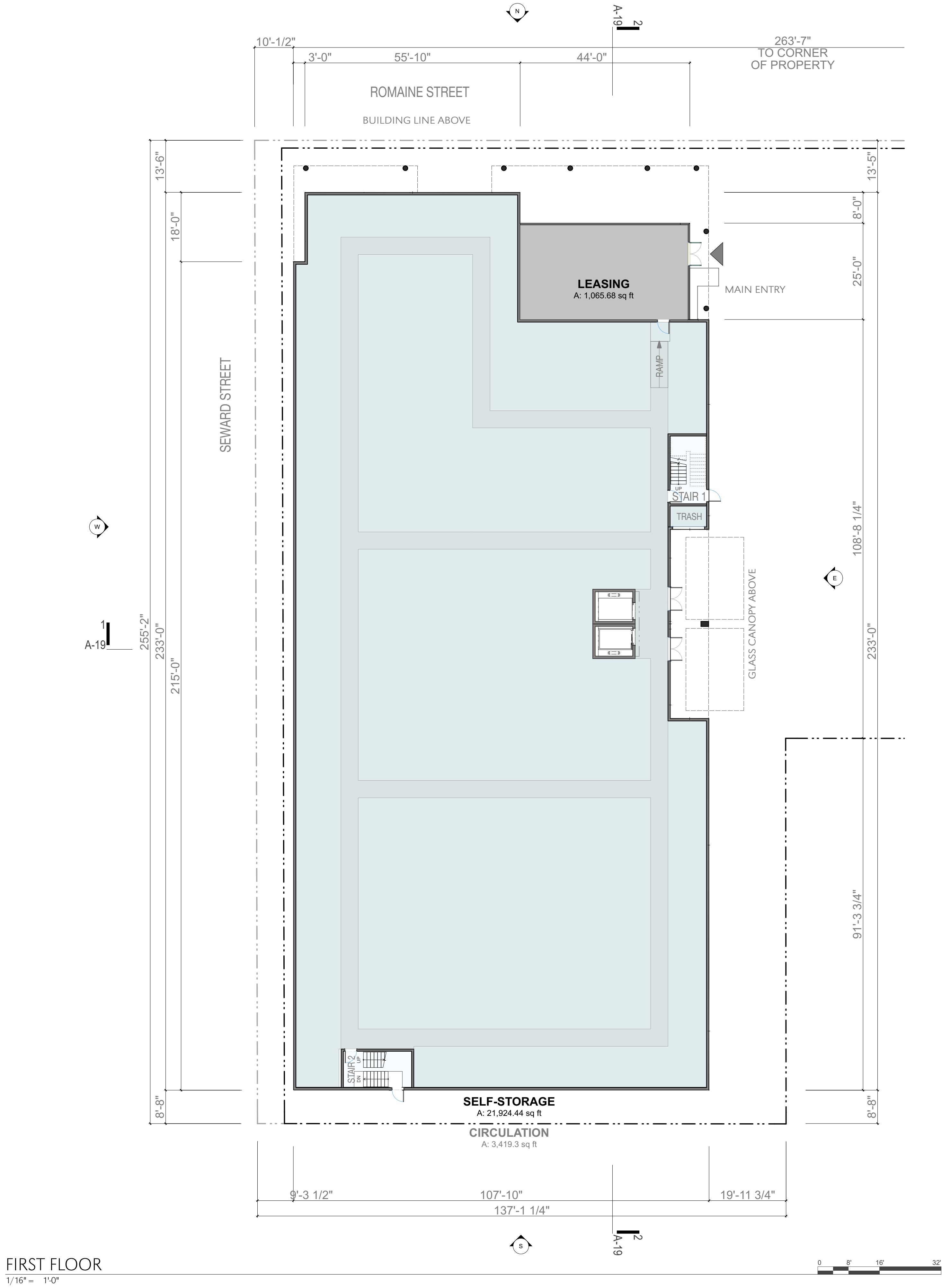
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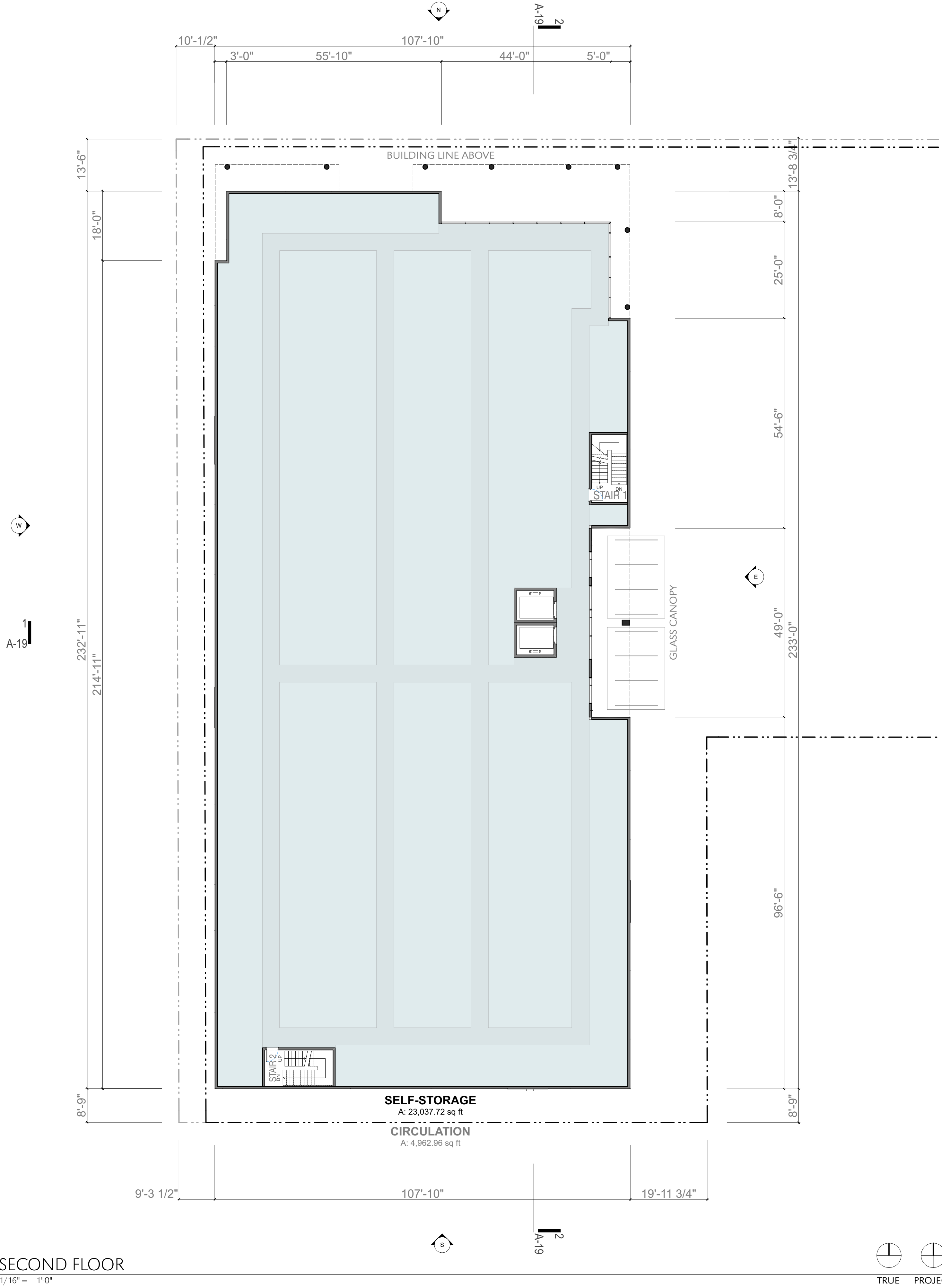
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956 SEWARD - SELF-STORAGE

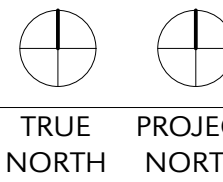
PLOT/SITE PLAN



FIRST FLOOR
1/16" = 1'-0"



SECOND FLOOR
1/16" = 1'-0"



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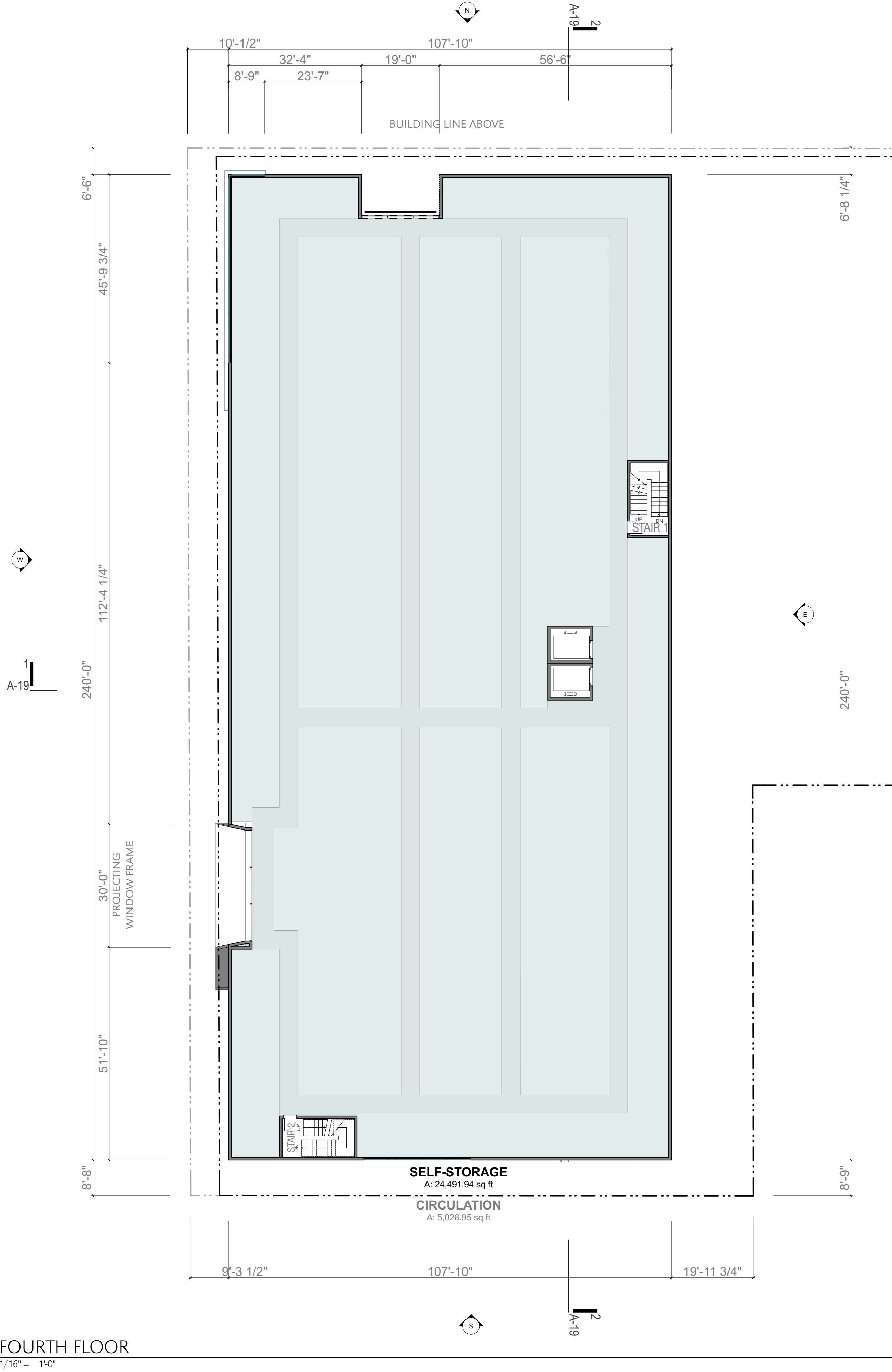
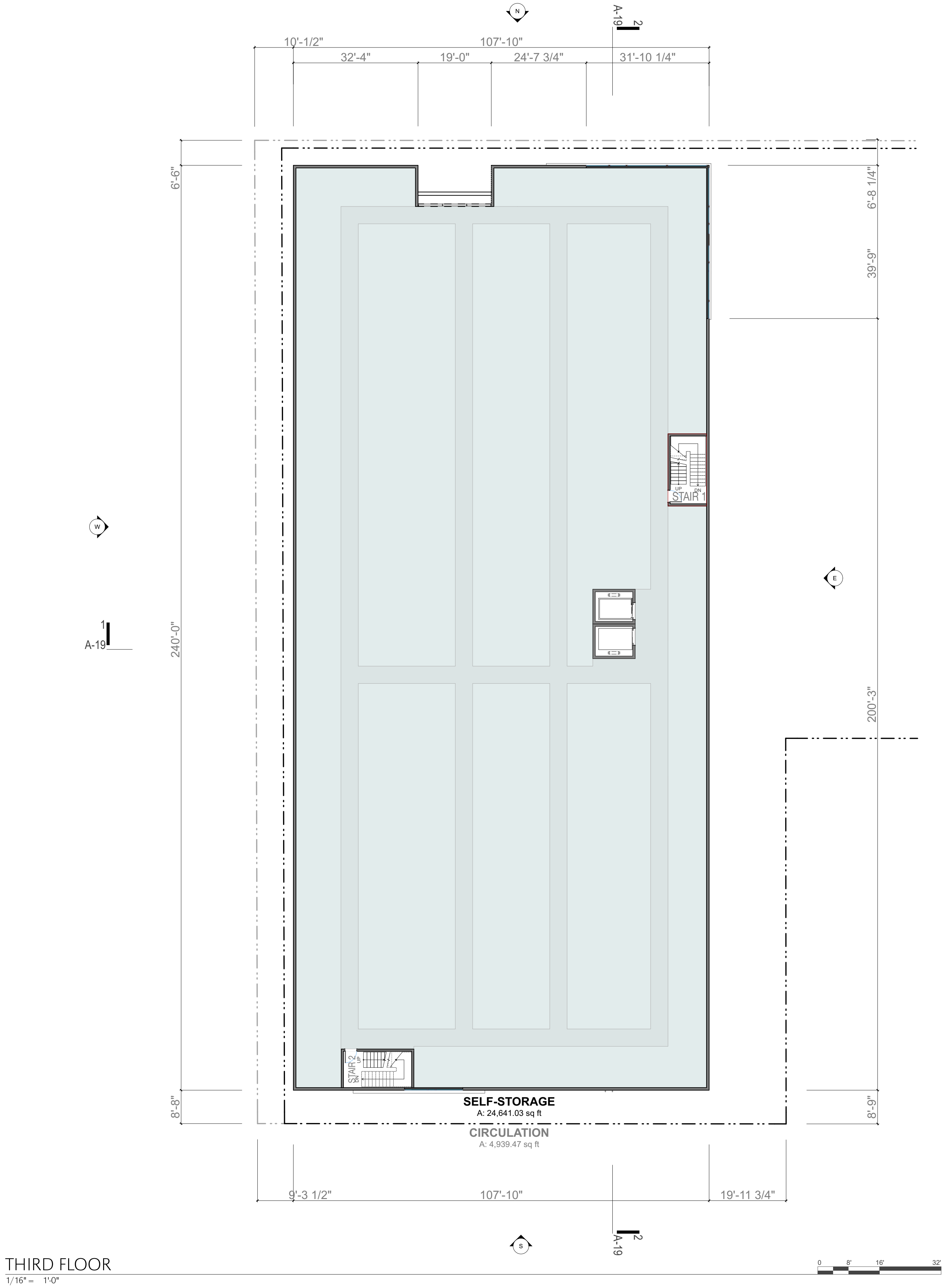
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956 SEWARD - SELF-STORAGE

FIRST+SECOND FLOOR PLANS

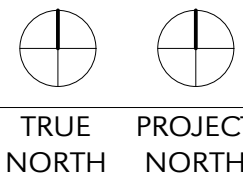
A-13

Thursday, September 21, 2023



THIRD FLOOR
1/16" = 1'-0"

FOURTH FLOOR
1/16" = 1'-0"



