

Appendix C

Cultural Resources Appendix

Appendix C.1

Historical Resource Report

Violet Street & 7th Place

Los Angeles, California



Historical Resource Technical Report

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CONSULTING

G P A

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EXECUTIVE SUMMARY

The purpose of this report was to determine if a proposed development project (the Project) in the Central City North Community Plan Area of the City of Los Angeles would directly, indirectly, or cumulatively impact any historical resources subject to the California Environmental Quality Act (CEQA). Although archaeological sites may be considered historical resources if they are listed or eligible for listing in the California Register of Historical Resources, this report was limited to historical resources that are part of the built environment.

The Project site comprises three parcels in the block bounded by E. 7th Place to the north, a railroad right-of-way (currently a vacant lot) to the east, Violet Street to the south, and an unnamed alley to the west. The Project site is slightly removed from the main thoroughfares of its industrial surroundings. There are seven buildings on the Project site (see Figure 1). The Project includes retention of four existing buildings, demolition of three existing buildings and one shed, and construction of two new buildings: a 36-story residential tower with a maximum height of 425 feet and a tiered three-to-eight-story office building with a maximum height of 130 feet. The Project would retain the existing streetscape along E. 7th Place. One of the buildings that would be retained, 2140 E. 7th Place, was previously identified as a historical resource.

GPA Consulting (GPA) was engaged to identify historical resources on and in the vicinity of the Project site that had not been previously identified; to assess any potential impacts the Project may have on any identified historical resources; and to recommend mitigation measures, as appropriate. As the Project involves new construction, GPA established a Study Area to account for indirect impacts on historical resources identified in the vicinity of the Project site. The Study Area was defined as the Project site and parcels within a one-block radius (see Figure 2). Parcels beyond this Study Area were not included because the proposed Project would have no potential to directly, indirectly, or cumulatively impact the buildings on these distant parcels or their surrounding settings.

None of the buildings on the Project site are currently listed under national, state, or local landmark or historic district programs. SurveyLA, the citywide historical resources survey of Los Angeles, identified one building on the Project site, 2140 E. 7th Place (which is referred to this report as Building C), as a potential historical resource. None of the other buildings on the Project site appear to meet the eligibility criteria for historical resources. For the purposes of this report, Building C was presumed to be a historical resource.

GPA analyzed the potential for the Project to result in direct, indirect, or cumulative impacts to Building C as well as three buildings in the Study Area that were also identified as historical resources. The threshold for determining significant impacts on a historical resource in the State CEQA Guidelines is whether the proposed Project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired.

The Project would have no direct impacts on historical resources. No historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. All historical resources will be retained in their original locations. This includes Building C, which would be retained and incorporated into the Project. New construction is physically separated from historical resources on the Project site and in its vicinity as well as other, non-historic buildings that would be retained.

The proposed Project designs balance the pattern of an evolving urban environment with existing historical resources on the Project site and in its vicinity by retaining the three-story height

streetscape of all buildings fronting 7th Place. This minimizes impacts to the setting of existing historical resources. The mass of additional height for new construction is behind the buildings along E. 7th Place. From the pedestrian approach, E. 7th Place will remain a street of three-story buildings. The proposed 36-story residential tower is oriented towards Violet Street and will not have a direct impact to the setting of the existing buildings on E. 7th Place, including Building C.

The potential indirect and cumulative impacts the Project and related projects could have on the historical resources in the Study Area and identified historical resources of the same property type were also analyzed. It was concluded that the proposed Project would have no indirect impacts or cumulative impacts on the identified historical resources. The Project would introduce a new visual element to the immediate surroundings of the historical resources in the Study Area; however, the Project would not result in a substantial adverse change to the integrity of these historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. Cumulative impacts to historical resources consider whether a project substantially diminishes the number or significance of historical resources of the same property type, even if they are not otherwise on the related projects list or within the Study Area of the Project. Building C on the Project site was identified as a potential historical resource by SurveyLA as a property significant under the Early Industrial Development theme within the Industrial Development context. However, this building is being incorporated into the Project and no alterations are proposed. Therefore, there would be no potential to create cumulative impacts to historical resources of the same property type. Potential indirect and cumulative impacts would be less than significant.

The Project would have no direct, indirect, or cumulative impacts on historical resources.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed development project (the Project) would impact historical resources. The Project site is located in the Central City North Community Plan Area of the City of Los Angeles and comprises three parcels developed with seven buildings. The Project involves retaining four existing buildings: 2118 E. 7th Place, 2124 E. 7th Place, 2126 E. 7th Place, and 2140 E. 7th Place; demolishing three existing buildings: 2144 E. 7th Place and the rear buildings at 2126 E. 7th Place and 2140 E. 7th Place; demolishing one shed: 2137 Violet Street; and constructing two new buildings on the parcels of the buildings proposed for demolition and on the undeveloped lot associated with address 2137 Violet Street.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on identified historical resources, and to recommend mitigation measures, as warranted, for compliance with the California Environmental Quality Act (CEQA). Teresa Grimes, Allison M. Lyons, and Emily Rinaldi were responsible for the preparation of this report. They fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached in Appendix A.



Figure 1: Project site along E. 7th Place, facing southeast (GPA, May 2018)



Figure 2: Project Site and Study Area

1.2 Methodology

To identify potential historical resources and assess potential Project impacts, GPA performed the following tasks:

1. Conducted a preliminary field inspection of the Project site and vicinity to determine the scope of the study. As the Project involves new construction, the Study Area was identified as the Project site and parcels within one block of the block containing the Project site (see Figure 2). The Study Area includes 72 parcels, including the three parcels that comprise the Project site. Some parcels are developed with one or more buildings or structures while others remain vacant or undeveloped. The Study Area boundary follows the outermost boundaries of the adjacent blocks to the north, south, east, and west.

This Study Area was established to account for potential impacts on historical resources in the vicinity. Parcels beyond this Study Area were not included because the Project would have no potential to directly, indirectly, or cumulatively impact the buildings on these distant parcels or their surrounding setting. This is reinforced by the finding that there are no significant indirect impacts to buildings within the Study Area, as discussed below. The buildings and streets immediately surrounding the Project site create a geographic and visual separation between the parcels beyond the Study Area and the Project site. The Project site cannot be reasonably considered part of the environmental setting of historical resources beyond the Study Area due to this intervening space.

2. Requested a records search from the South Central Coastal Information Center to determine whether or not the Project site contains any parcels currently listed as landmarks under national, state, or local programs and whether or not any parcels have been previously identified or evaluated as historical resources. This involved a review of the California Historical Resources Inventory System (CHRIS), which includes data on parcels listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as parcels that have been evaluated in historic resources surveys and other planning activities. The results of this search showed that there are no recorded resources on the Project site.
3. Reviewed the California Historical Resources Inventory System (CHRIS) to determine if parcels in the Study Area have been evaluated in historic resources surveys and other planning activities. No parcels in Study Area were listed in CHRIS.
4. Consulted the SurveyLA findings for the Central City North Community Plan Area to determine if any of the buildings or parcels on the Project site or within the Study Area was identified as potential historical resources.

SurveyLA identified one building on the Project site, which is associated with address 2140 E. 7th Place, as a historical resource. None of the other buildings on the Project site were identified as eligible by SurveyLA.

SurveyLA identified two buildings in the Study Area as historical resources. An early industrial building at 2035-43 E. Bay Street and the Ford Motor Company Factory (with multiple addresses) were recorded.

No potential historic districts were identified in the Study Area by SurveyLA.

5. Contacted the Los Angeles Office of Historic Resources to determine if Engine Company No. 17 within the Study Area had been identified in previous surveys of the Study Area. This outreach revealed that Engine Company No. 17 was identified in a historical resources survey prepared for the Central Industrial Redevelopment Project Final EIR in 2002.
6. Determined that all of the buildings on the Project site that had not been evaluated previously should be evaluated as potential historical resources because they are over 45 years of age.

2140 E. 7th Place was not re-evaluated as part of this study because it was identified as a historical resource by SurveyLA in 2016.
7. Conducted a secondary field inspection to assess the general condition and physical integrity of the buildings on the Project site and Study Area. Digital photographs of the buildings were also taken during the field inspection.
8. Conducted research into the history of the Project site and buildings thereon. Dates of construction and subsequent alterations were determined by the building permit records, as well as additional sources, such as the Los Angeles County Office of the Assessor records, newspaper articles, and historic maps.
9. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement* to identify the appropriate CTPs under which to evaluate the buildings.
10. 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 evaluate the significance and integrity of the buildings as potential historical resources.
11. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would impact the identified historical resources defined by CEQA.

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 of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (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 criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National Register, California Register, and local 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."²

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:³

- 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."⁴ 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.

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

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁵ 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.⁶

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 (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.⁷

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.

⁵ National Register Bulletin #15, 44-45.

⁶ Public Resources Code Section 5024.1 (a).

⁷ Public Resources Code Section 5024.1 (d).

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 with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁸

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:⁹

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 [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] 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.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP 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.

⁸ Public Resources Code Section 4852.