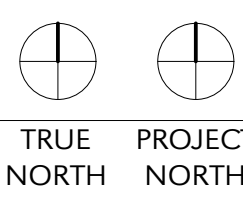
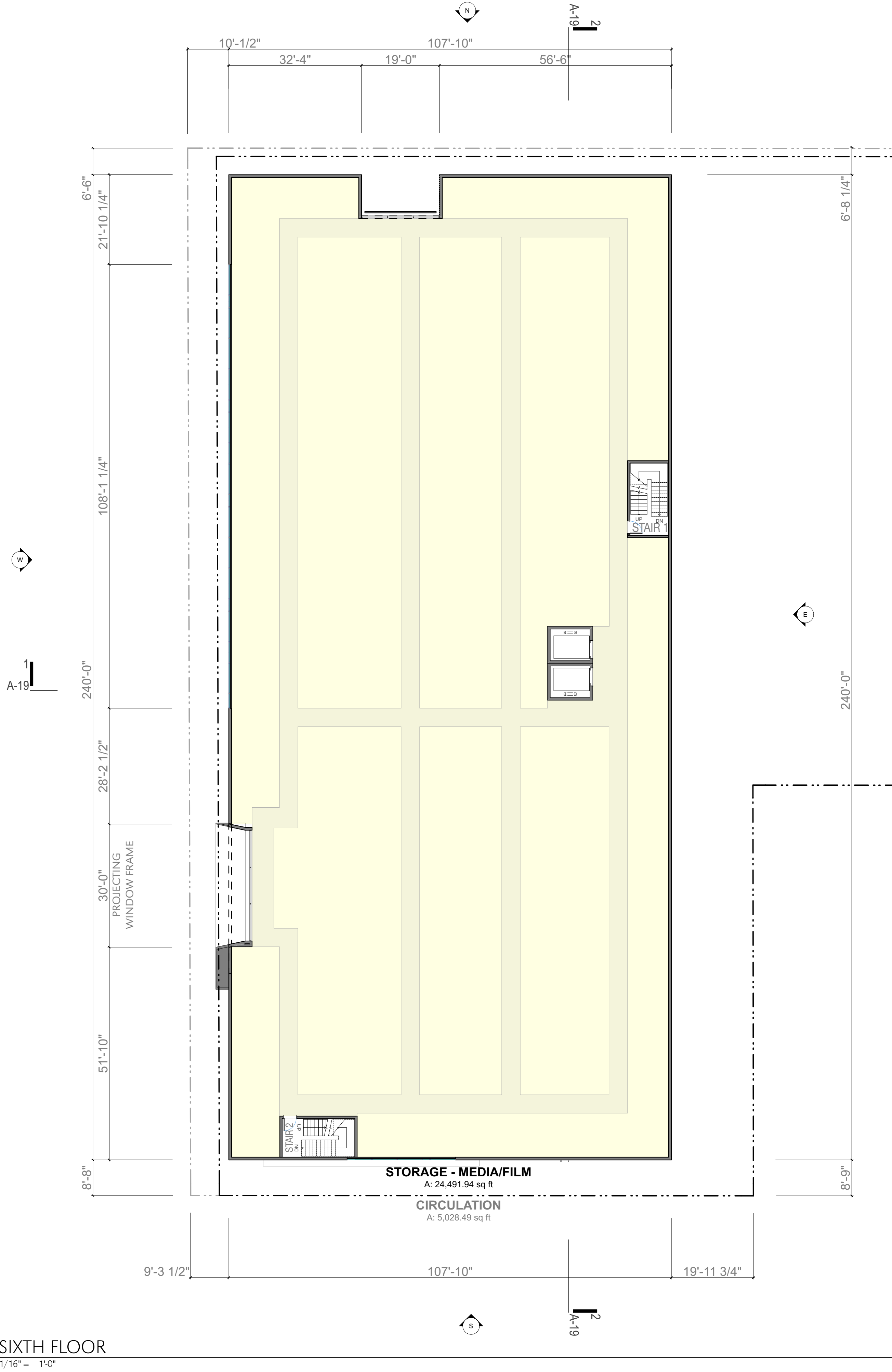
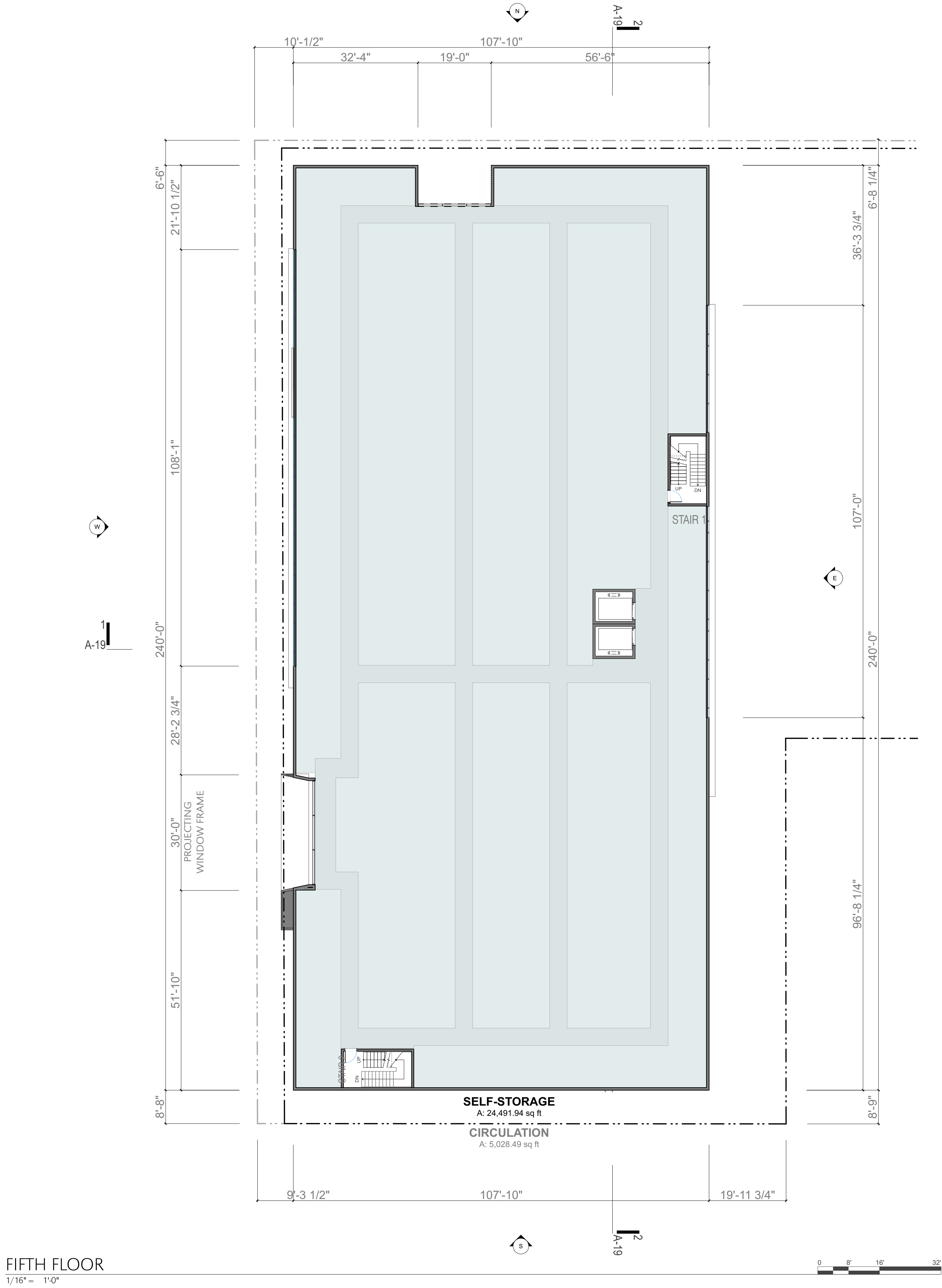
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566 SEWARD - SELF-STORAGE

THIRD+FOURTH FLOOR PLANS

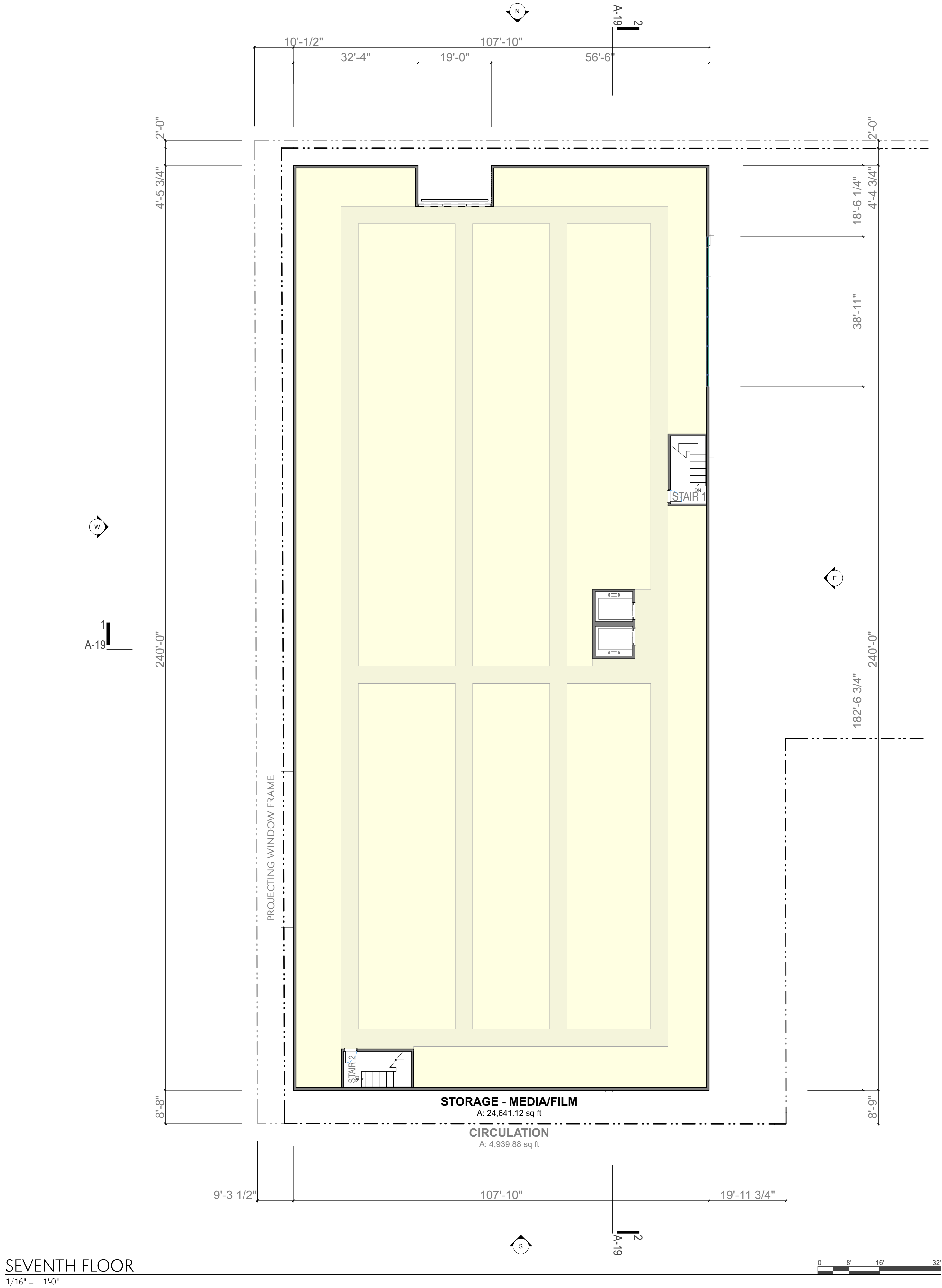


FIFTH FLOOR
1/16" = 1'-0"

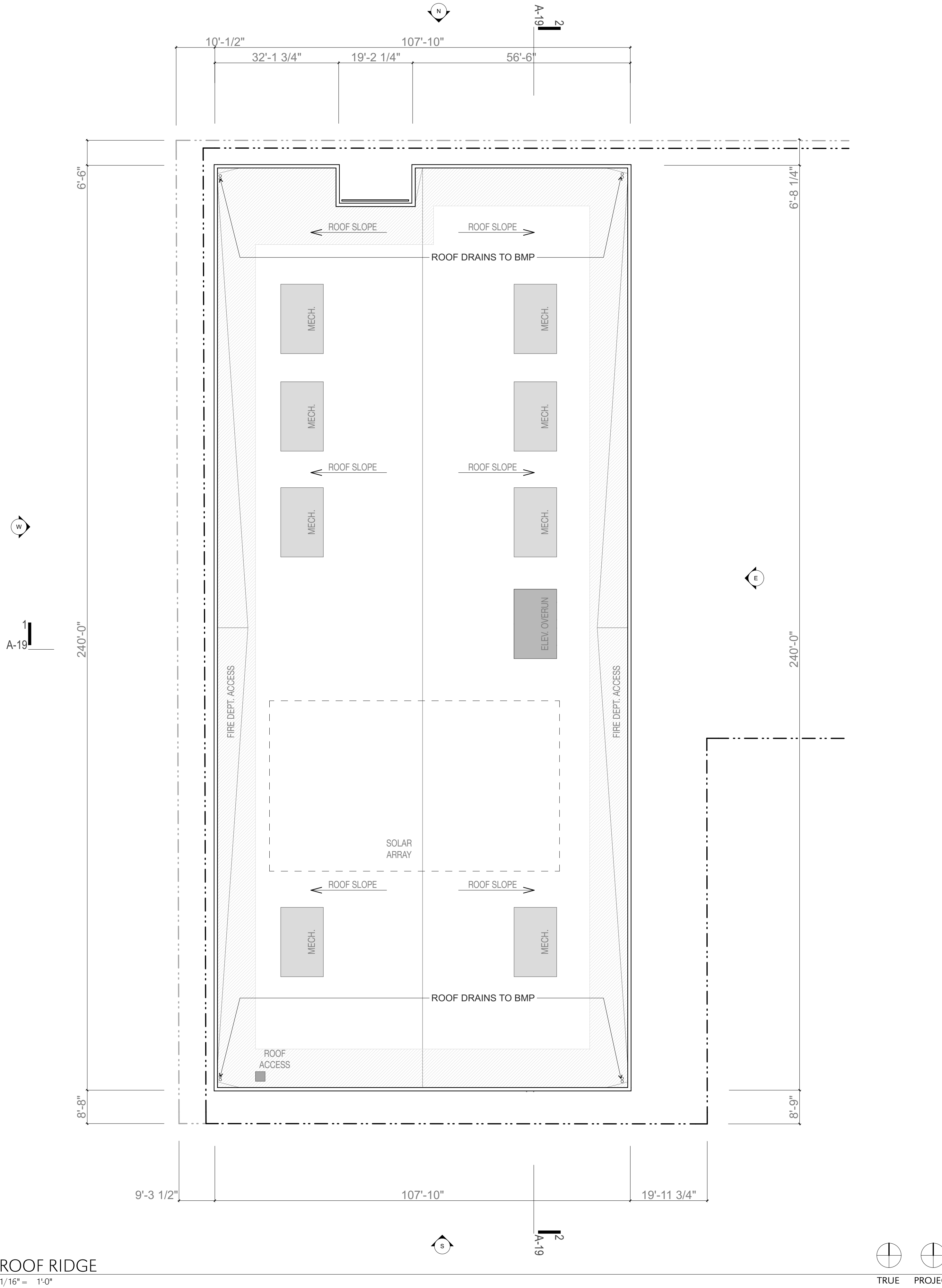
SIXTH FLOOR
1/16" = 1'-0"

FIFTH+SIXTH FLOOR PLANS

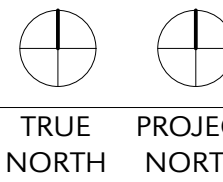
556 SEWARD - SELF-STORAGE



SEVENTH FLOOR
1/16" = 1'-0"



ROOF RIDGE
1/16" = 1'-0"



- 1

STUCCO:
LINEN WHITE
STEEL TROWEL

ALBEDO APPRX: 70 %
- 2

HORIZONTAL
METAL SIDING: WHITE
MATTE FINISH

ALBEDO APPRX: 73 %
- 3

VERTICAL
METAL SIDING: LIGHT GREY
MATTE FINISH

ALBEDO APPRX: 40 %
- 4

WINDOW METAL FRAME
PROJECTIONS: SILVER SETTTING (DE6359)
MATTE FINISH

ALBEDO APPRX: 60%
- 5

DUAL-GLAZED
LOW-E WINDOWS: CLEAR

FINISH: CLEAR ALUMINUM

MANUFACTURER: TBD
- 5.1

SINGLE-GLAZED
SPANDREL GLASS: OPAQUE WHITE

FINISH: CLEAR ALUMINUM

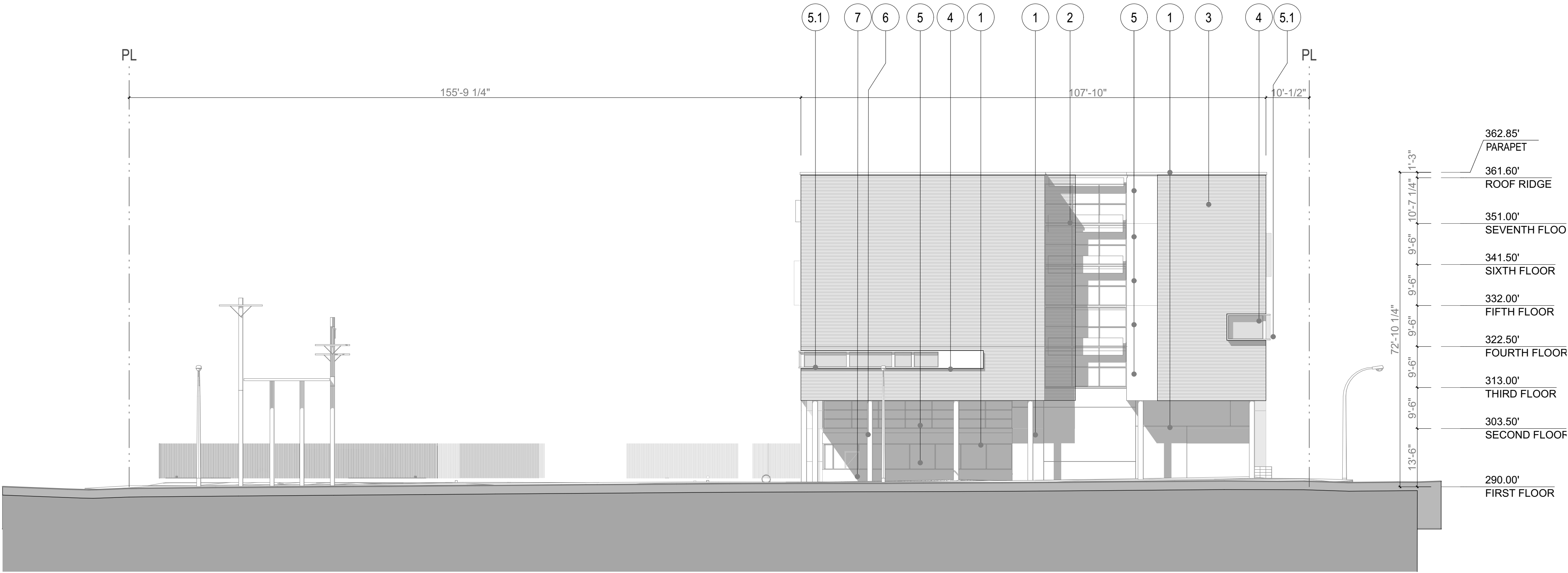
MANUFACTURER: TBD
- 6

STEEL COLUMNS: SILVER SETTTING (DE6359)
MATTE FINISH

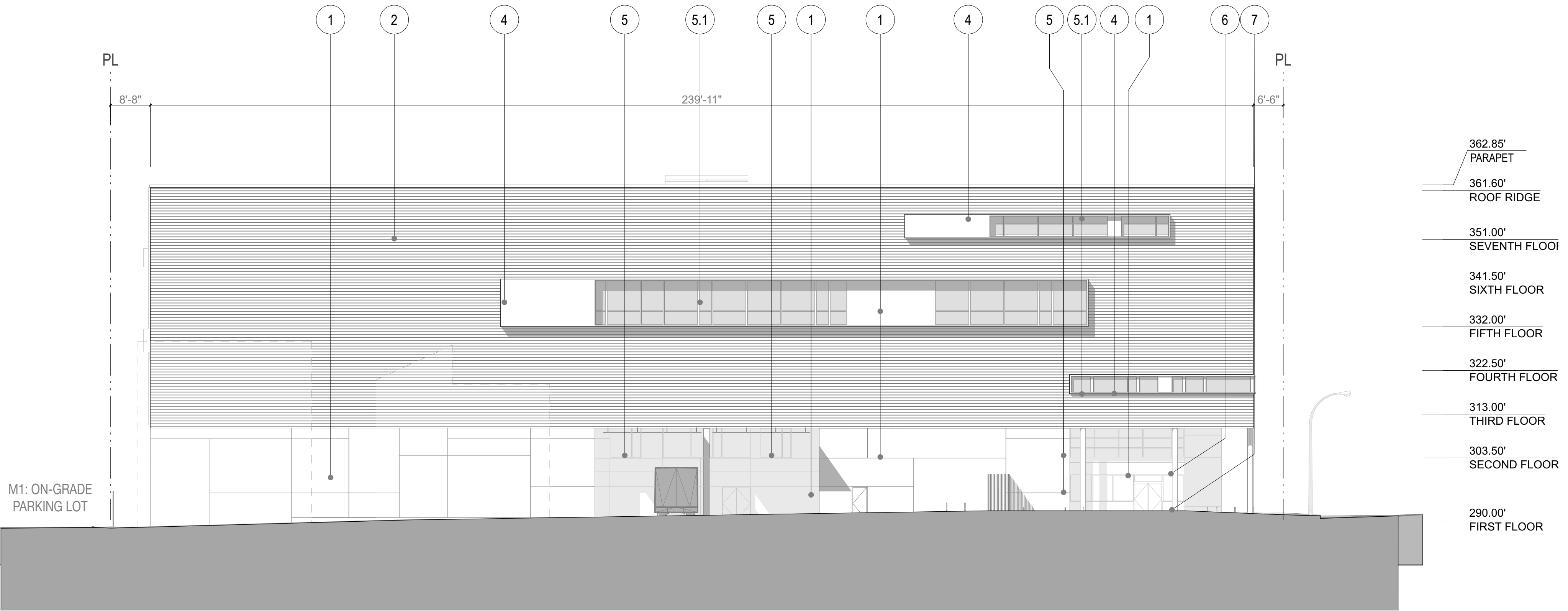
ALBEDO APPRX: 60 %
- 7

CONCRETE BASE: LIGHT CONCRETE

ALBEDO APPRX: 30 %



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



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

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956 SEWARD - SELF-STORAGE

ELEVATION - NORTH + EAST

A-17

Thursday, September 21, 2023

1

STUCCO:
LINEN WHITE
STEEL TROWEL

ALBEDO APPRX: 70 %

2

HORIZONTAL
METAL SIDING:
WHITE
MATTE FINISH

ALBEDO APPRX: 73 %

3

VERTICAL
METAL SIDING:
LIGHT GREY
MATTE FINISH

ALBEDO APPRX: 40 %

4

WINDOW METAL FRAME
PROJECTIONS:
SILVER SETTTING (DE6359)
MATTE FINISH

ALBEDO APPRX: 60%

5

DUAL-GLAZED
LOW-E WINDOWS: CLEAR

FINISH:
CLEAR ALUMINUM

MANUFACTURER: TBD

5.1

SINGLE-GLAZED
SPANDREL GLASS: OPAQUE WHITE

FINISH:
CLEAR ALUMINUM

MANUFACTURER: TBD

6

STEEL COLUMNS: SILVER SETTTING (DE6359)
MATTE FINISH

ALBEDO APPRX: 60 %

7

CONCRETE BASE: LIGHT CONCRETE

ALBEDO APPRX: 30 %

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

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

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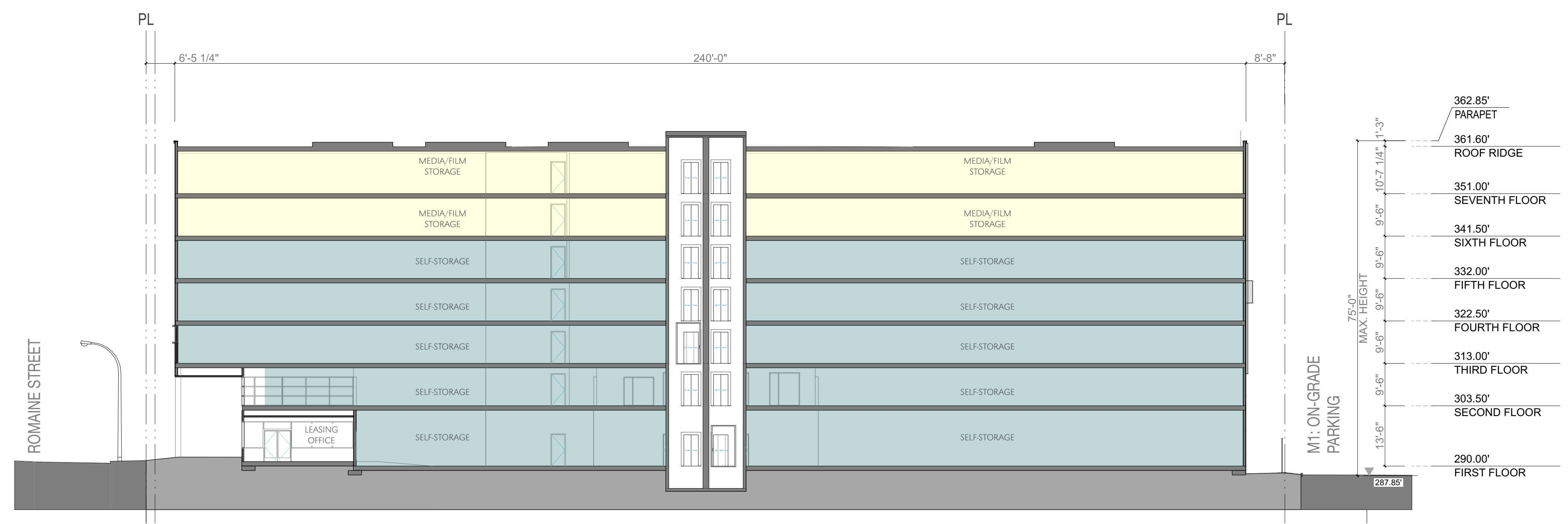
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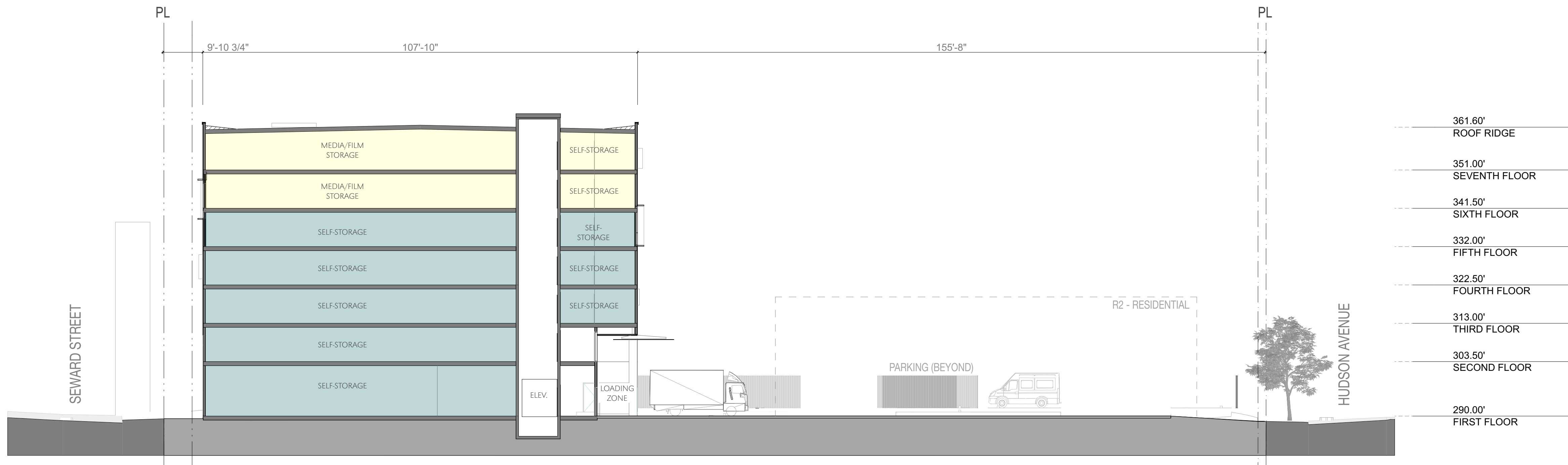
566 SEWARD - SELF-STORAGE

ELEVATION - WEST + SOUTH

A-18
Thursday, September 21, 2023



SECTION 2
1/16" = 1'-0"



SECTION 1
1/16" = 1'-0"

2. EASEMENT(S) FOR ROADS AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 25, 1925 IN BOOK 4898, PAGE 23, OFFICIAL RECORDS. THIS ITEM IS NOT PLOTTED HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
3. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING AND USES, RECORDED FEBRUARY 17, 1953 AS INSTRUMENT NO. 2925, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
4. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING AND USES, RECORDED SEPTEMBER 20, 1956 AS INSTRUMENT NO. 4031, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
5. A COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY, RECORDED DECEMBER 6, 1956 AS INSTRUMENT NO. 3677, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
6. A COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY, RECORDED MAY 29, 1964 AS INSTRUMENT NO. 405, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
8. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE, RECORDED OCTOBER 16, 1972 AS INSTRUMENT NO. 2675, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
9. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE, RECORDED OCTOBER 16, 1972 AS INSTRUMENT NO. 2676, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
10. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE, RECORDED DECEMBER 10, 1980 AS INSTRUMENT NO. 80-1241279, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
11. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE, RECORDED DECEMBER 10, 1980 AS INSTRUMENT NO. 80-1241280, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
12. A COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY, RECORDED FEBRUARY 4, 1991 AS INSTRUMENT NO. 91-167265, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
15. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT REGARDING ON-SITE STORMWATER TREATMENT DEVICES, RECORDED OCTOBER 9, 2013 AS INSTRUMENT NO. 20131459457, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.

1. THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
2. THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARY AND AREA OF THE PREMISES.
3. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
4. ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
5. AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
6. NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
7. NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
8. THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
9. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
10. UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
11. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH OR HAS CONDUCTED ONLY A LIMITED TITLE SEARCH. NO EVIDENCE OF A PRELIMINARY REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 00177246-994-LTJ--C2, DATED APRIL 29, 2022 AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD AFFECTING THE SUBJECT PROPERTY SHOWN ON THE SURVEY.

ZONING INFORMATION NOT PROVIDED AT THE TIME OF SURVEY.

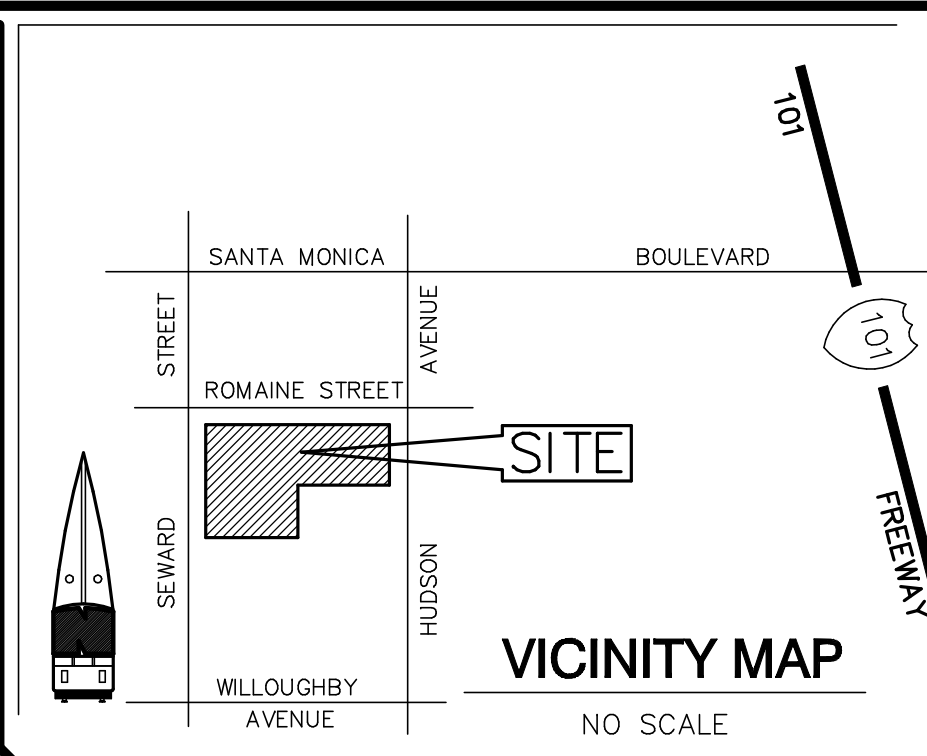
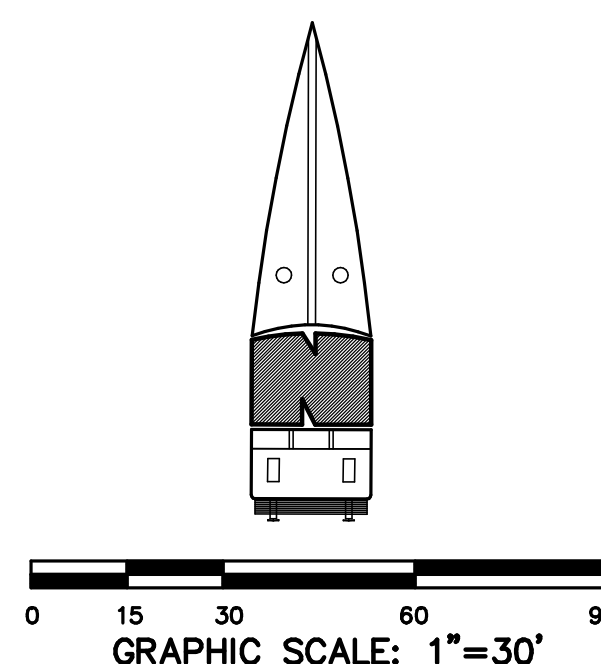
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1605-F, WITH A DATE OF IDENTIFICATION OF 9-26-08, FOR COMMUNITY NUMBER 06037C, IN LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