⁹ Public Resources Code Section 5024.1.

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

- | | |
|------------|---|
| 2S3 | Individual property determined eligible for National Register by Part I Tax Certification. Listed in the California Register. |
| 3S | Appears eligible for National Register as an individual property through survey evaluation. |
| 3CS | Appears eligible for California Register as an individual property through survey evaluation. |
| 5S3 | Appears to be individually eligible for local listing or designation through survey evaluation. |
| 6Z | Found ineligible for National Register, California Register, or local designation through survey evaluation. |

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁰ in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. The three criteria for HCM designation are stated below:

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

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.

¹⁰ Los Angeles Administrative Code Section 22.171 of Article 1, Chapter 9, Division 22.

3. ENVIRONMENTAL SETTING

3.1 Development History of the Study Area¹¹

The earliest and primary industrial districts of Los Angeles are located on either side of the Los Angeles River. The Study Area encompasses the industrial area west of the river. The industrial character of this area is largely a function of the redevelopment of railroad facilities and zoning amendments during the 1910s and 1920s. Spur tracks are interlaced among the streets and have provided industries in the area with easy access to a national freight rail network since the 1910s. The area was fully established as an industrial hub by the end of the 1920s. This was aided in part by the pattern of development occurring outside the central city. As the City of Los Angeles continued to annex existing communities as well as available land in the San Fernando Valley, zoning was amended to eliminate residential development and accommodate the construction of more offices, retail, and manufacturing facilities in the downtown area.

The Project site and Study Area were initially developed with single-family dwellings and associated outbuildings before 1900.¹² Between 1900 and 1938, the majority of the residences in the area were demolished, including those on the Project site. New industrial buildings and warehouses were constructed. The area continues to be characterized by industrial building types from the first half of the twentieth century.



Figure 3: Construction along E. 7th Place, the Project site, in 1925 (California State Library Digital Collections)

¹¹ Portions of this section were paraphrased and excerpted from: Community Redevelopment Agency of the City of Los Angeles, *Intensive Historic Resources Survey: Adelante Eastside Redevelopment Project Area, Los Angeles, California*, prepared by PCR Services Corporation, July 2008; SurveyLA, "Historic Resources Survey Report: Central City North Community Plan Area," prepared by Historic Resources Group, September 2016; SurveyLA, Historic Resources Survey Report: Boyle Heights Community Plan Area," prepared by Architectural Resources Group, 2014; "Historic Context Statement: The Northeast Los Angeles Subregional Planning Area of the City of Los Angeles," prepared by Historic Resources Group for The Los Angeles Conservancy (as revised July 9, 1990).

¹² Adapted from Partner Engineering and Science, Inc., *Phase I Environmental Site Assessment Report*, April 22, 2016, ii.

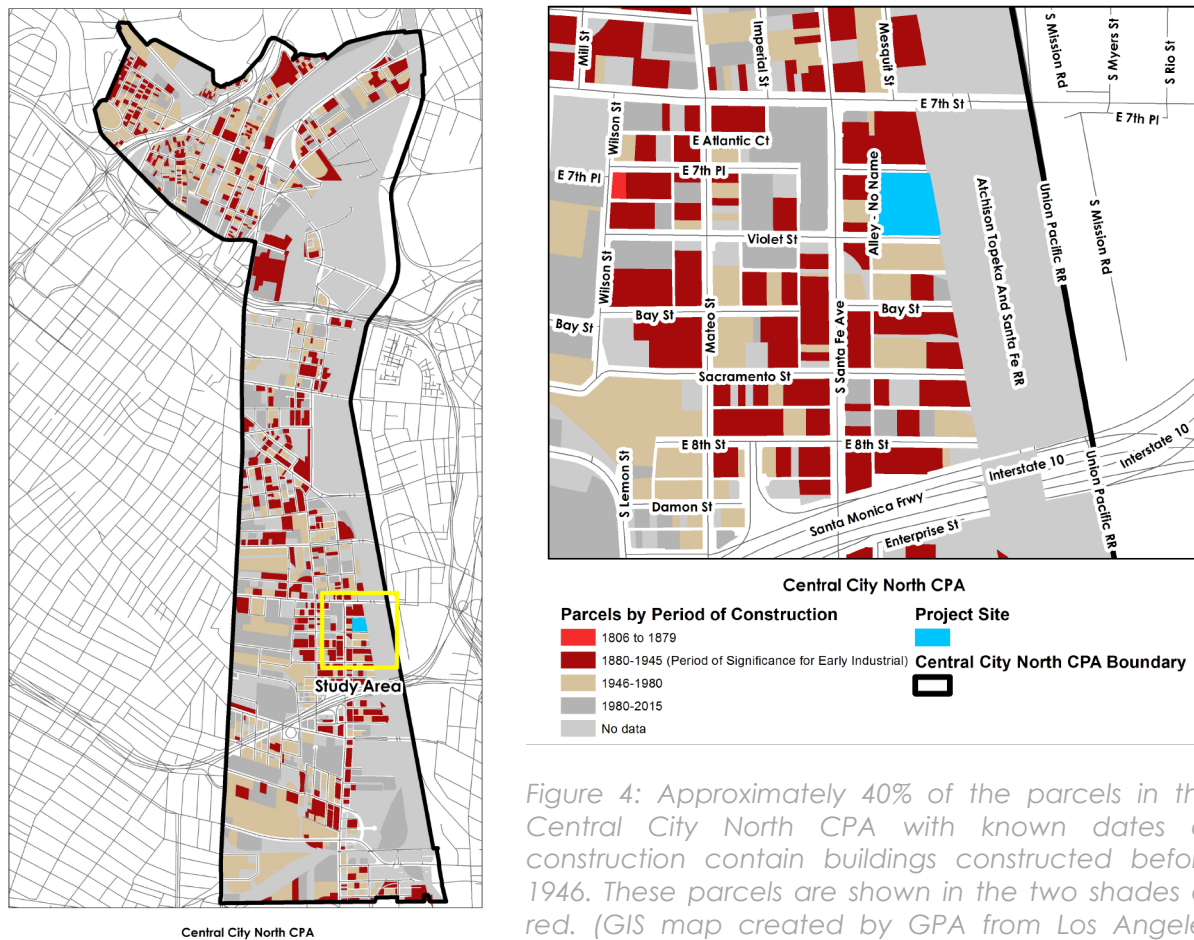


Figure 4: Approximately 40% of the parcels in the Central City North CPA with known dates of construction contain buildings constructed before 1946. These parcels are shown in the two shades of red. (GIS map created by GPA from Los Angeles County Assessor 2016 data)

Industrial development in the area declined following World War II. After the Interstate Highway System was launched in the 1950s, the trucking industry became the preferred mode of transportation for industrial activity and the railroads declined. Locating factories and warehouses in districts with spur track access became less important. At the same time, many pre-war industrial districts had become highly congested urban areas that were less convenient for truck access, unlike newly-built factories and warehouses on the outskirts of cities and in suburbs. The construction of an expansive freeway network throughout Southern California also drastically altered the configuration and physical character of the Project Study Area. Five freeways and the multi-level East Los Angeles Interchange were routed through Boyle Heights, east of the Project Study Area, between 1948 and 1965.¹³

While the companies and their products evolved over time, the area maintained its character as an industrial center, with buildings quickly repurposed from one processing or manufacturing operation to another. For example, the warehouse building at 2039 E. Bay Street was used by an oil well drilling machinery manufacturer in the 1920s and a window and plate glass dealer in

¹³ Entire blocks were razed to make way for the Interstate 10 (San Bernardino), Interstate 5 (Golden State), US Route 101 (Santa Ana), and State Route 60 (Pomona) freeways, which together consumed some fifteen percent of the total land area within Boyle Heights and culminated in the displacement of businesses and thousands of households.

1940s.¹⁴ In the 1950s, the area was home to automotive manufacturing (Ford Motor Company Factory), trucking and transport, furniture manufacturing and storage, paint and chemical manufacturing, and paper and plastic production – as well as historically dominant industries such as food processing and lumber and woodworking operations.

By the 1960s, however, the character of the area was evolving away from that of an industrial center. Local industries and manufacturers struggled to adapt to the competition brought on by international trade and containerization. Outlying fledgling industrial centers such as Vernon and the City of Commerce were comparatively undeveloped and offered plentiful land at lower prices, presenting many companies with an opportunity to relocate and construct newer and more efficient facilities. As a result, by the 1970s many buildings in the industrial district were vacant.

The use of the area's industrial buildings evolved as artists and other creative types began to congregate amidst the vacant buildings and empty lots. Priced out of established artists' colonies in neighborhoods such as Venice and Hollywood, Los Angeles' industrial district provided many with an opportunity to live and work inexpensively in vast warehouse buildings. Many of the area's most prominent industrial buildings found new life as gallery space and underground hangouts for a burgeoning art and music scene. By the 1980s, the area was home to several avant-garde art galleries, giving rise to the group of artists now called the "Young Turks."¹⁵ In 1981, the City of Los Angeles implemented Ordinance No. 155,843 which legalized the residential use of formerly industrial buildings for artists, legitimizing the area as a live-work haven for artists and creative types.¹⁶ In the mid-1990s, the area was officially designated as the Arts District by the City. A subsequent wave of development began in 1999 with the passage of the Adaptive Reuse Ordinance, which relaxed zoning codes and allowed for the conversion of pre-1974 commercial and industrial buildings into residences for artists and non-artists alike. The area continues to attract new commercial and residential development, as existing facilities are adapted to meet the needs of the growing community.