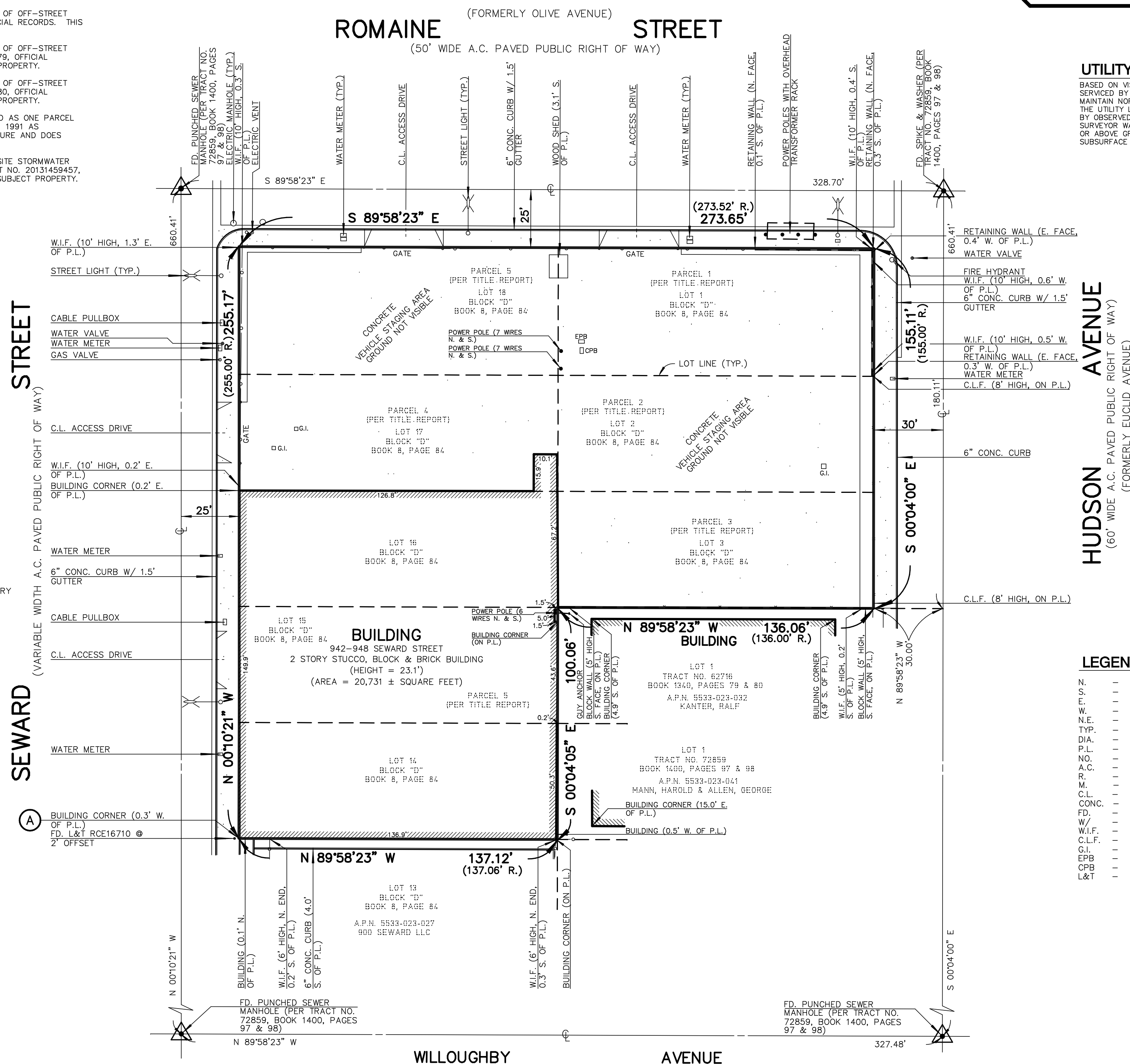
Ⓐ — BUILDING LIES 0.3' WEST OF THE PROPERTY LINE.

56,154 SQUARE FEET
1.289 ACRES

NONE MARKED



BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATIONS.



N.	—	NORTH
S.	—	SOUTH
E.	—	EAST
W.	—	WEST
N.E.	—	NORTHEAST
TYP.	—	TYPICAL
DIA.	—	DIAMETER
P.L.	—	PROPERTY LINE
NO.	—	NUMBER
A.C.	—	ASPHALT CONCRETE
R.	—	RECORD
M.	—	MEASURED
C.L.	—	CENTER LINE
CONC.	—	CONCRETE
FD.	—	FOUND
W/	—	WITH
W.I.F.	—	WROUGHT IRON FENCE
C.L.F.	—	CHAIN LINK FENCE
G.I.	—	GRAPE INLET
E.P.C.	—	ELECTRIC PULLBOX
CPB	—	CABLE PULLBOX
L&T	—	LEAD & TAG

THE BEARING S 89°58'23" E BEING THE CENTERLINE
OF ROMAINE STREET AS SHOWN BY MAP ON FILE
IN BOOK 1400, PAGES 97 & 98 OF TRACT MAPS, IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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

PARCEL 1:

LOT 1, IN BLOCK D, OF STRONG AND DICKINSON'S SOUTH HOLLYWOOD NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 84, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5533-023-001

PARCEL 2:

LOT 2, IN BLOCK D, OF STRONG AND DICKINSON'S SOUTH HOLLYWOOD NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 84, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5533-023-002

PARCEL 3:

LOT 3, IN

ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 84, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5533-023-003

PARCEL 4:

LOT 17, IN BLOCK D, OF STRONG AND DICKINSON'S SOUTH HOLLYWOOD NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 84, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5533-023-017

PARCEL 5:

LOT 18, IN BLOCK D, OF STRONG AND DICKINSON'S SOUTH HOLLYWOOD NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 84, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5533-023-018

PARCEL 6:

LOTS 14, 15 AND 16, IN BLOCK D, OF STRONG AND DICKINSON'S SOUTH HOLLYWOOD NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 84, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5533-023-026

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE PRELIMINARY REPORT IDENTIFIED AS CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 00177246-994-LT2-JC, DATED APRIL 29, 2022.

FOR

956 Seward Street
Los Angeles, California

To: Pure Silver Enterprises, Inc., a California corporation and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 19 of Table A thereof.

The field work was completed on April 28, 2022.

Date of Plat or Map: May 25, 2022

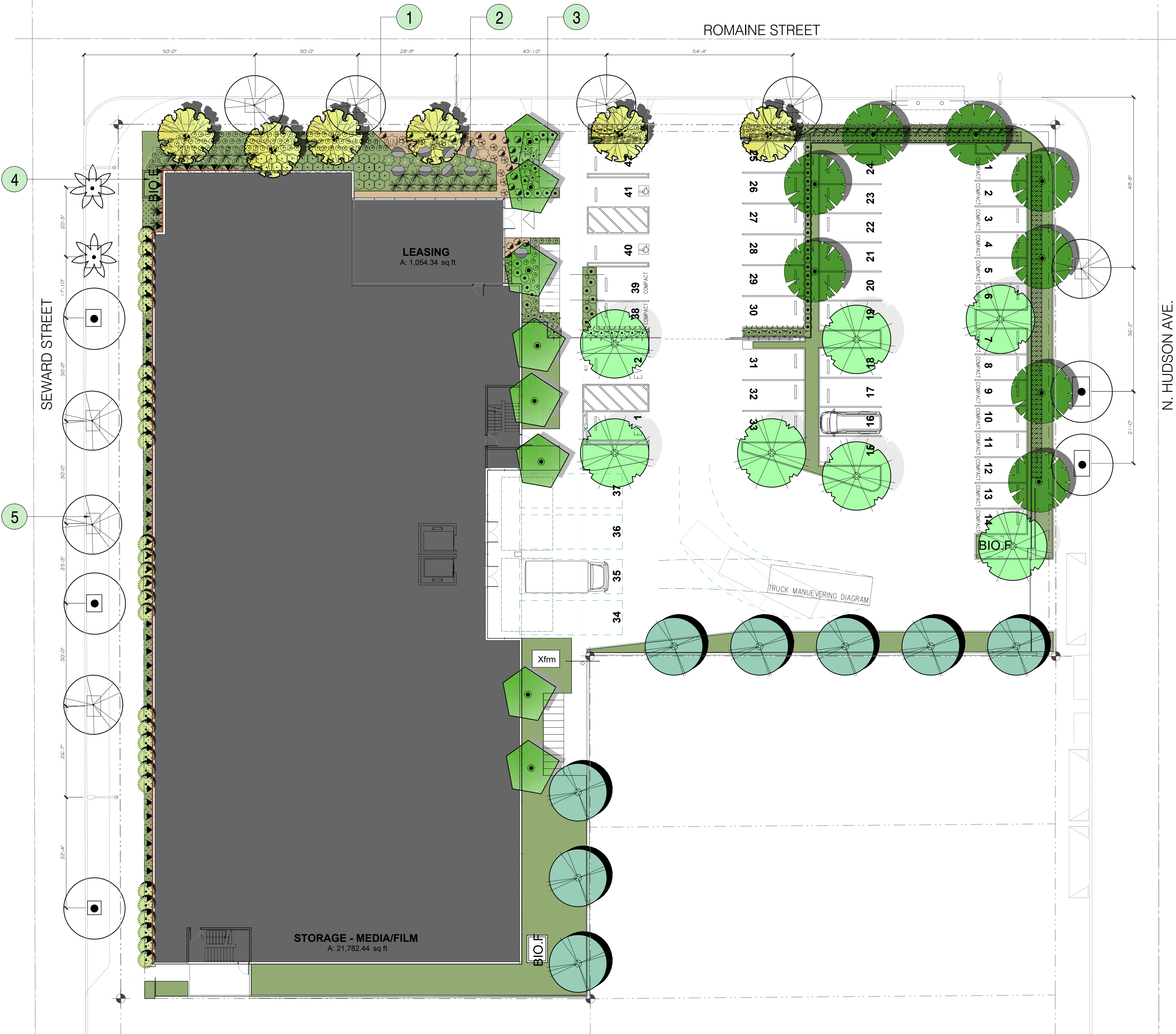
PRELIMINARY


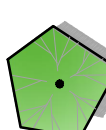


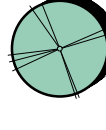

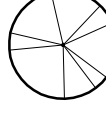
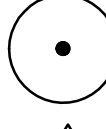
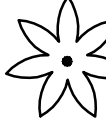

SCOTT E. OHANA EXP. 12-31-23
Registration No. 7526
within the State of CALIFORNIA
Date Of Survey 4-28-2022
Date Of Last Revision 6-1-2022

Advanced Land Solutions, Inc
PROFESSIONAL LAND SURVEYORS

515 N. Smith Avenue, Suite 105
Corona, CA 92880
Phone: (951) 739-7975
Fax: (951) 739-7542
www.ALTASurveys.com

Your ALTA/NSPS Land Title Survey Specialists



PLANTING LEGENDS		
TREES	SIZE & QUAN.	WUCOLS
BUILDING FACADE TREE		
	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX / 6 EA LOW
ENTRANCE ACCENT TREE		
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX / 8 EA LOW
PARKING LOT SHADE TREE		
	TIPUANA TIPU TIPU TREE	24" BOX / 7 EA LOW
	RHUS LANCEA AFRICAN SUMAC	24" BOX / 8 EA LOW
LOOP ROAD / SCREENING TREE		
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX / 8 EA MODERATE
HEDGE SCREENING PLANT		
	BAMBUSA MULTIPLEX 'ALPHONSE KARR' ALPHONSE KARR BAMBOO	15 GAL. / 30 EA MODERATE
	NEW STREET TREE AUSTRALIAN WILLOW OR EASTERN REDBUD EXACT SPECIES WILL BE PER URBAN FORESTRY STREET TREE DIV.	 8 EA.
	EXISTING STREET TREE TO REMAIN	 5 EA.
	EXISTING STREET TREE (PALM) TO REMAIN	 2 EA.
SHRUB & GROUNDCOVER		

KEYNOTES

1 DECOMPOSED GRANITE OR GRAVEL

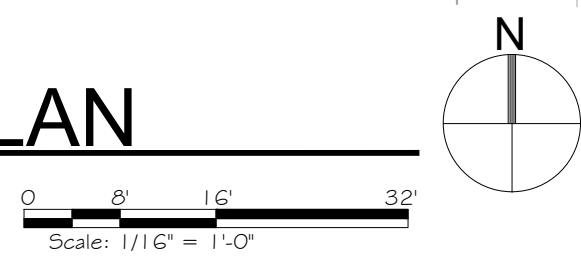
2 BOULDERS SEATING SPACE

3 BICYCLE PARKING

4 LID PLANTERS PER CIVIL'S

5 NEW STD. 4x6 TREE WELL FOR NEW STREET TREES

1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1/16"= 1'-0"



Revisions

SQLA INC
Landscape Architects
2669 SATURN ST.
BUREAU, CA 92621
info@sqla.com
www.sqla.com