¹⁴ "Okell Well Machinery Corporation, 2033-2039 Bay Street," City Directory, Los Angeles, 1928; "Harry Maran, 2089 Bay," City Directory, Los Angeles 1941.

¹⁵ An extensive discussion of the genesis of the Arts District can be found in: Lindsey Miller. "Isolation and Authenticity in Los Angeles' Arts District Neighborhood." Master's thesis, University of Southern California, 2014.

¹⁶ Joint Living and Work Quarters ordinance (Ordinance No. 155,843) established provisions for allowing joint living and work quarters for artists and artisans in commercial and industrial buildings through approval by a Zoning Administrator. This ordinance is reflected in LAMC §12.24.X.13. This ordinance is sometimes referred to as the Artist-In-Residence or AIR ordinance.

Fe Avenue, a primary north-south thoroughfare, is west of the Project site and bisects the Study Area. The northern boundary of the Study Area is 7th Street, a primary thoroughfare running east and west.¹⁸ The eastern boundary of the Study Area is the railroad right-of-way running parallel to the Los Angeles River Channel. The southern boundary of the Study Area is Bay Street. The western boundary of the Study Area is S. Santa Fe Avenue, a primary thoroughfare running north and south.



Figure 6: Typical development in Study Area, west side of S. Santa Fe Avenue south of Project site (GPA, 2018)

The topography of the Project site and Study Area is generally flat. The parcels immediately surrounding the Project site are developed with a variety of building types. These are mostly low-to-mid-rise industrial buildings constructed between the 1920s through the 1980s.¹⁹ The Ford Motor Company Factory, west of the Project site across S. Santa Fe Avenue, is a large five-story manufacturing building from 1914. Farther from the Project site, the Study Area includes more recently constructed buildings with larger massing, truck bays, and little-to-no fenestration. Many parcels in the area remain undeveloped and are currently being used as surface parking lots. Though the Study Area is developed with industrial buildings, it does not reflect a cohesive period or method of construction.

The Study Area is characterized by the width of the streets and their grid-like arrangement; railroad rights-of-way and the placement of spur tracks to the rear of parcels; the size of parcels and the corresponding footprint and height of the buildings erected; extensive surface parking areas, often designed to accommodate large trucks; evidence of former rail lines (such as remnant tracks and a rail stop); remnant granite infrastructure (including curbs, swales, and rail beds); and the lack of street trees or other landscaping.

¹⁸ Outside of the Study Area to the northeast, 7th Street carries over the Los Angeles River as the 7th Street Viaduct. The Seventh Street Viaduct, Los Angeles Historic-Cultural Monument No. 904, was designed by Merrill Butler and is a reinforced concrete arch bridge of three 80-foot clear spans constructed between 1908 and 1910. It is located along 7th Street over the Los Angeles River. The Seventh Street Viaduct is sometimes listed as the AT&SFRR, LA River, and UPRR Bridge.

¹⁹ Low-rise buildings are generally defined as 4 stories or lower, while mid-rise buildings are generally defined as 4 to 12 stories in height.



Figure 7: 826 S. Santa Fe Avenue, a building in the Study Area, view facing northeast from Violet Street and Santa Fe Avenue (GPA, May 2018)



Figure 8: 2026 Violet Street, a building in the Study Area southwest of Project site, typical of more recent industrial development (GPA, August 2018)

3.3 Description of Project Site

TABLE 1: VIOLET STREET & 7TH PLACE PROJECT SITE				
APN	Site Key Letter	Address	Description	Build Date
5166-003-012	A	2118 E. 7 th Place	Three-story street-facing building	1924
5166-003-006	B	2124 E. 7 th Place	One-story street-facing building	1930/1940
	C	2140 E. 7 th Place*	Three-story street-facing building	1918
	D	2144 E. 7 th Place	One-story street-facing building	1922
	E	2140 E. 7 th Place*	One-story rear building	1940
	F	2126 E. 7 th Place†	One-story rear building	1952
	G	2126 E. 7 th Place†	Two-story rear building	1922
5166-003-010	H	2137 Violet Street	Vacant lot and shed	n/a
				*duplicate address
				†duplicate address

The Project site comprises three parcels in the block bounded by 7th Place to the north, a railroad right-of-way (currently a vacant lot) to the east, Violet Street to the south, and an unnamed alley to the west. There are seven buildings on the Project site; industrial buildings constructed primarily in the first half of the twentieth century. East 7th Place was historically known as Atlantic Street (see Figure 10). The street name changed between 1949 and 1952.

The Project site is slightly removed from the main thoroughfares of its industrial surroundings. To the east of the Project site is a vacant lot historically associated with a concentration of railroad spurs. The lot is now used for parking automobiles. The Project site fronts 7th Place on the north. 7th Place is not a through street and functions as an alley and parking area. The Project site fronts Violet Street on the south. Violet Street is a relatively minimally traveled two-way street.

Parcel lines do not correspond with individual building outlines; the three parcels comprising the Project site are developed with seven buildings and one shed (see Figure 9). Not all buildings on the Project site are visible from the public right-of-way. Six buildings are located on the parcel associated with APN 5166-003-006; however, only three of these buildings are visible from the public right-of-way. The buildings not visible from the public right-of-way are labeled E, F, and G on Figure 9, below.

While many of the buildings on the Project site date to the first half of the twentieth century, the Project site has been reconfigured and altered many times. In addition to extant railroad spurs east of the Project site, one railroad spur ran through the parcel until approximately 1972 (see Figure 10). Buildings A, B, E, F, and G were substantially altered in 1952 to accommodate trucks.

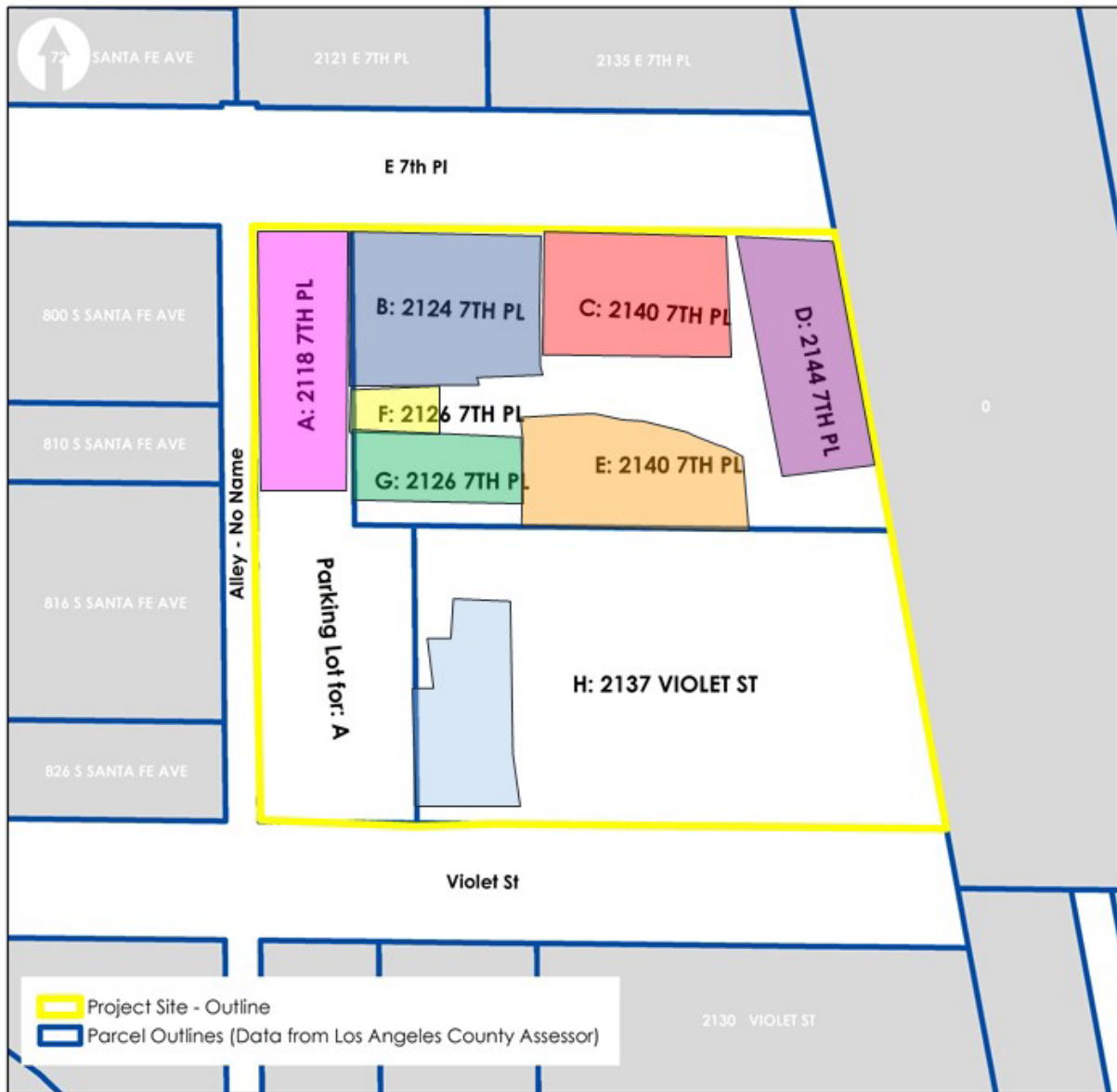


Figure 9: Approximate building outlines on the Project site. The Project site contains seven buildings (labeled A through G on the image above). Buildings E, F, and G are not visible from the public right-of-way. The outline on parcel "H" is a shed.

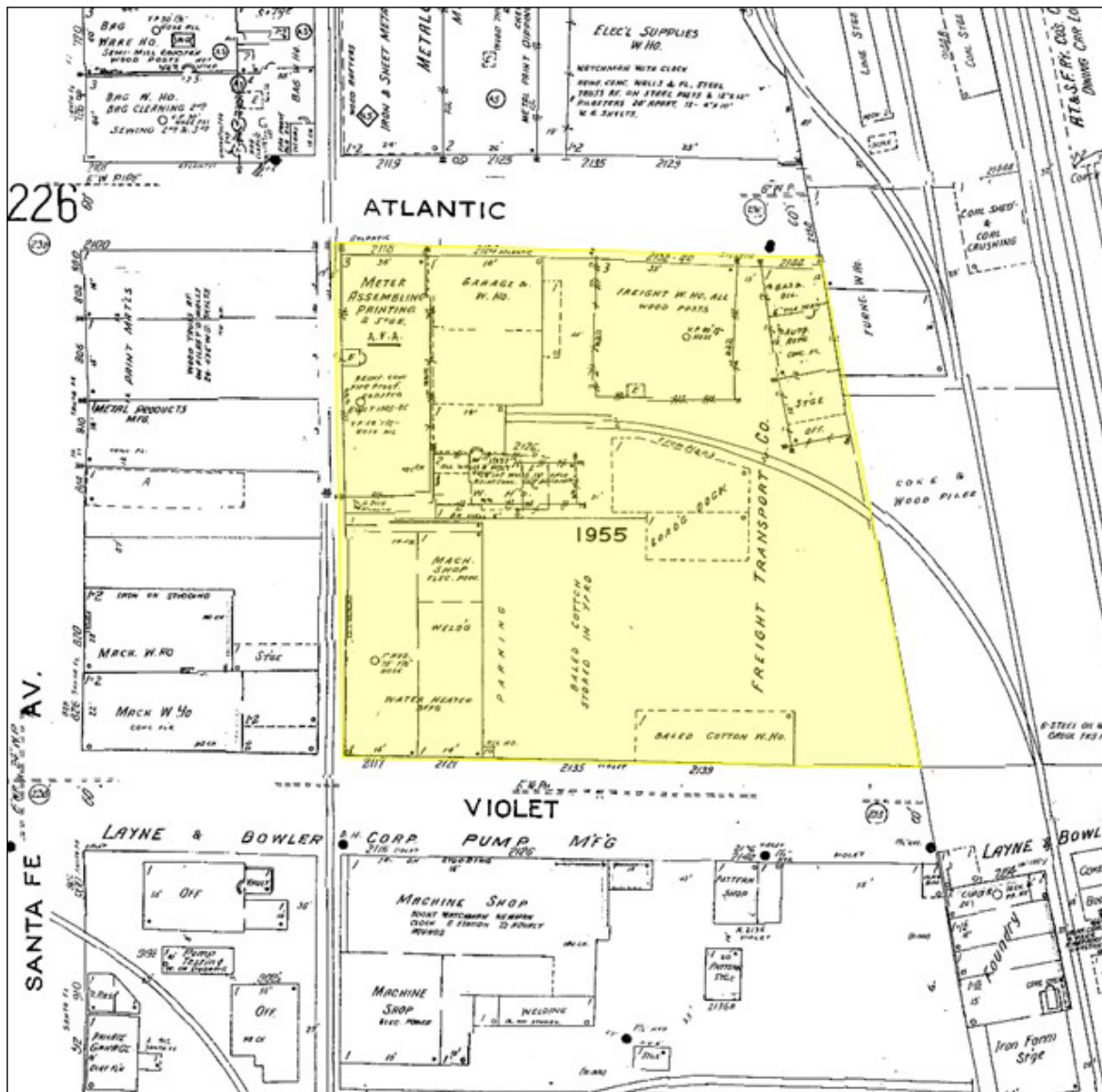


Figure 10: Sanborn Fire Insurance Map from 1951 showing Project site shaded in yellow. Note curving railroad spur terminating at Building F. (Base map: Los Angeles Public Library)

4. EVALUATION OF POTENTIAL HISTORICAL RESOURCES

4.1 Previous Evaluations of Project Site

The most recent historic resources survey of the Project site was conducted by SurveyLA in 2016. SurveyLA did not identify the Project site as being part of a potential historic district within the Central City North Community Plan Area.

SurveyLA identified one individual building on the Project site – 2140 E. 7th Place (Building C) – as eligible for listing on national, state, and local registers, corresponding to Status Codes 3S, 3CS, and 5S3. No other buildings on the Project site were identified.

The evaluations made as part of SurveyLA apply only to the buildings visible from the public right-of-way. In this case, Building C was identified as eligible by SurveyLA. Buildings A, B, and D are visible from the public right-of-way and were not identified as eligible by SurveyLA. There are five buildings that share a parcel with Building C: buildings B, D, E, F, and G. Buildings E, F, and G were not identified as eligible by SurveyLA because they are not visible from the public right-of-way.

TABLE 2: SURVEYLA EVALUATIONS OF PROJECT SITE					
	APN	Site Key Letter on Figure 9	Address	Year Built	SurveyLA Central City North CPA survey finding 2016
Project Site	5166-003-012	A	2118 E. 7 th Pl	1924	Building not identified as eligible
	5166-003-006	B	2124 E. 7 th Pl	1930 and 1940	Building not identified as eligible; APN is associated with identified Building C
		C	2140 E. 7 th Pl*	1918	Building identified as eligible, status codes 3S/3CS/5S3
		D	2144 E. 7 th Pl	1922	Building not identified as eligible; APN is associated with identified Building C
		E	2140 E. 7 th Pl*	1940	Building not identified as eligible, not visible from public right of way; APN is associated with identified Building C
		F	2126 E. 7 th Pl†	1930-1949	Building not identified as eligible, not visible from public right of way; APN is associated with identified Building C
		G	2126 E. 7 th Pl†	1922	Building not identified as eligible, not visible from public right of way; APN is associated with Building C
	5166-003-010	H	2137 Violet St	n/a	Building not identified as eligible
*duplicate address †duplicate address					

4.2 Context/Theme/Property Type

The buildings on the Project site are all over 45 years of age. Building C was identified as eligible for listing on the national, state, and local landmark registers by SurveyLA in 2016; and is therefore presumed to be a historical resource and has not been evaluated again. The other buildings on the Project site are described and evaluated below under the established criteria and aspects of integrity for the national, state, and local landmark registers.

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. The Los Angeles Citywide Historic Context Statement (LAHCS) was used as a framework for evaluating the subject buildings as potential historical resources. The LAHCS is organized into contexts and themes. The applicable Context/Theme/Property Type for the buildings on the Project site and Study Area is the Early Industrial Development theme within the Industrial Development context (see TABLE 3). Early Industrial Development was the only relevant theme identified within the LAHCS.

TABLE 3: EARLY INDUSTRIAL DEVELOPMENT, 1850-1980

Context: Industrial Development, 1850-1980
Theme: Early Industrial Development, 1880-1945
Property Type: Industrial
Eligibility Standards
<ul style="list-style-type: none"> Dates from the period of significance Is a rare surviving example of the type in the neighborhood or community Represents a very early phase of industrial development in a neighborhood or area
Character-Defining/Associative Features
<ul style="list-style-type: none"> May also be significant as a good example of an architectural style from its period and/or the work of a significant architect or builder May also be significant for its association with early industrialists or industries Retains most of the essential character-defining features from the period of significance
Integrity Considerations
<ul style="list-style-type: none"> Because of the rarity of the type there may be a greater degree of alterations or fewer extant features Setting may have changed (surrounding buildings and land uses) Should retain integrity of Location, Design and Feeling Uses may have changed over time

4.2 Evaluations of Buildings on Project Site

A: 2118 E. 7th Place

street-facing, visible from public right-of-way



Figure 11: Primary (north) elevation from 7th Place (GPA, May 2018)



Figure 12: Side (west) elevation from alley (GPA, May 2018)

Architectural Description

2118 E. 7th Place is a three-story, rectangular plan industrial building. The building is constructed of reinforced concrete and hollow clay tile. The exterior is painted concrete. The façade is three bays across with evenly spaced divided light steel sash windows featuring hopper openings in their center. The entrance to the building is recessed in the center bay. Signage is painted on the façade at the first floor and below the parapet in neon lettering. The building has a flat parapet raised along the façade. The side and rear elevations have a painted concrete block finish similar to the façade. The side elevations have steel sash windows with an irregular fenestration pattern. The parapet along the side elevations is also irregular. The rear elevation is three bays across with evenly spaced steel sash windows. A fire escape is located on the west side of the rear elevation. A parking lot, accessible via Violet Street, is located at the rear of the parcel. There is a metal shed over the middle of the lot, closest to the rear of the building.