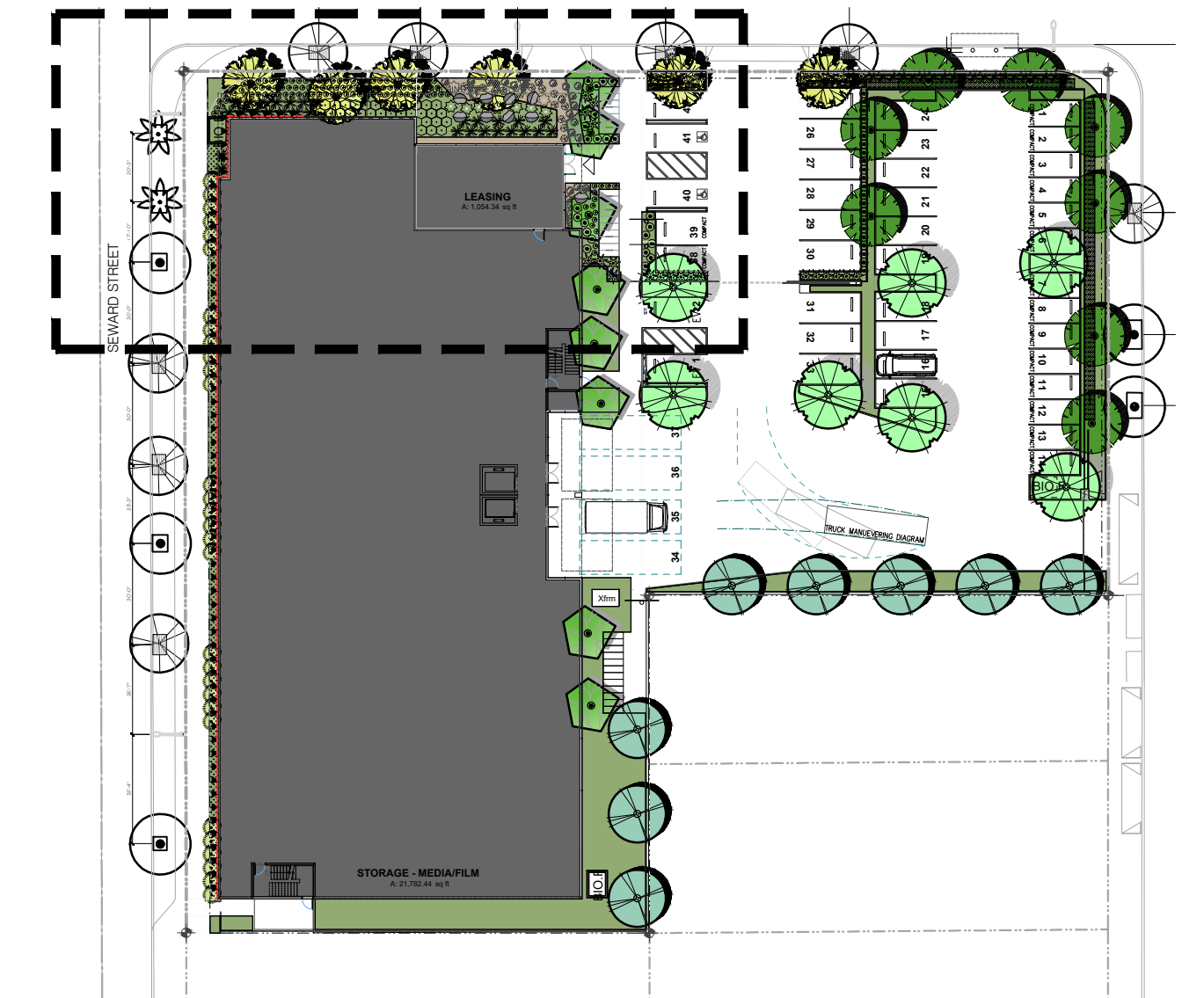
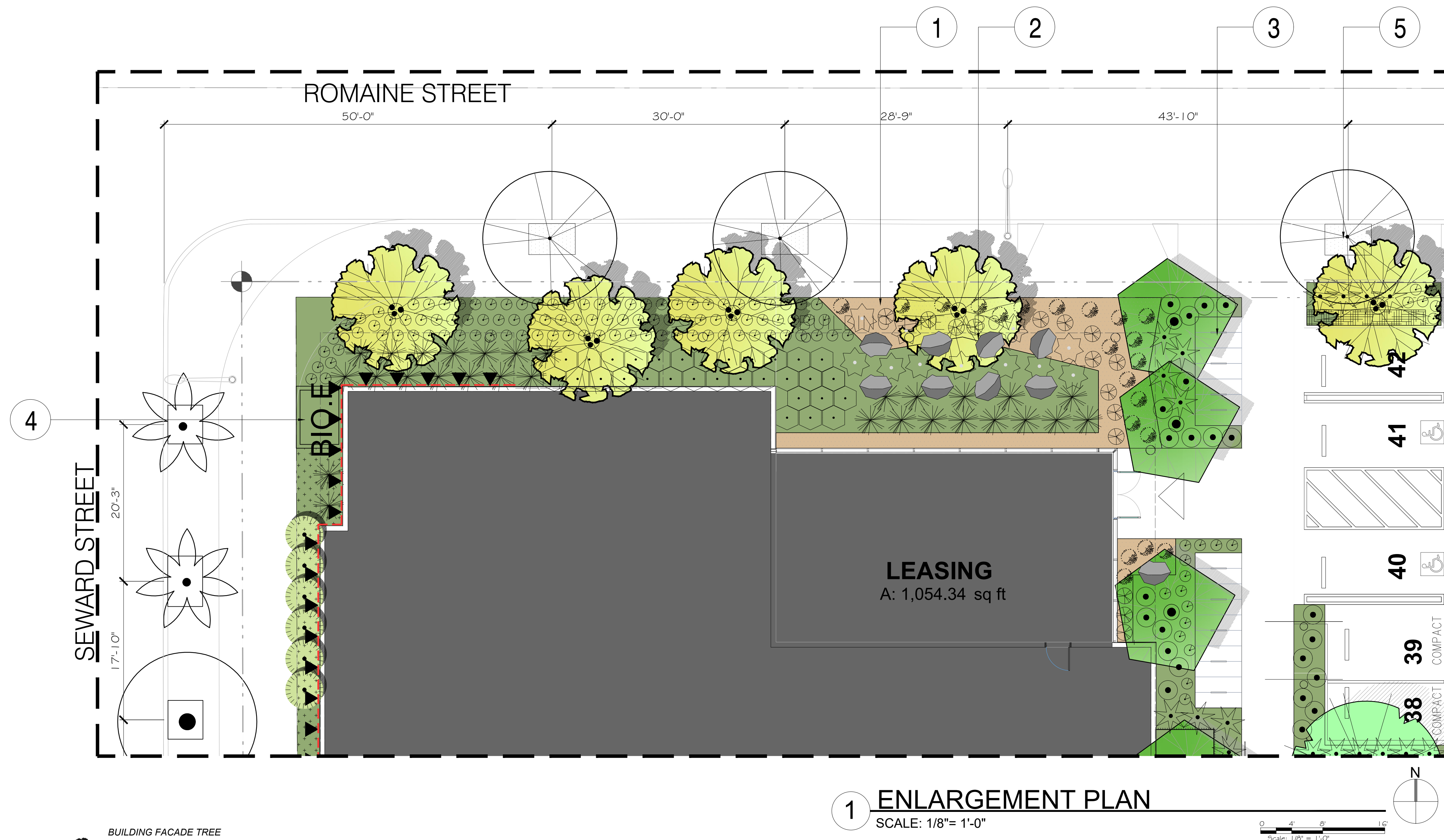
T. 562-905-0800 (Main)
F. 562-905-0880
T. 213-383-1788 (Studio)

956 SEWARD STREET,
LOS ANGELES, CA 90038

drawing title

PRELIMINARY LANDSCAPE PLAN

designed	project number
drawn	22338
checked	scale
reviewed	AS SHOWN
date	drawing number
07-11-2023	LC-1



- BUILDING FACADE TREE**
- CERCIDIUM HYBRID 'DESERT MUSEUM' PALM 24" BOX / 6 EA LOW
 - DESERT MUSEUM PALM VERDE
- ENTRANCE ACCENT TREE**
- ARBUTUS UNEDO STRAWBERRY TREE 24" BOX / 8 EA LOW
- PARKING LOT SHADE TREE**
- TIPUANA TIPU TIPU TREE 24" BOX / 7 EA LOW
- RHUS LANCEA AFRICAN SUMAC 24" BOX / 8 EA LOW
- LOOP ROAD / SCREENING TREE**
- TRISTANIA CONFERTA BRISBANE BOX 24" BOX / 8 EA MODERATE
- HEDGE SCREENING PLANT**
- BAMBUSA MULTIPLEX 'ALPHONSE KARR' BAMBOO 15 GAL. / 30 EA MODERATE
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- AUSTRALIAN WILLOW OR EASTERN REDBUD EXACT SPECIES WILL BE PER URBAN FORESTRY STREET TREE DIV. 8 EA.
- EXISTING STREET TREE TO REMAIN**
- 5 EA.
- EXISTING STREET TREE (PALM) TO REMAIN**
- 2 EA.

- SHRUB & GROUND COVER**
- DODONAEA VISCOSA HOPBUSH
 - WESTRINGIA FRUTICOSA COAST ROSEMARY
 - TRACHELOSPERMUM JASMINOIDES STAR JASMINE
 - HESPERALOE PARVIFLORA RED YUCCA
 - YUCCA FILAMENTOSA 'BRIGHT EDGE' BRIGHT EDGE YUCCA
 - MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY
 - DIANELLA TASMANICA 'VARIEGATED' VARIEGATED FLAX LILY
 - FESTUCA MAIREI MAIRE'S FESCUE
 - CALIFORNIA GRAY RUSH
 - AGAVE 'BLUE GLOW' BLUE GLOW AGAVE
 - ALOE STRIATA CORAL ALOE
 - SENECIO MANDRALISCAE KLEINIA
 - VINE
 - CLYTOSTOMA CALLISTEGIOIDES VIOLET TRUMPET VINE

- LANDSCAPE AREA**
- LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER
 - DIETES BICOLOR FORTNIGHT LILY
 - CHONDRLOPETALUM TECTORUM SMALL CAPE RUSH
 - JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH
 - CARISSA MACROCARPA 'GREEN CARPET' NATAL PLUM
 - BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH
 - MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM
 - AGROSTIS PALLENS 'WEST COAST NATIVE BENTGRASS' CALIFORNIA NATIVE GRASS
 - LONICERA JAPONICA 'PURPUREA' PURPLE LEAF HONEY SUCKLE

1 ENLARGEMENT PLAN

- KEYNOTES**
- DECOMPOSED GRANITE OR GRAVEL



- BOULDERS SEATING SPACE



- BICYCLE PARKING
- LID PLANTERS PER CIVIL'S
- NEW STD. 4x6 TREE WELL FOR NEW STREET TREES

Revisions		
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SQLA INC Landscape Architects 2669 SATURN ST. BLDG. A, CA 92621 los@sqla.com www.sqla.com T. 562-905-0800 (Main) F. 562-905-0880 T. 213-383-1788 (Studio)		
956 SEWARD STREET, LOS ANGELES, CA 90038		
drawing title		
ENLARGEMENT PLAN		
	designed	project number 22338
	drawn	scale AS SHOWN
	checked	drawing number LC-2
	reviewed	
	date 07-11-2023	

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS

3. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE
FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACOR.
FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE,
LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF
2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT
CURBS AND SIDEWALKS.

7. ALL ROCK OR UNBROKEN SOIL CLOUDS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO WALLACE LABORATORIES, LLC RECOMMENDATIONS. WALLACE LAB: (310)-615-0116, 365 CORAL CIRCLIL, EL SEGUNDO, CA 90245

9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED

0. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING

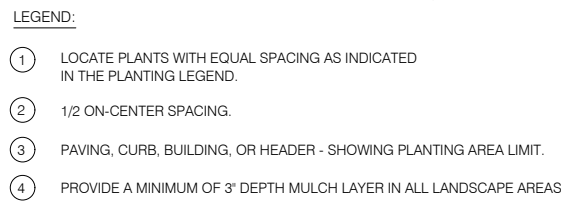
1. MULCH ALL SHRUB AND GROUND COVER AREAS WITH A 3" MIN. LAYER OF 1/2" TO 3/4" REDWOOD BARK.

2. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE TO BE REMOVED FROM THE SITE.

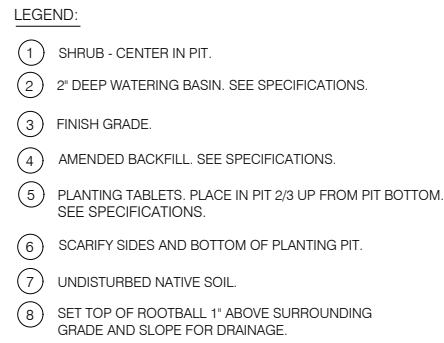
3. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.

4. SITE MAINTENANCE (PLEASE SEE WALLACE LAB RECOMMENDATION)
IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD.
OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.

5. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.



SHRUBS/ GROUNDCOVER PLANTING
SCALE: N.T.S.



SHRUBS PLANTING
SCALE: N.T.S.

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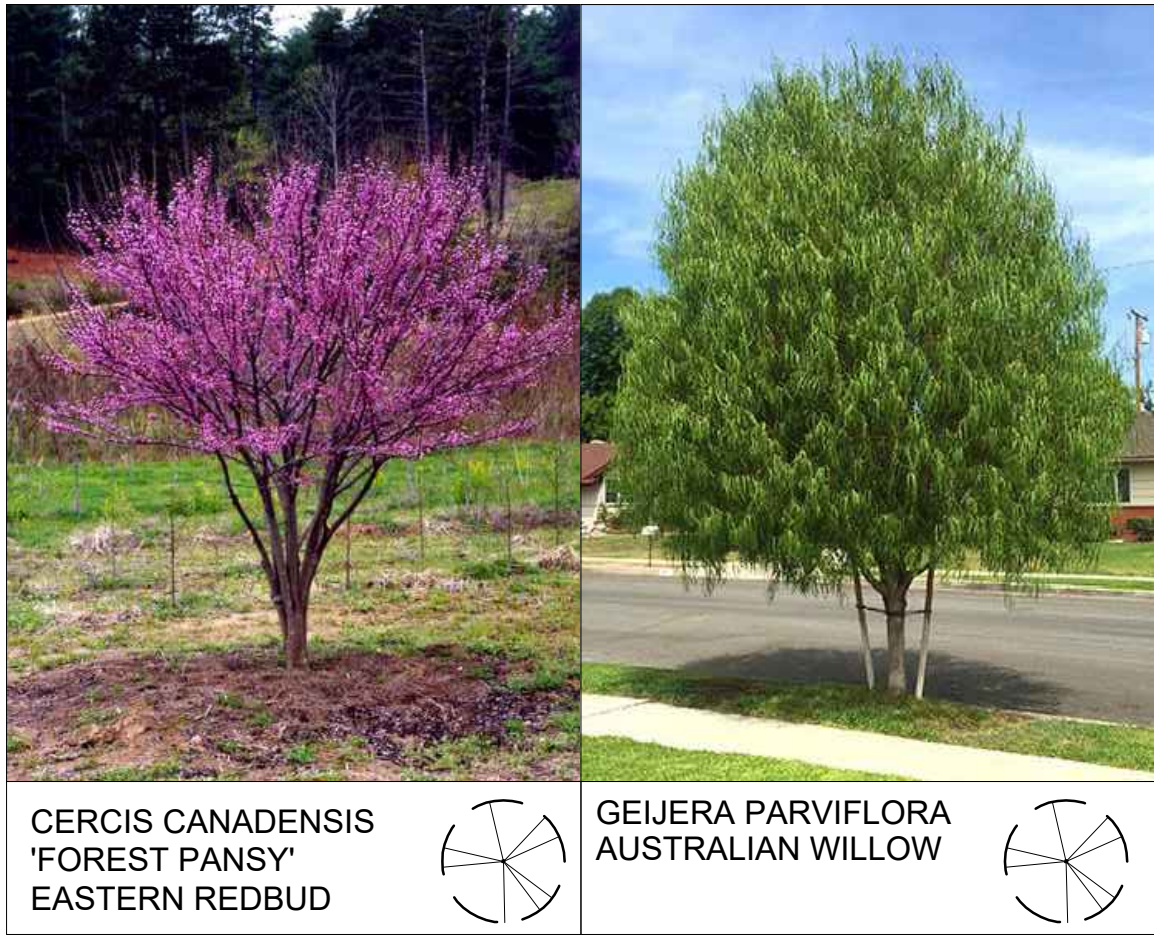
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T. 213-383-1788 (Studio)

drawing title

PLANTING DETAILS

designed	project number 22338
drawn	scale AS SHOWN
checked	drawing number
reviewed	LC-3
date 07-11-2023	





CERCIS CANADENSIS
'FOREST PANSY'
EASTERN REDBUD

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

STREET TREES



CERCIDIUM HYBRID
'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

RHUS LANCEA
AFRICAN SUMAC

TIPUANA TIPU
TIPU TREE

BAMBUSA MULTIPLEX
'ALPHONSE KARR'
ALPHONSE KARR BAMBOO

ARBUTUS UNEDO
STRAWBERRY MADRONE

LYONOTHAMNUS FLORIBUNDUS
SSP. ASPLENIIFOLIUS
CATALINA IRONWOOD



DIANELLA TASMANICA 'VARIEGATED'
VARIEGATED FLAX LILY

MUHLENBERGIA CAPILLARIS
'REGAL MIST'
PINK MUHLY

YUCCA FILAMENTOSA
'BRIGHT EDGE'
BRIGHT EDGE YUCCA

HESPERALOE PARVIFLORA
RED YUCCA

FESTUCA MAIREI
MAIRE'S FESCUE

WESTRINGIA FRUTICOSA
COAST ROSEMARY

DODONAEA VISCOSA
HOPBUSH



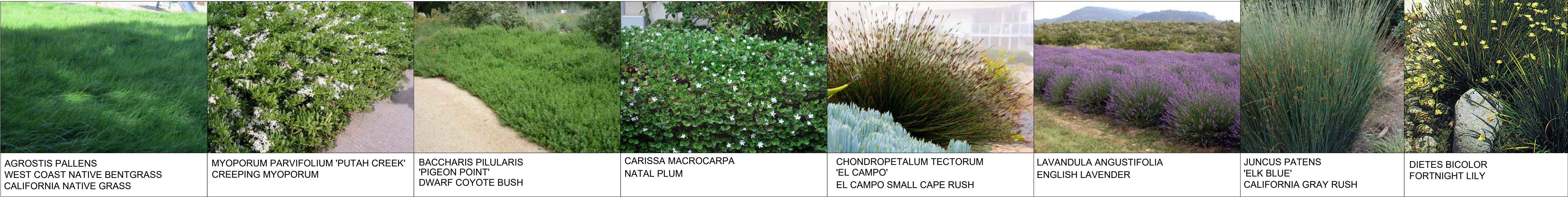
TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