Building History

Sanborn maps from 1906 show 2118 E. 7th Place developed with a one-story residential building and associated outbuilding. A new one-story residence was constructed in 1908.²⁰ This residence was removed when the existing building was constructed. The Pacific Meter Works of the American Meter Company developed the building at 2118 E. 7th Place in 1924.²¹ It was originally constructed as a two-story, reinforced concrete building with Art Deco decorative details including vertical scoring and a stepped parapet (see Figure 14). The building was designed by Roy W. Fredin and the contractor was P.J. Walker. A full third-floor addition was constructed in 1926.²² Alterations to the exterior, including the removal of decorative features and original raised letter signage occurred at an unknown date. The parapet was altered in 1966. The building housed a variety of manufacturing tenants through the twentieth century, ranging from meters and valves to lamps.

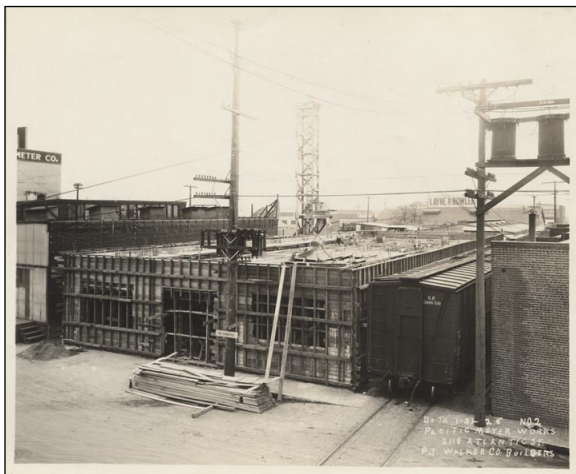


Figure 13: 2118 E. 7th Place under construction in 1925 (California State Library Digital Collections)



Figure 14: 2118 E. 7th Place shortly after it was completed in 1925. The third story was added in 1926 (California State Library Digital Collections)

Evaluation

2118 E. 7th Place (Building A) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building A does not appear to meet the eligibility standards for the Early Industrial Development theme as outlined in TABLE 3 due to a lack of historic significance, architectural character, and physical integrity. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. Building A was developed for Pacific Meter Works of the American Meter Company in 1924. It appears to have functioned as a manufacturing building for the company through the 1930s. Research did not reveal specific information about the Pacific Meter Works of the American Meter Company.

²⁰ City of Los Angeles Department of Building and Safety, Building Permit No. 166, January 13, 1908.

²¹ City of Los Angeles Department of Building and Safety, Building Permit No. 47238, November 25, 1924.

²² City of Los Angeles Department of Building and Safety, Building Permit No. 3159, January 29, 1926.

Research did not reveal associations with the lives of historic personages important to national, state, or local history.

The building was designed by Roy W. Fredin. Fredin was an industrial arts teacher in Pasadena and a mechanical engineer for G.M. Gianni Engineering Company.²³ He was not an architect (he does not appear in the AIA membership directory) and is not recognized as a notable designer. Therefore, the building cannot be considered the work of a master. The building is a reinforced concrete structure that does not demonstrate any innovative, important, or outstanding design features. All of the building's ground floor doors and several of its ground floor windows have been replaced with new metal-and-glass infill. The building has been altered since initial design and construction. Building A is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The building was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. The integrity of setting remains intact, as the area is still largely industrial as it would have been during the time of construction. Alterations to the building, including the addition of a third floor and replacement of original windows, have reduced the integrity of design, materials, workmanship, and feeling. The building has no historical significance so there is no association to analyze. Overall, the building is substantially different from its original appearance and does not retain integrity as a whole.

2118 E. 7th Place (Building A) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

²³ "Roy Fredin, Altadena Resident, Dies After Fall," *Pasadena Independent*, July 11, 1964.

B: 2124 E. 7th Place

street-facing, visible from public right-of-way



Figure 15: Primary (north) elevation from 7th Place (GPA, May 2018)

Architectural Description

2124 E. 7th Place (Building B) is a one-story, rectangular plan industrial building. The façade is divided into a grid of 12 bays by an exposed structural system of beams and bracing. The façade is clad with painted metal panels. The façade has three large, fully glazed recessed openings. Commercial signage with neon lettering on a panel is affixed to the façade across two bays. The roof is a combination of a shed portion over the eastern three bays and front gable with a perforated metal panel pediment over the nine western bays. Though they do not share party walls, the side elevations of the building touch adjacent buildings to the east and west.

Building History

2124 E. 7th Place was designed and developed in 1930 by the Southern Counties Gas Company, a natural gas pipeline owner. Building B was constructed as a meter repair shop. The building had a concrete foundation, steel framing, and corrugated iron siding.²⁴ In 1940, a vacant parcel associated with the address 2132 and located east of 2124 was converted to a truck shelter for the warehouse at 2140 E. 7th Place.²⁵ The truck shelter was altered several times and partially converted into an office in 1941.²⁶ In 1952, the truck shelter was fully enclosed and connected to 2124 E. 7th Place, forming the eastern three bays of the current building.²⁷ At that time, the building was associated with Freight Transport Company, a company headquartered at 2140 E. 7th Place. The corrugated siding was replaced with flat siding at an unknown date.

²⁴ City of Los Angeles Department of Building and Safety, Building Permit No. 30333, December 24, 1930.

²⁵ City of Los Angeles Department of Building and Safety, Building Permit No. 14522, April 16, 1940.

²⁶ City of Los Angeles Department of Building and Safety, Building Permit No. 14204, June 11, 1941.

²⁷ City of Los Angeles Department of Building and Safety, Building Permit No. 36542, July 22, 1952.

Evaluation

2124 E. 7th (Building B) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building B does not appear to meet the eligibility standards for the Early Industrial Development theme outlined in TABLE 3 due to a lack of age, historic significance, architectural character, and physical integrity. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. Building B was designed and developed in 1930 by the Southern Counties Gas Company. The company owned natural gas distribution pipelines and was part of a larger utility system controlled by San Francisco-based Pacific Lighting. Southern Counties Gas Company and another utility, Southern California Gas, merged in 1970 to form SoCalGas. Building B was used primarily for maintenance, storage, and basic operations of the company and was not associated with significant contributions the company may have made to the development of energy utilities and infrastructure in California. The eastern portion of the building was developed as a truck shelter for Freight Transport Company. Research did not reveal specific information about the Freight Transport Company, another long-term tenant.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

The building is a warehouse that does not demonstrate any innovative, important, or outstanding design features. It has also been substantially altered since its construction, including the replacement of the roof, cladding, entrances, and the construction of an addition to the east. No architect was listed on permits for the building and it cannot be considered the work of a master. Building B is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2124 E. 7th Place (Building B) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

C: 2140 E. 7th Place

street-facing, visible from public right-of-way



Figure 16: North (front) elevation from 7th Place (GPA, May 2018)



Figure 17: Side (east) elevation from driveway (GPA, May 2018)



Figure 18: First floor interior (GPA, May 2018)



Figure 19: Rooftop, facing southwest (GPA, May 2018)

Architectural Description

2140 E. 7th Place is a vernacular, rectangular plan, three-story brick industrial building with a concrete foundation. The building is clad in brick with seismic anchors visible across all elevations. Fenestration across the north, east, and south elevations is double hung, divided metal sash set in shallow segmental arch openings. Windows are irregularly distributed across elevations that are lacking in any ornamentation. First-floor windows have metal security bars. The parapet is raised and slightly stepped at the north, west, and south elevations. The north elevation fronting 7th Place is ten bays across. The primary entrance to the building is a partially glazed wood panel door located in fifth bay from the east. A metal fire escape is affixed to the elevation at the fifth bay from the east. The east elevation is eight bays across. A wide opening with solid metal door is located in the third bay from the south. A second opening in the third bay from the north has been infilled with brick. The south (interior or rear elevation) is ten bays across. There are two large openings on the south elevation: one with a metal door and one for the elevator with a roll-up door and gate associated with the elevator shaft. The south elevation also features a metal fire escape. The west side elevation is solid brick with no fenestration.

On all levels, the interior of the building reflects the open, flexible floor plan of an industrial building. The first level has concrete floors. The second and third levels have wood floors. Wood posts and beams with metal bracing support the roof at regular intervals across all levels. Interior spaces are divided with plaster partitions. A staircase is located on the west side of the building.

Building History

In 1911, a three-story wood warehouse was constructed by property developers Richard A. Collins and Vernon P. Gilbert on 2140 E. 7th Place.²⁸ The building was completely reconstructed according to original plans using fireproof materials in 1918.²⁹ Neither building permit listed an architect. Southern California Metals & Rubber Company, a scrap metal company, was the tenant before and after the reconstruction. Southern Counties Gas Company was the primary tenant of the three-story brick industrial building from 1922 to 1949. The company stored meters, tools, and fittings in the building, which it used as a warehouse.³⁰ Freight Transport Company occupied 2140 E. 7th Place from around 1949 to 1972. Alterations to the building were frequent, reflecting the flexible, utilitarian, and industrial character of the building and its tenants' needs. Elevators, truck and railroad loading docks, and internal partitions were altered regularly from the 1920s through 2000s. Other alterations included the removal of the parapet in 1966, the resizing of ground floor openings, replacement of doors and frames, replacement of some window sash, and the insertion of brick infill into window openings on the west elevation.

Evaluation

2140 E. 7th Place (Building C) was identified by SurveyLA as an "Excellent and rare example of an est. 1910 industrial building in Los Angeles' primary industrial district; one of few remaining examples from this period." The building was evaluated as appearing eligible for national, state, and local registers under Criteria A/1/1, with corresponding Status Codes of 3S, 3CS, and 5S3. SurveyLA did not identify a historic district that includes Building C nor other buildings in the vicinity.

As it has been identified as eligible for listing on the national, state, and local registers, Building C is presumed to be a historical resource and was not re-evaluated.

²⁸ City of Los Angeles Department of Building and Safety, Building Permit No. 5179, June 19, 1911; and City of Los Angeles Department of Building and Safety, Building Permit No. 626, July 21, 1911.

²⁹ City of Los Angeles Department of Building and Safety, Building Permit No. 1918LA01165, March 5, 1918.

³⁰ City of Los Angeles Department of Building and Safety, Building Permit No. 1921LA36051, December 15, 1921.

D: 2144 E. 7th Place

Rear, not visible from public right-of-way



Figure 20: Primary (north) elevation from 7th Place (GPA, May 2018)



Figure 21: Rear (south) and side (west) elevations, from driveway (GPA, May 2018)



Figure 22: Side (west) elevation (GPA, May 2018)



Figure 23: Interior (GPA, May 2018)

Architectural Description

2144 E. 7th Place is a rectangular plan, vernacular garage. The building is constructed of brick and concrete with stucco cladding. The building has a flat roof with a raised parapet. The west elevation features a pedestrian door with metal security gate and two garage door openings infilled with wood panels. One garage door has transom openings. The south elevation is brick with an exposed metal beam across its upper portion. The east elevation is not visible from the property. The north elevation, fronting E. 7th Place, has a two-tone stucco finish and two metal sash, divided light windows. The interior of the building is utilitarian, featuring concrete floors and an exposed wood beam ceiling. Interior partitions are plaster. Metal staircases provide access to lofted balconies along the east side of the interior. The roof features skylights.

Building History

The building at 2144 E. 7th Place was constructed in 1922 by Southern Counties Gas Company as a one-story concrete garage.³¹ The company was the primary tenant of the brick warehouse to the west at 2140 E. 7th Place. As originally constructed, the building had a larger footprint and brick internal partitions. The rear portion of the building appears to have been demolished between 1980 and 1991.³² During the 1990s, the building was converted into a combination of residential and creative office space, substantially altering a building that originally served as a garage. Interior alterations include plaster partitions, lofted spaces, and railings. Exterior alterations include infill of garage openings and seismic anchors.

Evaluation

2144 E. 7th Place (Building D) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building D does not appear to meet the eligibility standards for the Early Industrial Development theme outlined in TABLE 3 due to a lack of age, historic significance, architectural character, and physical integrity. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. Building D was designed and developed in 1922 by the Southern Counties Gas Company. The company owned natural gas distribution pipelines and was part of a larger utility system controlled by San Francisco-based Pacific Lighting. Southern Counties Gas Company and another utility, Southern California Gas, merged in 1970 to form SoCalGas. Building D was used primarily for maintenance, storage, and basic operations of the company and was not associated with significant contributions the company may have made to the development of energy utilities and infrastructure in California.

Research did not reveal any associations between Building D and significant industries or industrialists.

Building D is a modest and unornamented utilitarian garage developed in 1922. It is a common type of industrial building built in the early twentieth century and does not demonstrate any innovative, important, or outstanding design features. No architect was listed on permits for the building and it cannot be considered the work of a master. It is also highly altered. The rear portion of the building was likely demolished between 1980 and 1991. Building D is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2144 E. 7th Place (Building D) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

³¹ City of Los Angeles Department of Building and Safety, Building Permit No. 14483, May 1, 1922.

³² Historic aerials, 1980 and 1991.

E: 2140 E. 7th Place

Rear, not visible from public right-of-way



Figure 24: East and north elevations (GPA, May 2018)



Figure 25: Roof and north elevation from the rooftop of C: 2140 E. 7th Place (GPA, May 2018)



Figure 26: North elevation with unit entrance (GPA, May 2018)



Figure 27: Representative unit interior (GPA, May 2018)

Architectural Description

Building E is an irregularly shaped concrete masonry unit building with a flat roof. The building has no design features. There are three pedestrian entrances on the north elevation. Fenestration across the building is irregular and varied, generally square steel sash with security bars. The south elevation is covered with street art or graffiti of an unknown origin. The curved shape of the building corresponded to a railroad spur that formerly ran through the property. The location of the spur is now a concrete deck, accessed by a handicap ramp with metal railings along the northeast corner of the building. The interior is divided into three live/work spaces with concrete floors, plaster partitions, and hanging pendant lights. The roof features skylights.

Building History

The rear building at 2140 E. 7th Place was constructed in 1940 by the Southern Counties Gas Company as a truck shelter.³³ The building was constructed of concrete masonry unit. A loading dock was added in 1949 by the Freight Transport Company.³⁴ Alterations were made to the building in 1952, connecting it to Buildings B, F, and G.³⁵ Freight Transport Company occupied the building until around 1972. The building was enclosed at an unknown date and converted to residential and creative office space. The railroad spur to the rear of 2140 E. 7th Place was removed sometime before 1972.

Evaluation

2140 E. 7th Place (Building E) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building E does not appear to meet the eligibility standards for the Early Industrial Development theme outlined in Table 3 due to a lack of age, historic significance, architectural character, and physical integrity. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. Building E was designed and developed as a truck shelter in 1940 by the Southern Counties Gas Company. The company owned natural gas distribution pipelines and was part of a larger utility system controlled by San Francisco-based Pacific Lighting. Southern Counties Gas Company and another utility, Southern California Gas, merged in 1970 to form SoCalGas. Building E was used primarily for maintenance, storage, and basic operations of the company and was not associated with significant contributions the company may have made to the development of energy utilities and infrastructure in California. Research did not reveal specific information about the Freight Transport Company, another long-term tenant.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

The building is an altered utilitarian building that does not demonstrate any innovative, important, or outstanding design features. It has also been substantially altered since its construction as a truck shelter. No architect was listed on permits for the building and it cannot be considered the work of a master. Building E is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

³³ City of Los Angeles Department of Building and Safety, Building Permit No. 14522, April 16, 1940.

³⁴ City of Los Angeles Department of Building and Safety, Building Permit No. 9859, September 7, 1949.

³⁵ City of Los Angeles Department of Building and Safety, Building Permit No. 1952LA36542, November 7, 1952.

2140 E. 7th Place (Building E) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

F: 2126 E. 7th Place

Rear, not visible from public right-of-way



Figure 28: Roof and east elevations from the rooftop of C: 2140 E. 7th Place (GPA, May 2018)

Architectural Description

Building F is a front gable vernacular shed that has been enclosed with metal sash windows with opaque plastic and glass panels. The building is rectangular in plan. It is nestled between the rear elevation of Building B to the north, side elevation of Building A to the west, and north elevation of Building G to the south. The only visible elevation is the east. There are metal vents along the roofline.

Building History

Building F was constructed as an open canopy structure at the terminus of a railroad spur that came through the property. The canopy appears to have existed as early as 1930, but did not span the entire space between Buildings B and E. According to building permit records, Building F remained an open canopy through 1949.³⁶ In 1952, Freight Transport Company, tenants of the surrounding buildings, reconfigured the interior portions of the property, constructing additions to connect buildings B, E, F, and G.³⁷ It appears that Building F was enclosed as part of these alterations in 1952. The building remained a warehouse until it was converted into an office in 2016.

³⁶ City of Los Angeles Department of Building and Safety, Building Permit No. 1949LA21749, September 20, 1949; City of Los Angeles Department of Building and Safety, Building Permit No. 1949LA22884, September 27, 1949; and City of Los Angeles Department of Building and Safety, Building Permit No. 1949LA23781, October 5, 1949.