CLYTOSTOMA CALLISTEGIODES
VIOLET TRUMPET VINE

SENECIO MANDRALISCAE
KLEINIA

ALOE STRIATA
CORAL ALOE

AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



AGROSTIS PALLENS
WEST COAST NATIVE BENTGRASS
CALIFORNIA NATIVE GRASS

MYOPORUM PARVIFOLIUM 'PUTAH CREEK'
CREEPING MYOPORUM

BACCHARIS PILULARIS
'PIGEON POINT'
DWARF COYOTE BUSH

CARISSA MACROCARPA
NATAL PLUM

CHONDROPETALUM TECTORUM
'EL CAMPO'
EL CAMPO SMALL CAPE RUSH

LAVANDULA ANGUSTIFOLIA
ENGLISH LAVENDER

JUNCUS PATENS
'ELK BLUE'
CALIFORNIA GRAY RUSH

DIETES BICOLOR
FORTNIGHT LILY

Revisions		
△		△
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info@sqalanc.com
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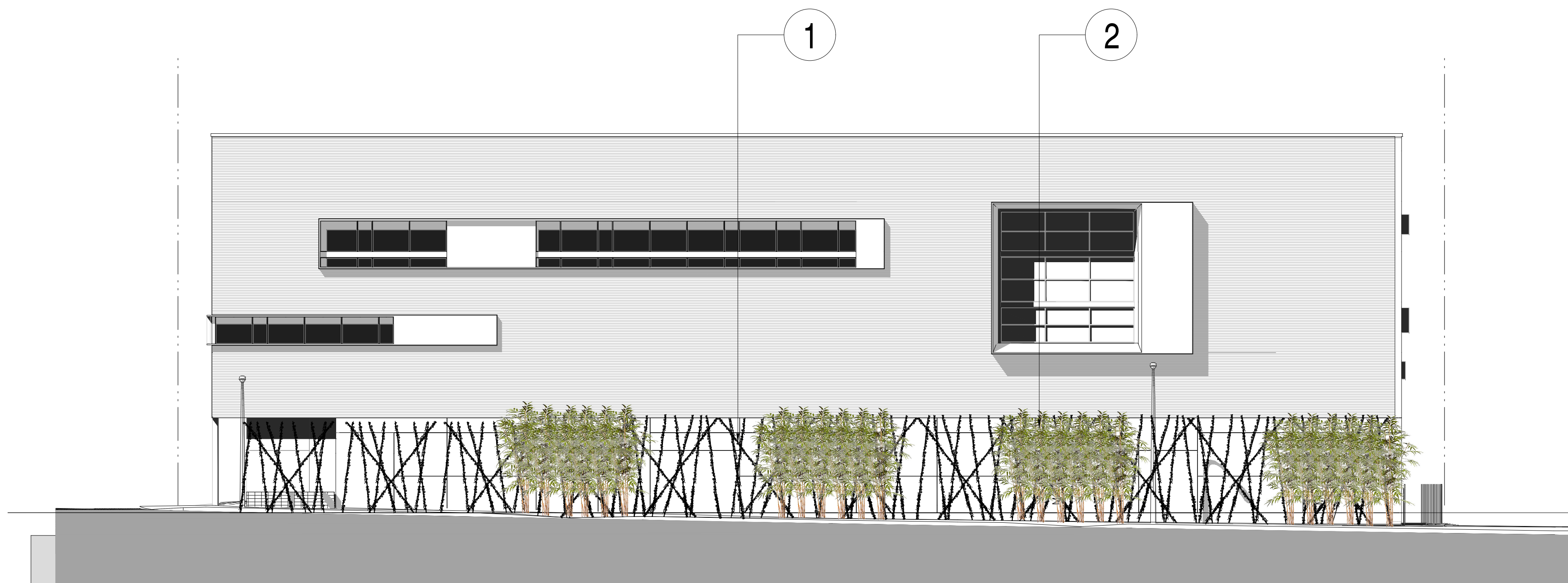
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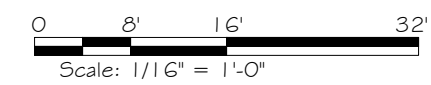
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PLANT IMAGES

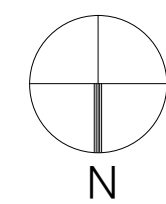
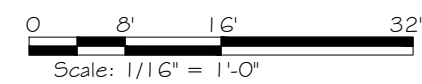
	designed	project number 22338
	drawn	scale AS SHOWN
	checked	drawing number
	reviewed	
	date 07-11-2023	LC-4



1 WEST SIDE ELEVATION - SEWARD STREET
SCALE: 1/16"= 1'-0"



2 NORTH SIDE ELEVATION - ROMANE STREET
SCALE: 1/16"= 1'-0"



PARAPET
363.50'
ROOF PLAN

353.33'
SEVENTH FLOOR

343.17'
SIXTH FLOOR

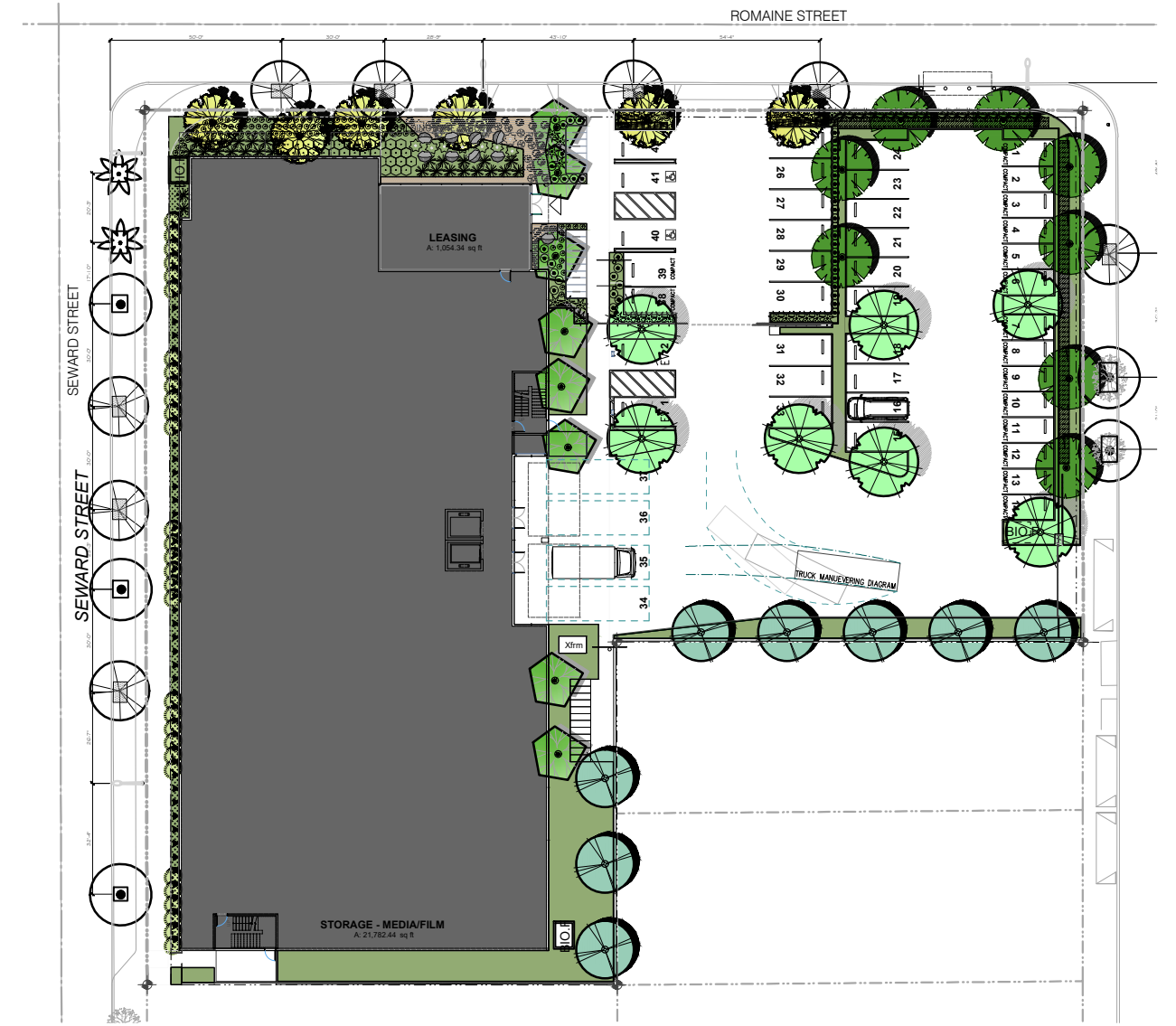
333.00'
FIFTH FLOOR

322.83'
FOURTH FLOOR

312.67'
THIRD FLOOR

302.50'
SECOND FLOOR

292.00'
FIRST FLOOR



SITE PLAN - NTS.

KEYNOTES

1. WIRE VINES



2. BAMBUA 'ALPHONSE KARR'



Revisions		
△		△
△		△
△		△
△		△
SQLA INC Landscape Architects 2669 SATURN ST. BUREAU, CA 92621 lga@sqlainc.com www.sqlainc.com T. 562-905-0800 (Main) F. 562-905-0880 T. 213-383-1788 (Studio)		
956 SEWARD STREET, LOS ANGELES, CA 90038		
drawing title		
LANDSCAPE ELEVATIONS		
	designed	project number 22338
	drawn	scale AS SHOWN
	checked	drawing number
	reviewed	LE-1
	date 07-11-2023	

Appendix C-2
**Archaeological Resources
Assessment**

Archaeological Resources Assessment
for the
956 Seward Project
in the
City of Los Angeles
Los Angeles County, California



Prepared by:

Kimley-Horn and Associates, Inc.
3801 University Avenue, Suite 300
Riverside, California 92501
Contact: Jessica Mauck, MA, RPA
951.888.8960

June 2024

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ATTACHMENTS

Attachment 1: Sacred Lands File (SLF) Request and Results from the Native American Heritage Commission (NAHC)

INTRODUCTION

Kimley-Horn and Associates, Inc. (KHA) conducted an Archaeological Resources Assessment for the 956 Seward Project (Project) area located within the City of Los Angeles in Los Angeles County, California. This study was completed to support the Lead Agency's review of potential impacts to archaeological resources as a result of the proposed Project. A literature review and records search was conducted for the property to identify the likelihood of present archaeological resources that would be adversely impacted by the Project. Due to the existing built environment and inability to survey for archaeological resources, the assessment did not include archaeological fieldwork. As the scope of this assessment is to identify potential impacts to archaeological resources, historic built environment resources are not addressed in this report.

1.1 Project Description

The Project area is located within the City of Los Angeles, Los Angeles County, California within Township 1 South and Range 14 West of the USGS Hollywood 7.5 minute quadrangle. Specifically, the Project is located at 936-962 North Seward Street and 949-959 North Hudson Avenue within the Hollywood community. It is bounded by Seward St. on the west, Romaine St. on the north, Hudson Ave. on the east, and a parking lot with structures on the south. It is an irregular-shaped lot that is approximately 1.29 acres or 56,254 square feet (sf) and includes eight parcels that are currently improved with a two-story 40,000 sf film climate-controlled storage facility built in 1952 and an associated surface parking lot to the north currently used for a truck rental business surrounded by metal fencing (Figures 1 and 2).

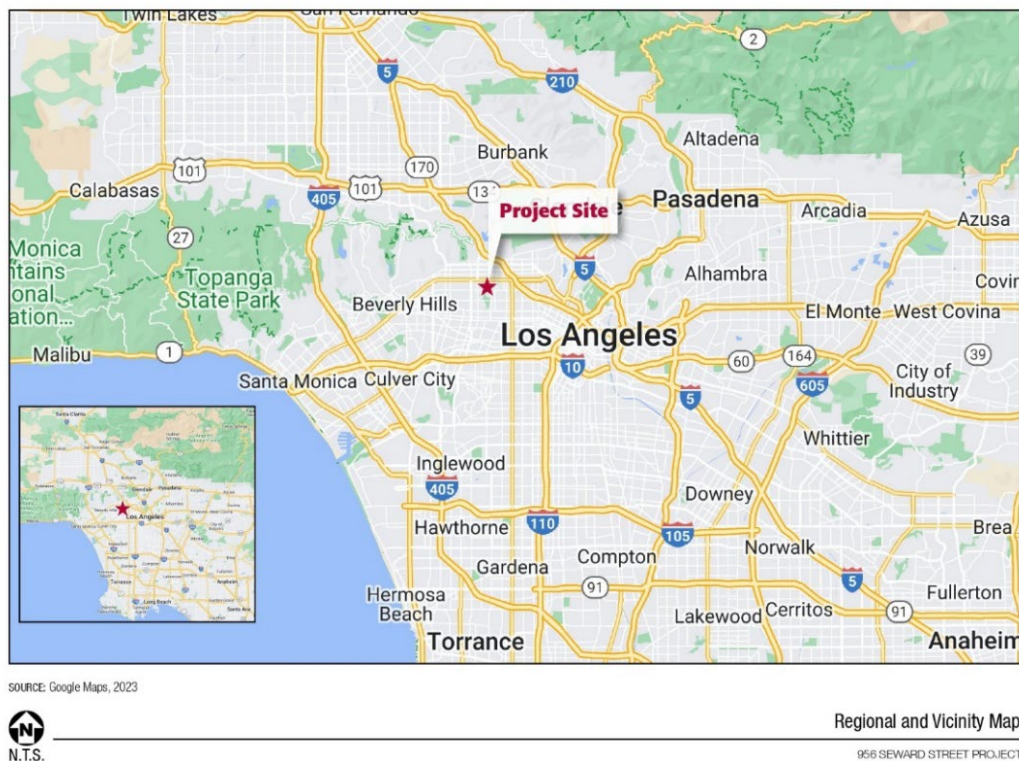


Figure 1: Regional and Vicinity Map



Figure 2: Project Area

The Project includes the demolition of an existing 40,000 sf film storage building and its associated parking lot and the construction of a seven-story storage building, which would consist of up to 168,765 sf that would include approximately 118,681 sf of self-storage, approximately 48,984 sf of temperature-controlled film and media storage, and up to 1,100 sf of leasing uses. It also includes a surface-level parking lot and bicycle parking spaces at ground-level, as well as landscaped areas throughout the Project area, including an outdoor landscaped walkway and entrance along Romaine Street and landscaping along Hudson Avenue and Seward Street. The maximum excavation depth associated with the Project is 6.5 feet.

1.2 Regulatory Setting

California Environmental Quality Act

The California Environmental Quality Act (CEQA) applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), § 15002(i)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (Cal. Code Regs. Tit. 14(3), § 15064.5(b)). Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. Tit. 14(3), § 15064.5(a))

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California...Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (Cal. Code Regs. Tit. 14(3), § 15064.5(a)(3)). The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical

resource that convey its historical significance and that justify its eligibility for the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Section 5024.1 of the Cal. Public Res. Code established the California Register. Generally, a resource is considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)).

Finally, CEQA requires that significant effects on unique archaeological resources be considered and addressed. CEQA defines a unique archaeological resource as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

CEQA Guidelines Section 15064.5 Appendix G includes significance criteria relative to archaeological and historical resources. These have been utilized as thresholds of significance here, and a project would have a significant environmental impact if it would:

- Cause a substantial adverse change in the significance of a historical resource as defined in section 10564.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 10564.5;
- Disturb any human remains, including those interred outside of formal cemeteries.

California Public Resources Code

California Public Resources Code (PRC) § 5024.1 establishes the California Register of Historical Resources (CRHR). The register lists all California properties considered to be significant historical resources. The CRHR also includes all properties listed or determined eligible for listing in the NRHP, including properties evaluated and determined eligible under § 106.

California Public Resources Code (PRC) § 5020 to 5029.5 continued the former Historical Landmarks Advisory Committee as the State Historical Resources Commission. The commission oversees the administration of the California Register of Historical Resources and is responsible for designating State Historical Landmarks and Historical Points of Interest.

California Public Resources Code (PRC) § 5079 to 5079.65 define the functions and duties of the Office of Historic Preservation, which administers federal- and state-mandated historic preservation programs in California as well as the California Heritage Fund.

California Public Resources Code (PRC) § 5097.9 to 5097.991 provide protection to Native American historical and cultural resources and sacred sites; identify the powers and duties of the Native American Heritage Commission (NAHC); require that descendants be notified when Native American human remains are discovered; and provide for treatment and disposition of human remains and associated grave goods.

California Health and Safety Code

California Health and Safety Code § 7050.5-7055 govern the process for reporting inadvertent discoveries of human remains to the County Coroner; the process for the County Coroner to report human remains of Native American descent to the Native American Heritage Commission (NAHC); and the protections offered against removal or desecration of human remains.

California Code of Regulations

The California Code of Regulations govern the nomination of resources to the California Register of Historical Resources (CRHR) (14 California Code of Regulations [CCR] § 4850). The regulations set forth the criteria for eligibility as well as guidelines for assessing historical integrity and resources that have special considerations.

California Register of Historical Resources (CRHR)

The State Historical Resources Commission has designed this program for use by state and local agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources. The California Register of Historic Resources (CRHR) is the authoritative guide to the state's significant historical and archeological resources.