³⁷ The work was described as: "1 Story, Type IV, 19' x 47' & 30' x 83' additions to Join an existing 150' x 116' irregular Type IIIA & TV storage Building to a 90' x 71' Type IV and A 90' x 80' Type IIIA Storage Buildings, G-1 Occupancy. City of Los Angeles Department of Building and Safety, Building Permit No. 1952LA36542, November 7, 1952.

Evaluation

2126 E. 7th Place (Building F) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building F does not appear to meet the eligibility standards for the Early Industrial Development theme outlined in TABLE 3 due to a lack of age, historic significance, architectural character, and physical integrity. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. is not currently listed as a landmark at the local, state, or national levels and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building F is a highly altered utilitarian canopy structure that appears to have been enclosed in 1952.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

The building is an altered utilitarian building that does not demonstrate any innovative, important, or outstanding design features. It has also been substantially altered since its construction as a truck shelter. No architect was listed on permits for the building and it cannot be considered the work of a master. Building F is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2126 E. 7th Place (Building F) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

G: 2126 E. 7th Place*Rear, not visible from public right-of-way*

Figure 29: Roof and north elevations from the rooftop of C: 2140 E. 7th Place (GPA, May 2018)



Figure 30: East and south elevations, facing northwest from H: 2137 Violet Street (GPA, May 2018)

Architectural Description

Building G is a two-story, rectangular plan vernacular industrial building. The building is clad in textured stucco. The primary (north) elevation has multiple entrances on the first floor. A metal staircase on the exterior provides access to the second floor. Doors feature metal security gates and metal supports for awnings. Windows are spaced irregularly across all elevations and are generally metal sash with divided lights. The east elevation is connected to Building E on the first floor. A plastic slat awning is affixed to the second floor. The south elevation mirrors the fenestration pattern of the north elevation, but there are no entrances. The west elevation is flush with the exterior of Building A. The building has a flat roof with raised parapet.

Building History

Building G was constructed as a one-story concrete and tile storage building in 1922. The building was designed for Southern Counties Gas Company by Walker & Eisen, prominent Los Angeles architects.³⁸ A second story was added to the building in 1927. No architect was listed for the additional story.³⁹ The Southern Counties Gas Company occupied the building through the 1940s. The 1951 Sanborn Map illustrates the Freight Transport Company as the tenants of the building. In 1952, Freight Transport Company, also tenants of the surrounding buildings, constructed additions to connect buildings B, E, F, and G.⁴⁰ City directory and periodical research did not reveal any information regarding additional occupants of 2126 E. 7th Place.

³⁸ City of Los Angeles Department of Building and Safety, Building Permit No. 1922LA14483, May 1, 1922.

³⁹ City of Los Angeles Department of Building and Safety, Building Permit No. 1927LA35835, November 29, 1927.

⁴⁰ The work was described as: "1 Story, Type IV, 19' x 47' & 30' x 83' additions to Join an existing 150' x 116' irregular Type IIIA & TV storage Building to a 90' x 71' Type IV and A 90' x 80' Type IIIA Storage Buildings, G-1 Occupancy. City of Los Angeles Department of Building and Safety, Building Permit No. 1952LA36542, November 7, 1952.

Evaluation

2126 E. 7th Place (Building G) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building G does not appear to meet the eligibility standards for the Early Industrial Development theme outlined in TABLE 3 due to a lack of age, historic significance, architectural character, and physical integrity. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area.

Building G was designed and developed in 1922 by the Southern Counties Gas Company. The company owned natural gas distribution pipelines and was part of a larger utility system controlled by San Francisco-based Pacific Lighting. Southern Counties Gas Company and another utility, Southern California Gas, merged in 1970 to form SoCalGas. Building G was used primarily for maintenance, storage, and basic operations of the company and was not associated with significant contributions the company may have made to the development of energy utilities and infrastructure in California. The building was later used by Freight Transport Company. Research did not reveal specific information about the Freight Transport Company, another long-term tenant.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

2126 E. 7th Place (Building G) is a substantially altered two-story utilitarian building originally constructed as a one-story building in 1922. The building was designed by recognized master architects Walker & Eisen; however, it does not appear to be a significant building within the firm's body of work. The building has been substantially altered since original construction and design, including the addition of a second story and possible cladding replacement. During the 1920s, the partnership of Walker & Eisen was known for its large-scale hotel, office, and theater buildings in Beaux Arts and Art Deco styles. Examples of the firm's work from 1921 to 1923, at the time of Building G's construction, include the Ambassador Hotel in Los Angeles (1921, since demolished), Taft Building in Hollywood (1923), and Breakers Hotel in Long Beach (1925). Building G does not exhibit the distinctive design features that distinguish the work of these masterful architects and is not a significant example of their work. The building does not retain any indication that it is innovative or the work of this masterful firm. The building is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The building was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. The integrity of setting remains intact, as the area is still largely industrial as it would have been during the time of construction. The building was constructed as a one-story building in 1922. It is now a two-story building. The building does not retain integrity of design, materials, workmanship, and feeling. The design does not reflect a particular period or artistic intent which it may have possessed as the work of notable master architects Walker & Eisen. The building has no historical significance and there is no association to analyze. Overall, the building is substantially different from its original appearance and lacks integrity as a whole.

2124 E. 7th Place (Building G) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

H: 2137 Violet Street

street-facing, visible from public right-of-way



Figure 31: View from Violet Street, facing northeast (GPA, May 2018)



Figure 32: View facing northeast (GPA, May 2018)

Site Description

2137 Violet Street is a large parcel with a front gable, open metal shed on a concrete pad along its west side. The shed has corrugated metal siding on the elevation facing Violet Street. The shed is open on its other three sides. A freestanding, female-shaped pole sign is located along Violet Street. The parcel is mostly covered in dirt and surrounded by a metal fence.

Site History

The Freight Transport Company, tenants of Building A through F on the Project site, constructed a storage shed on the parcel in 1950.⁴¹ The absence of development on the parcel was probably due to a railroad spur, which bisected it at a curved angle leading to the storage shed where Building F is located (see Figure 10). Freight Transport Company constructed an addition to the shed in 1950, and subsequently built a new shed in 1951. The shed has been used as a commercial restaurant since an unknown date.⁴²

The property does not appear to have changed substantially from its longtime appearance, location, and surroundings. The area surrounding the property remains largely industrial as it was for most of the twentieth century, though the removal of a railroad spur that crossed the property has changed some of the character.

Evaluation

2137 Violet Street (H) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA.

⁴¹ City of Los Angeles Department of Building and Safety, Certificate of Occupancy No. 1949LA28137, January 30, 1950.

⁴² City of Los Angeles Department of Building and Safety, Building Permit No. 1950LA14527, August 24, 1950; City of Los Angeles Department of Building and Safety, Building Permit No. 1950LA21560, September 18, 1950; City of Los Angeles Department of Building and Safety, Certificate of Occupancy No. 1950LA14527, July 9, 1951.

Building H does not appear to meet the eligibility standards for the Early Industrial Development theme outlined in TABLE 3 due to a lack of age, historic significance, architectural character, and physical integrity. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. This primarily vacant parcel is neither a rare surviving example of an industrial property type nor does it represent a very early phase of industrial development in this area. Research did not reveal any associations between the shed and significant industries or industrialists. 2137 Violet Street is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

The building is a storage shed that does not demonstrate any innovative, important, or outstanding design features. No architect was listed on permits for the building and it cannot be considered the work of a master.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2137 Violet Street (Building H) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

4.3 Historical Resources in the Study Area

The most recent historic resources survey of the Project site and Study Area was SurveyLA in 2016 (a summary of SurveyLA findings for the Project site can be found in TABLE 2: SURVEYLA EVALUATIONS OF PROJECT SITE). SurveyLA (and other prior surveys) did not identify the Study Area as being part of a potential historic district within the Central City North Community Plan Area.