The California Register of Historic Resources (CRHR) program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). To be eligible for listing in the CRHR, a resource must meet at least one of the following criteria:

- 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.
- Is associated with the lives of persons important to local, California, or national history.
- Embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic values.
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may change its historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

Isolated finds, such as a single artifact with no other associated cultural materials, are generally considered to be ineligible for listing in the CRHR. However, the nature of the isolated resource and any available ethnographic data regarding affiliated Native American populations should be carefully considered during the evaluation process, particularly as it relates to potential eligibility under Criterion 4.

California Historical Landmarks

California Historical Landmarks are buildings, structures, sites, or places that have been determined to have statewide historical significance. The resource must be approved for designation by the County Board of Supervisors or the City/Town Council in whose jurisdiction it is located; be recommended by the State Historical Resources Commission; and be officially designated by the Director of California State Parks. A resource must meet at least one of these following criteria:

- Be the first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Be associated with an individual or group having a profound influence on the history of California.
- Be a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder.

California Points of Historical Interest

California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the

CRHR. No historical resource may be designated as both a landmark and a point. If a point is subsequently granted status as a landmark, the point designation is retired. To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- Be the first, last, only, or most significant of its type within the local geographic region (city or county).
- Be associated with an individual or group having a profound influence on the history of the local area.
- Be a prototype of, or an outstanding example of, a period, style, architectural movement or construction or be one of the more notable works or the best surviving work in the local region of a pioneer architect, designer or master builder.

City of Los Angeles General Plan

The Conservation Element of the City of Los Angeles General Plan recognizes paleontological resources in Section 3: “Archeological and Paleontological” and contains an objective to protect the city’s archaeological and paleontological resources for historical, cultural, research and/or educational purposes.

1.3 Cultural and Natural Setting

The Project area is located within western central portion of Los Angeles County within the Los Angeles Basin. The Los Angeles Basin is a structural depression that is approximately 50 miles long and 20 miles wide that developed as a result of tectonic forces and the San Andreas Fault zone (Ingersoll and Rumelhart 1999; Critelli et al. 1995). Sediments have eroded into the basin from the surrounding mountains since the middle Miocene (13 million years ago), resulting in thousands of feet of sediment accumulation within the Basin. When the sea level dropped during the Pleistocene (2.58 million to 11,700 years ago), the uppermost layers of the Basin then became composed of alluvial sediments (Yerkes et al. 1965). In the present day, the Project area is underlain by late Pleistocene-aged alluvium (Qae) made up of clay, sand, and gravel that is slightly elevated and dissected in comparison to adjacent alluvium (Qa) sediments (Dibblee and Ehrenspeck 1991). The geotechnical investigation conducted for the Project indicated that artificial fill is compacted under the existing surface parking lot to a depth of five feet (Gorian & Associates 2023). Quaternary-age alluvium underlies the artificial fill to the maximum depth explored as part of the geotechnical investigation, which was 51 feet. The area, like much of California, contains a unique and diverse climate and environment. This regional diversity provided Native Californians the ability to exploit a range of different plants, animals, and natural resources.

The proposed Project site is located within the ancestral territory of the Gabrieleño/Tongva. Although Alfred Kroeber recorded the territories of southern California tribes in 1925, the ancient territorial borders remain inexact for two reasons: first, territorial boundaries were flexible and, secondly, indigenous borders and land use were not recorded until after European settlements displaced many Native American communities. Although firm and defining borders cannot be known, archaeological, ethnographic, and historic evidence exists to support the prehistoric use by the First Peoples of Los Angeles.

The Gabrieleño/Tongva have a rich and diverse material culture, traditionally including shell set in asphaltum, carvings, painting, baskets, an extensive steatite industry, and a wide range of stone, shell,

and bone materials. At the time of European colonization, they inhabited numerous permanent villages in fertile lowlands along waterways in sheltered areas along the coast, each of which held a population in the low hundreds. Smaller villages were also located at varying distances from these permanent villages, all of which were highly connected via economic, religious, and social ties (Bean and Smith 1978). Villages contained circular and domed homes made of tule mats, fern, or carrizo, as well as small, circular earth-covered sweathouses (Kroeber 1925; Bean and Smith (1978). Their hunting and gathering subsistence strategy included land and offshore efforts that resulted in the take of both small and large land animals, sea mammals, river and ocean fish, and a variety of plant resources. The population sometimes migrated between villages on a temporary basis throughout the year, returning to their permanent villages for ceremony or when resources needed to be replenished (Hudson and Blackburn 1982).

Records show that the long history of European colonization and harmful displacement of Native Americans initially began in 1542 as a result of Juan Rodríguez Cabrillo visiting the area during exploration. Following many subsequent Spanish visits to the region, the colonization of the indigenous population continued in 1769 around the same time as the establishment of Missions San Gabriel in 1771 and San Fernando in 1797. Due in part to the introduction of new diseases, as well as the harsh conditions of mission life, the indigenous population quickly dwindled and cultural practices were lost. Following the secularization of the missions, most surviving Gabrieleño/Tongva became wage laborers on the ranchos of Mexican California, and were later nearly completely wiped out as a result of a smallpox outbreak in the 1860s. The combination of removal, murder, disease, forced labor, and poor diet contributed to the harmful diaspora of the Gabrieleño/Tongva from established villages to scattered areas of the Los Angeles Basin for survival (Bean and Smith 1978). This history of displacement within their own ancestral lands has led to difficulty in attaining federal recognition. However, the 20th century found a revitalization of the Gabrieleño/Tongva people and culture, and though the communities remain unrecognized by the Federal government, they remain a very active people in the Los Angeles area today.

METHODS

All efforts made for the completion of this report was completed pursuant to requirements set forth in the California Environmental Quality Act (CEQA). This study is intended to identify whether archaeological resources are located within the Project area, whether any present archaeological resources are potentially significant pursuant to the above-referenced regulations and standards, and to develop specific recommendations that will address potential impacts to existing or potential archaeological resources. Tasks completed include:

- A Sacred Lands File (SLF) search through the Native American Heritage Commission (NAHC),
- A cultural records search through the South Central Coastal Information Center (SCCIC) to identify any studies conducted and/or resources recorded within or adjacent to the Project area,
- Review of geological and historical maps and imagery to identify the archaeological sensitivity of the project area
- Development of recommendations and/or mitigation measures for cultural resources identified or potentially unrecorded within the Project area

RESEARCH

A Sacred Lands File (SLF) search request was submitted to the Native American Heritage Commission (NAHC) on September 22, 2023. Results were received on November 17, 2023 noting there are no SLFs on file with the NAHC within or adjacent to the Project area (Attachment 1). KHA conducted a records search at the South Central Coastal Information Center (SCCIC) on November 1, 2023 to identify any previously recorded archaeological resources or previously conducted cultural resources studies within the Project area plus a 0.5 mile buffer (Figure 3). The results of the records search noted that no previous studies have taken place and no resources have been recorded within the Project area. Further, while thirteen (13) cultural resources studies have been conducted within 0.5 mile of the Project area, no archaeological resources have been recorded within the buffer area (Table 1).

Report	Author	Year	Title
LA-4345	McLean, Deborah	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Telecommunications Facility LA 650-01, 6344 Fountain Avenue, Community of Hollywood, City and County of Los Angeles, CA
LA-5081	Lapin, Philippe	2000	Cultural Resource Assessment for Pacific Bell Wireless Facility LA 650-02, County of Los Angeles, CA
LA-6467	McKenna, Jeanette	2002	Cultural Resource Assessment/Evaluation for NEXTEL Communications Site CA-7846A, Los Angeles, CA
LA-6527	Bonner, Wayne	2001	Record Search Results for NEXTEL Telecommunications Facility CA6522H (the Fountain Site), located at 6665 Santa Monica Blvd.
LA-7354	Kyle, Carolyn	2002	Cultural Resource Assessment for Cingular Wireless Facility SM183-01, City of Los Angeles, Los Angeles County, California
LA-7981	Bonner, Wayne	2005	Direct APE Historic Architectural Assessment for Sprint Telecommunications Facility Candidate LA70XC424A (CA Surplus Mart), 6263 Santa Monica Boulevard, Los Angeles, CA
LA-9233	Bonner, Wayne	2007	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11570E (Surplus RT), 1106 North Vine Street, Hollywood, Los Angeles County, CA
LA-9807	Joseph, Christopher	2008	Draft Environmental Impact Report, Hollywood Community Plan Area, 959 Seward Street
LA-11285	Loftus, Shannon	2010	Cultural Resource Records Search and Site Survey, Clear Wireless, LLC Site CA-LOS-4743B, 6311 Romaine Street, Los Angeles, CA 90038
LA-11797	Chattel, Robert	2010	Historic Resources Survey, Hollywood Redevelopment Project Area
LA-13136	Loftus, Shannon	2013	Cultural Resources Records Search and Site Survey, AT&T Site EL0511, Santa Monica Blvd/Vine St., 1106 North Vine Street, Los Angeles, Los Angeles County, California 90038
LA-13181	Davis, Shannon	2016	Historic Resource Evaluation Letter for 836, 836 1/2, and 838 N. McCadden Place, Los Angeles, Los Angeles County, California
LA-112530	Bonner, Wayne	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV00247A (SM183 Public Storage), 6801 Santa Monica Boulevard, Los Angeles, Los Angeles County, California

Table 1: Previously Conducted Cultural Resources Studies within 0.5 Miles of the Project Area

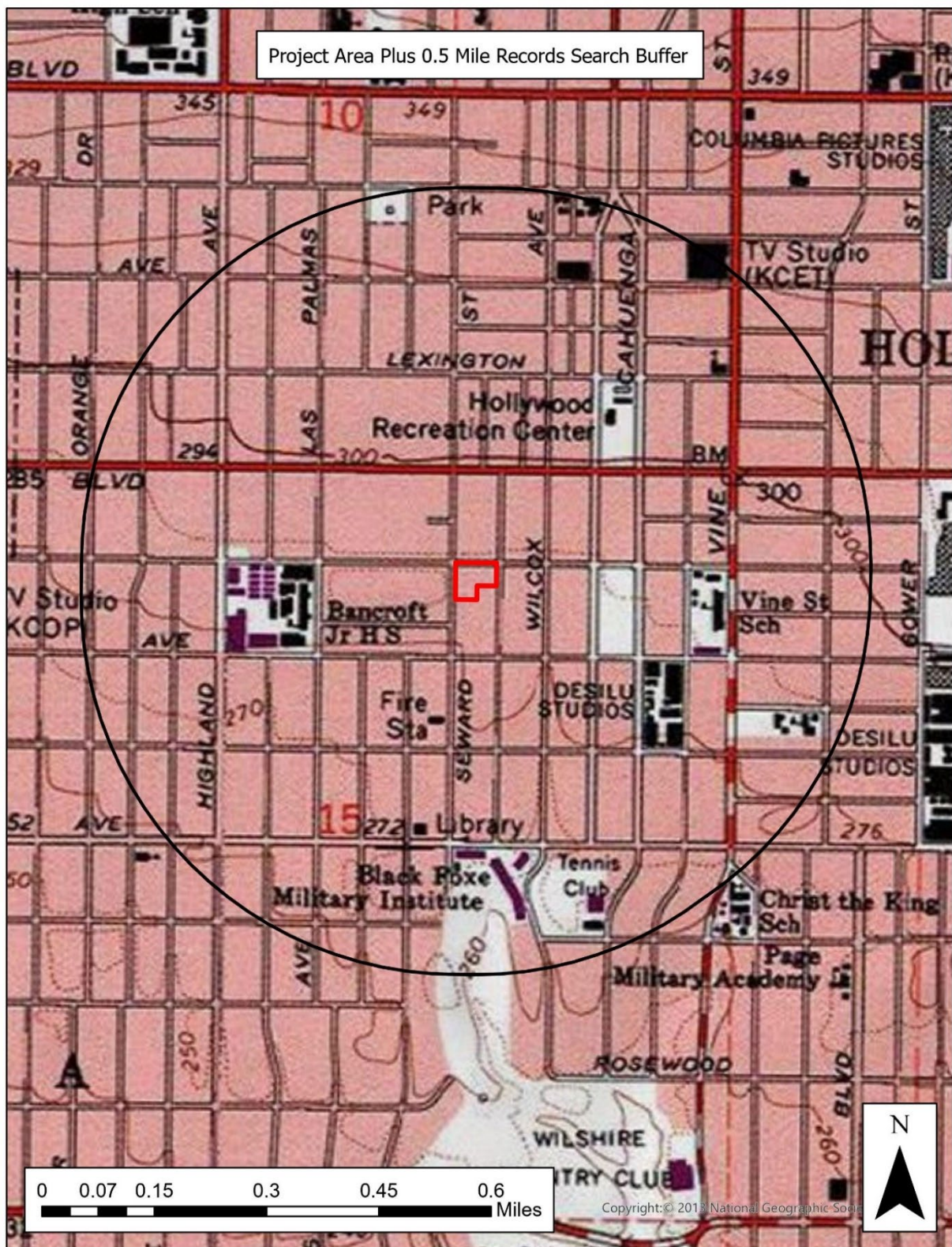


Figure 3: Project Area Plus 0.5 Mile Record Search Buffer

A review of available geologic maps was conducted for the Project area, which show that the Project area is underlain by late Pleistocene-aged alluvium (Qae) made up of clay, sand, and gravel that is slightly elevated and dissected in comparison to adjacent alluvium (Qa) sediments (Dibblee and Ehrenspeck 1991). Human occupation took place in the later Holocene era and, as such, late Pleistocene geologic units such as those within the Project area typically have a moderate potential for archaeological resources at surface or near surface level. In addition, a review of historic maps and aerial imagery was conducted for the Project area, which show that development within the Project area occurred as early as 1921. Early topographic maps show what look to be single-family homes within the Project area, with phased demolition and re-development of different portions of the Project area occurring between the 1950s and 2014. As a result of this review, it is clear that the Project area has been subjected to an extensive amount of disturbance, specifically to a depth of five feet below ground surface according to the geotechnical investigation conducted for the proposed Project (Gorian & Associates 2023).

RECOMMENDATIONS

No archaeological resources were identified within the Project area as a result of the records search and associated research. Additionally, it is unlikely that undisturbed archaeological resources are present within the Project area given the extent of prior development. As such, no archaeological resources that meet the definition of “Historical Resources” or “Unique Archaeological Resources”, as defined by CEQA, have been identified within the Project area as a result of this study. However, it is important to note that this report does not include discussion related to the presence of Tribal Cultural Resources (TCR), as defined by CEQA, as this is determined via government-to-government consultation between the City of Los Angeles and Native American Tribes. As such, recommendations made within this report as it relates to archaeological resources of Native American origin should be considered alongside the results of Tribal consultation.

Though the report concludes that intact archaeological resources are unlikely to be present within the Project area, conditions of approval should be included that outline the process for treatment of any archaeological resources and/or human remains inadvertently discovered during Project implementation. With such conditions of approval in place, impacts to archaeological resources would be less than significant. An example of such conditions, which may be updated as a result of Tribal consultation, are included below:

- 1. Inadvertent Discovery of Archaeological Resources:** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

2. Inadvertent Discovery of Human Remains. In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance activities, the following procedures shall be followed:

- Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
- The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

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ATTACHMENT 1

Sacred Lands File (SLF) Request and Results from the Native American Heritage Commission (NAHC)



NATIVE AMERICAN HERITAGE COMMISSION

November 17, 2023

Jessica Mauck
Kimley-Horn and Associates, Inc.

Via Email to: jessica.mauck@kimley-horn.com

Re: 956 Seward St. Project, Los Angeles County

Dear Ms. Mauck:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

CHAIRPERSON
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Chumash

VICE-CHAIRPERSON
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Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
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Appendix C-3
**Paleontological Resources
Assessment**

Paleontological Resources Assessment
for the
956 Seward Project
in the
City of Los Angeles
Los Angeles County, California



Prepared by:

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27 December 2023

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2 ATTACHMENTS

Attachment 1: Records Search Results from the Los Angeles County Museum of Natural History (LACMNH)

3 ACRONYMS AND ABBREVIATIONS

Bgs	Below ground surface
IP	Invertebrate Paleontology
KHA	Kimley-Horn and Associates, Inc.
LACM	Los Angeles County Museum
LACMNH	Los Angeles County Museum of Natural History
MM	Mitigation Measure
PRIMP	Paleontological Resources Impact Mitigation Program
Qa	Very late Pleistocene and recent young alluvium
Qae	Late Pleistocene-aged alluvium
USGS	United States Geological Survey
VP	Vertebrate Paleontology
WEAP	Worker Education and Awareness Program

4 INTRODUCTION

Kimley-Horn and Associates, Inc. (KHA) conducted a Paleontological Resources Assessment of the 956 Seward Project (Project) area located within the City of Los Angeles in Los Angeles County, California. This study was completed to support the Lead Agency's review of potential impacts to paleontological resources as a result of the proposed Project. A literature review and records search was conducted for the property to identify the likelihood of present paleontological resources that would be adversely impacted by the Project.

4.1 Project Description

The Project area is located within the City of Los Angeles, Los Angeles County, California within Township 1 South and Range 14 West of the USGS Hollywood 7.5 minute quadrangle. Specifically, the Project is located at 936-962 North Seward Street and 949-959 North Hudson Avenue within the Hollywood community. It is bounded by Seward St. on the west, Romaine St. on the north, Hudson Ave. on the east, and a parking lot with structures on the south. It is an irregular-shaped lot that is approximately 1.29 acres or 56,254 square feet (sf) and includes eight parcels that are currently improved with a two-story 40,000 sf film climate-controlled storage facility built in 1952 and an associated surface parking lot to the north currently used for a truck rental business surrounded by metal fencing (Figures 1 and 2).

The Project includes the demolition of an existing 40,000 sf film storage building and its associated parking lot and the construction of a seven-story storage building, which would consist of up to 168,765 sf that would include approximately 118,681 sf of self-storage, approximately 48,984 sf of temperature-controlled film and media storage, and up to 1,100 sf of leasing uses. It also includes a surface-level parking lot and bicycle parking spaces at ground-level, as well as landscaped areas throughout the Project area, including an outdoor landscaped walkway and entrance along Romaine Street and landscaping along Hudson Avenue and Seward Street.

4.2 Regulatory Setting

Paleontological resources are limited, nonrenewable resources of scientific, cultural, and educational value and are afforded protection under federal and state laws and regulations. This study satisfies project requirements in accordance with state regulations, as well as guidelines and criteria specified by the Society of Vertebrate Paleontology (1995, 2010).

California Environmental Quality Act (CEQA)

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on paleontological resources. Guidelines for the Implementation of CEQA, as amended December 1, 2016 (Title 14, Chapter 3, California Code of Regulations 15000 et seq.), define procedures, types of activities, persons, and public agencies required to comply with CEQA.

Public Resources Code (PRC) Section 5097.5

Requirements for paleontological resource management are included in the PRC Division 5, Chapter 1.7, Section 5097.5, and Division 20, Chapter 3, Section 30244. These statutes prohibit the removal, without permission, of any paleontological site or feature from lands under the jurisdiction of the state or any city, county, district, authority, or public corporation, or any agency thereof. Consequently, local agencies are required to comply with PRC Section 5097.5 for their own activities, including construction and maintenance, as well as for permit actions (e.g., encroachment permits) undertaken by others. PRC Section 5097.5 also establishes the removal of paleontological resources as a misdemeanor and requires reasonable mitigation of adverse impacts to paleontological resources from developments on public (state, county, city, and district) lands.

City of Los Angeles General Plan

The Conservation Element of the City of Los Angeles General Plan recognizes paleontological resources in Section 3: “Archeological and Paleontological” and contains an objective to protect the city’s archaeological and paleontological resources for historical, cultural, research and/or educational purposes. The General Plan also states:

Pursuant to CEQA, if a land development project is within a potentially significant paleontological area, the developer is required to contact a bona fide paleontologist to arrange for assessment of the potential impact and mitigation of potential disruption of or damage to the site. If significant paleontological resources are uncovered during project execution, authorities are to be notified and the designated paleontologist may order excavations stopped, within reasonable time limits, to enable assessment, removal or protection of the resources (City of Los Angeles 2001: II-5).

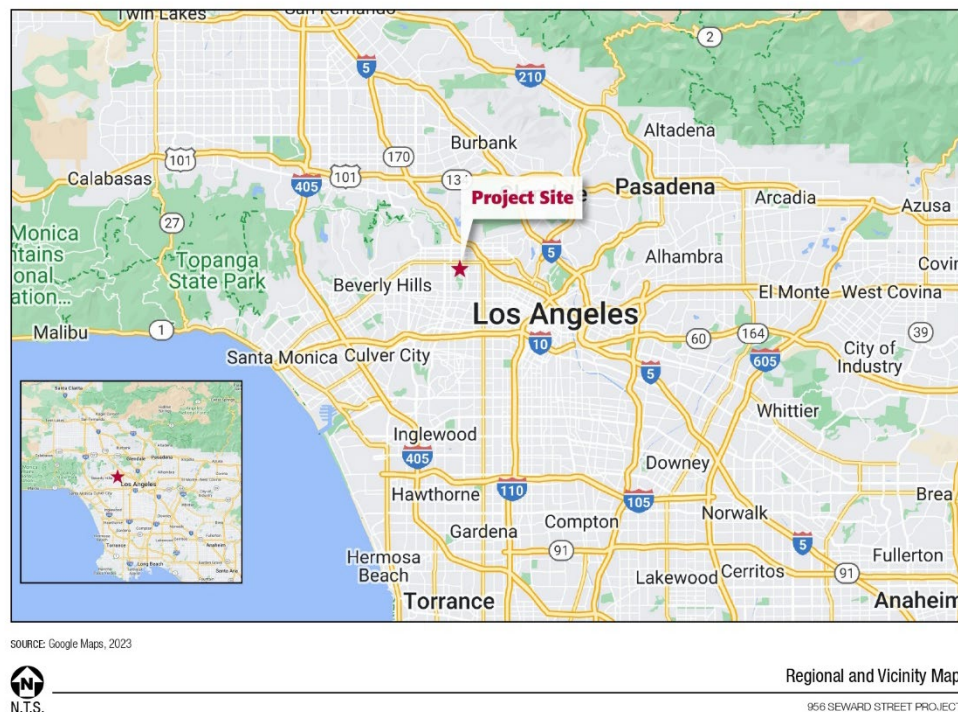


Figure 1: Regional and Vicinity Map



Figure 2: Project Area

4.3 Natural Setting

The Project area is located within the western central portion of Los Angeles County within the Los Angeles Basin. The Los Angeles Basin is a structural depression that is approximately 50 miles long and 20 miles wide that developed as a result of tectonic forces and the San Andreas Fault zone (Ingersoll and Rumelhart 1999; Critelli et al. 1995). Sediments have eroded into the Basin from the surrounding mountains since the middle Miocene (13 million years ago), resulting in thousands of feet of sediment accumulation within the Basin. When the sea level dropped during the Pleistocene (2.58 million to 11,700 years ago), the uppermost layers of the Basin then became composed of alluvial sediments (Yerkes et al. 1965).

5 RESEARCH

5.1 Literature Review

A review of available geologic maps was conducted for the Project area. United States Geological Survey (USGS) geologic maps show that the Project area is underlain by late Pleistocene-aged alluvium (Qae) made up of clay, sand, and gravel that is slightly elevated and dissected in comparison to adjacent alluvium (Qa) sediments (Dibblee and Ehrenspeck 1991). Geologic units of this age and type have relatively high potential for paleontological resources. In addition to USGS review, a paleontological records search was conducted for the Project area and surrounding region by the Los Angeles County Museum of Natural History (LACMNH) in October 2023 (Attachment 1). The results of the record search were negative for known specimens within the Project area. However, while there are no fossil localities that lie directly

within the proposed project area, the repository cited positive findings in nearby sediments of the same composition. **Table 1: Records Search Findings**, below, summarizes the closest known findings within LACMNH records:

Records Search Findings					
Locality Number	Location	Formation	Taxa	Depth	Distance from Project
LACM IP 3280	2443 N. Gower St.	Unknown (Eocene)	Mollusk (<i>Amaurellina clarki</i>)	Unknown	~1.8 miles north/northeast
LACM VP 6297 - 6300	Metro Rail Red Line Hollywood Blvd. subway tunnel, Hollywood Blvd from St. Andrews Place to Western Ave	Older alluvium (pebble-gravel; sand; sand & clay)	Horse (<i>Equus occidentalis</i>); Mastodon (<i>Mammut americanum</i>); Bison (<i>Bison</i>); Camel (<i>Camelops</i>)	47-80 feet bgs	~1.5 miles northeast
LACM VP 5845	West side of Western Ave. just north of Council St.	Unknown formation (Pleistocene, unconsolidated yellow sediments)	Mastodon (<i>Mammutidae</i>)	5-6 feet bgs	~1.6 miles east/southeast
LACM VP 7515 - 7518	Park La Brea Parcel A; South Side of Third St, east of Ogden Dr.	Palos Verdes Sand (sandstone below interbedded claystone & siltstone; Member C; Submember A of Palos Verdes Sand)	Ground Sloth (<i>Glossotherium</i>); Horse (<i>Equus occidentalis</i>)	Unknown (collected during Park La Brea development)	~1.8 miles southwest
LACM VP 3371	Intersection of Sierra Bonita & Oakwood Ave	Unknown formation (Pleistocene; green clay)	Bison (<i>Bison</i>)	12 feet bgs (sewer replacement)	~1.4 miles southwest
LACM VP 1198	801 So. Tremaine St.	Palos Verdes Sand	Mastodon (<i>Mammut</i>)	17 feet bgs	~1.9 miles south

*VP = vertebrate paleontology; IP = invertebrate paleontology; bgs = below ground surface

It is important to note that that management of paleontological records is not delineated based on geographical region and, as such, there is no single repository or specific group of repositories responsible for the management of paleontological records within Los Angeles County. As such, it is possible that additional records exist for the general vicinity of the Project area that are not included in the records provided by LACMNH. However, given the close proximity of this repository to the Project area, as well as their long operating history in the region and emphasis on paleontological resource management, it is likely that a higher percentage of records for the vicinity of the Project area are held at this location. As such, the above results are generally considered a strong sample of fossil localities for the region.

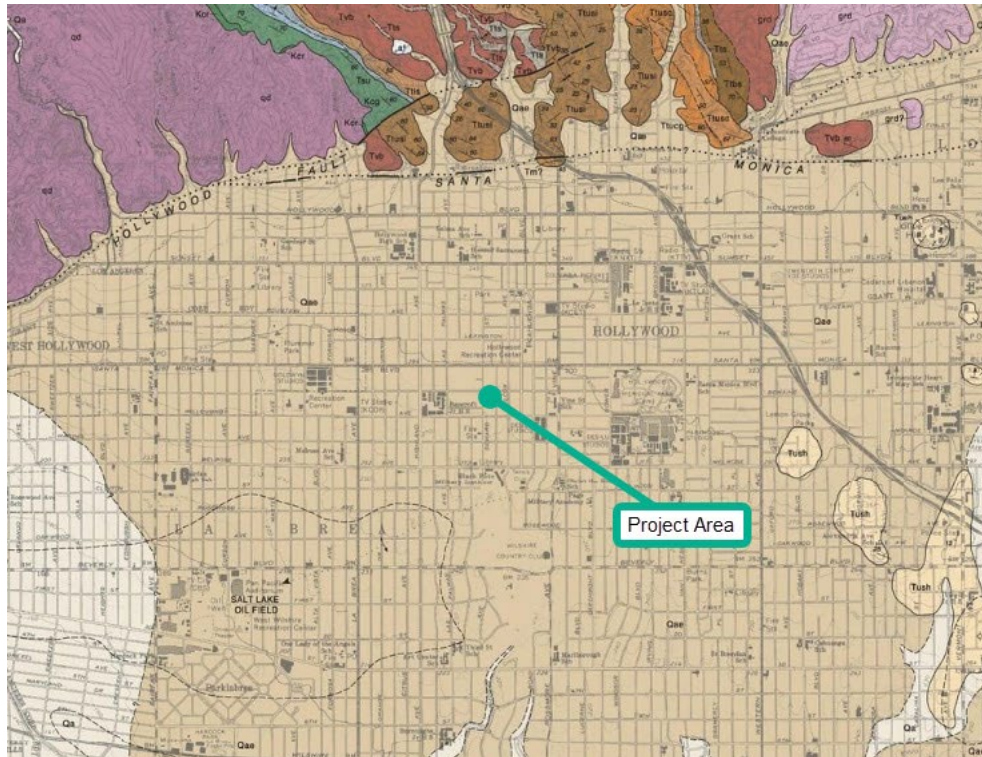


Figure 3: Location of Project Area within USGS Geological Map

6 RECOMMENDATIONS

No paleontological resources were identified within the Project area as a part of the current study. However, the age and composition of soils and sediments across the Project area, combined with the knowledge of paleontological resources identified within similar sediment deposits nearby, indicate a moderate-to-high sensitivity for paleontological resources. As the Project area has been developed in the past, it is likely that any fossil-bearing soils near the surface have been disturbed and that no paleontological resources, if present, have remained intact. However, as some discoveries were found in extremely deep sediments, the likelihood of intact paleontological resources, which would be considered scientifically significant if discovered, being present within deeper sediments remains high. As such, it is possible that paleontological resources could be inadvertently impacted during Project implementation.

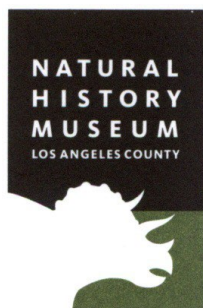
The City has established a standard condition of approval to address inadvertent discovery of paleontological resources. Should paleontological resources be inadvertently encountered, this condition of approval provides for temporary halting of construction activities near the encounter so the find can be evaluated. A paleontologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage. The paleontologist shall then assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the survey report shall be submitted to the Los Angeles County Natural History Museum. Ground disturbing activities may resume once the paleontologist's recommendations have been implemented.

7 REFERENCES

- City of Los Angeles. 2001. Conservation Element of the City of Los Angeles General Plan, City Plan Case No. 2001-0413-GPA, Council File No. 01-1094. Electronic document, https://planning.lacity.org/odocument/28af7e21-ffdd-4f26-84e6-dfa967b2a1ee/Conservation_Element.pdf, accessed October 31, 2023.
- Critelli, S. P. Rumelhart, and R. Ingersoll. 1995. Petrofacies and provenance of the Puente Formation (middle to upper Miocene), Los Angeles Basin, southern California: implications for rapid uplift and accumulation rates. *Journal of Sedimentary Research* A65: 656-667.
- Dibblee, T.W. and Ehrenspeck, H.E. 1991. Geologic map of the Hollywood and Burbank (south ½) quadrangles, Los Angeles, California: Dibblee Geological Foundation, Map DF-30.
- Ingersoll, R. V. and P. E. Rumelhart. 1999. Three-stage basin evolution of the Los Angeles basin, southern California. *Geology* 27: 593-596.
- Society of Vertebrate Paleontology (SVP). 1995. Assessment and mitigation of adverse impacts to nonrenewable paleontologic resources: standard guidelines. *Society of Vertebrate Paleontology News Bulletin* 163:22–27.
- Yerkes, R.F., T.H. McCulloh, J.E. Schollhamer, and J.G. Vedder. 1965. Geology of the Los Angeles Basin: an introduction. *Geological Survey Professional Paper* 420-A.

Attachment 1

Records Search Results from the Los Angeles County Museum of Natural History (LACMNH)



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Research & Collections

e-mail: paleorecords@nhm.org

October 1, 2023

Kimley-Horn

Attn: Jessica Mauck

re: Paleontological resources for the 956 Seward St. Project

Dear Jessica:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the 956 Seward St. Project area as outlined on the portion of the Hollywood USGS topographic quadrangle map that you sent to me via e-mail on September 22, 2023. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).

Locality Number	Location	Formation	Taxa	Depth
LACM IP 3280	2443 N. Gower St	unknown (Eocene)	<i>Amaurellina clarki</i> Stewart	unknown
LACM VP 6297 - 6300	Metro Rail Red Line Hollywood Blvd. subway tunnel, Hollywood Blvd from St. Andrews Place to Western Ave	Older alluvium (pebble-gravel; sand; sand & clay)	Horse (<i>Equus</i>), mastodon (<i>Mammot americanum</i>), bison (<i>Bison</i>), camel (<i>Camelops</i>)	47-80 feet bgs
LACM VP 5845	West side of Western Ave. just north of Council St	Unknown formation (Pleistocene, unconsolidated yellow sediments)	Mastodon (Mammutidae)	5-6 feet bgs
LACM VP 7515-7518	Park La Brea parcel A; south side of Third Street, east of Ogden Drive	Palos Verdes Sand (sandstone below interbedded claystone & siltstone; Member C; submember A of Palos Verdes Sand)	Ground sloth (<i>Glossotherium</i>); horse (<i>Equus occidentalis</i>)	Unknown (collected during earthmoving for Park La Brea development)
LACM VP	Intersection of	Unknown formation	Bison (<i>Bison</i>)	12 feet bgs

3371	Sierra Bonita & Oakwood Ave	(Pleistocene; green clay)		(sewer replacement project)
LACM VP 1198	801 So. Tremaine St	Palos Verdes Sand	Mastodon (<i>Mammut</i>)	17 feet bgs

VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface

This records search covers only the records of the NHMLA. It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Bureau of Land Management or Society of Vertebrate Paleontology standards.

Sincerely,



Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

enclosure: invoice