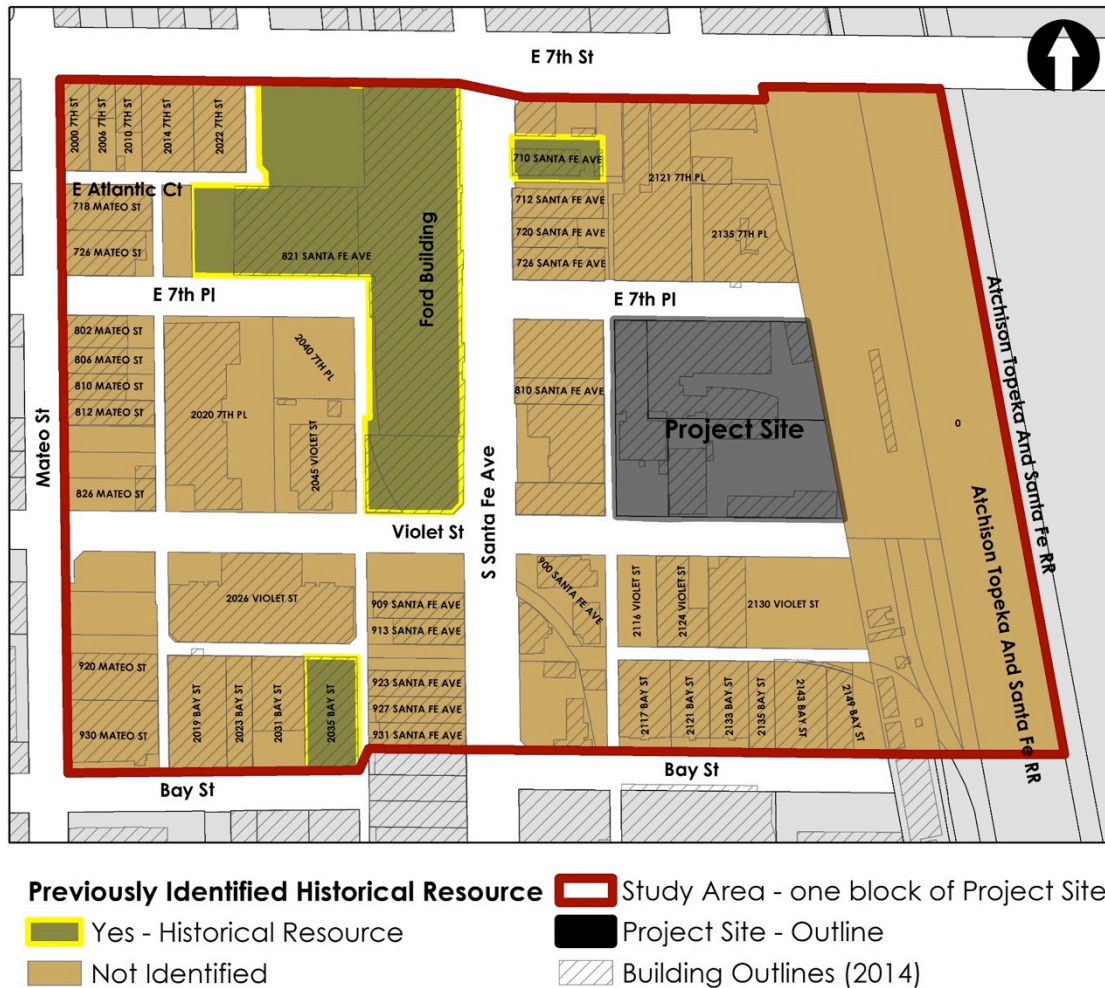


Figure 33: Previously identified historical resources in the Study Area (GPA, 2018)

As summarized below in TABLE 4, the Study Area includes three previously identified historical resources. The Study Area includes the building that was constructed as Engine Company No. 17 (Figure 34). The building was identified as a historical resource in the Central Industrial Redevelopment Project Final EIR in 2002. SurveyLA also noted that the Ford Motor Company Factory building (Figure 36) was determined eligible for listing in the National Register in 2014 for a Part I Tax Certification and is listed in the California Register. The building was undergoing substantial rehabilitation at the time of the survey and was not evaluated by SurveyLA. SurveyLA identified one building – 2035 E. Bay Street (Figure 37) – as eligible for listing on national, state, and local registers, corresponding to Status Codes 3S, 3CS, and 5S3. No other buildings within the Study Area were identified by SurveyLA.

TABLE 4: HISTORICAL RESOURCES IN THE STUDY AREA

	APN	Name & Address	Year Built	Previous determinations of eligibility, status codes
Study Area	5166-002-018	Engine Company No. 17, 710 S. Santa Fe Avenue	1927	<ul style="list-style-type: none"> Identified as a historical resource in the Central Industrial Redevelopment Project Final EIR in 2002 No status code assigned, no status code in CHRIS
	5166-013-010	Ford Motor Company Factory building, 2046-2060 E. 7th Street and 715-821 S. Santa Fe Avenue	1914	<ul style="list-style-type: none"> Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR 2S3
	5166-012-006	2035 E. Bay Street	1912	<ul style="list-style-type: none"> Building identified as eligible 3S/3CS/5S3

Engine Company No. 17, 710 S. Santa Fe Avenue (APN 5166-002-018)



Figure 34: West façade of Engine Company No. 17, 710 S. Santa Fe Avenue (GPA, 2018)

Engine Company No. 17 is a Beaux Arts/Classical Revival style two-story fire station constructed in 1927.⁴³ The engine company was a Manifold Company that utilized two different fire-fighting equipment. The fire department had only four such companies, all of which were located in areas where traffic congestion might prevent firefighters from reaching destinations during a rapidly spreading fire. The building was an active fire station from 1928 to 1971, until the engine company

⁴³ "Data CRA Historical sorted by address," Office of Historic Resource, City of Los Angeles, received by email on July 30, 2018.

relocated to 1601 S. Santa Fe Avenue.⁴⁴ As of the date of this report, the building was under construction to be adaptively reused as a boutique hotel. According to the 2002 Final EIR prepared for the Central Industrial Redevelopment Project Area, the building has been formally determined eligible for listing in the National Register; however, it is not included in CHRIS as such.



Figure 35: Engine Company No. 17, late 1920s or early 1930s (LAFD Photo Album Collection)

Ford Motor Company Factory, 2046-2060 E. 7th Street and 715-821 S. Santa Fe Avenue (APN 5166-013-010)



Figure 36: Ford Motor Company Factory building, view facing southwest from Santa Fe Avenue and 7th Street (GPA, 2018)

⁴⁴ "Engine Company No. 17," Los Angeles Fire Department Historical Archive, accessed August 10, 2018, https://www.lafire.com/stations/FS017/FS017x_1905-1921.htm

The Ford Motor Company Factory building was completed in 1914 as a manufacturing plant for Ford Model T automobiles. The five-story building was the second Ford Motor plant built west of the Mississippi. The building was formally determined eligible for listing on the National Register in 2014 as part of a Part 1 Tax Credit Certification.⁴⁵ As of the date of this report, the building was under construction to be adaptively reused as commercial offices.

2035 E. Bay Street (APN 5166-012-006)



Figure 37: 2035 E. Bay Street, view facing northeast (GPA, 2018)

The double front gable vernacular brick building was constructed in 1912 as a storage warehouse for pipe and machinery.⁴⁶ It later housed a glass company. The building was evaluated as eligible for listing in the National Register, California Register, and as an HCM by SurveyLA as an "excellent and rare example of a 1911 industrial building in Los Angeles' primary industrial district" under the theme of Early Industrial Development, 1880-1945.⁴⁷

⁴⁵ Historic Resources Group, "Consolidated Data - Individual Resources: Central City North Community Plan Area," *SurveyLA Los Angeles Historic Resources Survey* (City of Los Angeles Office of Historic Resources, 2016).

⁴⁶ Assessor data shows the date of construction as 1911. Original building permits are dated 1912. City of Los Angeles Department of Building and Safety, Building Permit No. 1912LA04541, April 22, 1912.

⁴⁷ Historic Resources Group, "Consolidated Data - Individual Resources: Central City North Community Plan Area," *SurveyLA Los Angeles Historic Resources Survey* (City of Los Angeles Office of Historic Resources, 2016).

5. PROJECT IMPACTS

5.1 Determining the Significance of Impacts on Historical Resources

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

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

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

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

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

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

The following factors are set forth in the City of Los Angeles' "L.A. CEQA Thresholds Guide," which 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.

5.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to have a less than significant impact if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic

Properties (Standards).⁴⁸ Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.⁴⁹ The Standards were issued by the National Park Service, and are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. Though none of the four treatments as a whole applies specifically to new construction in the vicinity of historical resources, Standards #9 and #10 of the Standards for Rehabilitation provide relevant guidance for such projects.

The *Standards for Rehabilitation* are as follows:

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

It is important to note that the *Standards* are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions

⁴⁸ 14 CCR § 15126.4(b).

⁴⁹ 14 CCR § 15331.

to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every *Standard* necessarily applies to every aspect of a project, nor is it necessary to comply with every *Standard* to achieve compliance.

5.3 Project Description

TABLE 5: PROPOSED PROJECT				
APN	Site Key Letter	Address	Description	Proposed Project
5166-003-012	A	2118 E. 7 th Place	Three-story street-facing building	Retention
5166-003-006	B	2124 E. 7 th Place (2132 E. 7 th Place)	One-story street-facing building	Retention
5166-003-006	C	2140 E. 7 th Place	Three-story street-facing building	Retention
5166-003-006	D	2144 E. 7 th Place	One-story street-facing building	Demolition
5166-003-006	E	2140 E. 7 th Place	One-story rear building	Demolition
5166-003-006	F	2126 E. 7 th Place	One-story rear building	Demolition
5166-003-006	G	2126 E. 7 th Place	Two-story rear building	Retention
5166-003-010	H	2137 Violet Street	Vacant lot and shelter structure	Demolition of Shed. Primary location of new construction

The Project proposes a mixed-use development integrating existing buildings with new construction. The proposed Project would involve the construction of two new buildings, the retention of four existing buildings (including Building C, which was identified as eligible for listing by SurveyLA), and the demolition of three existing buildings. Proposed uses would include live-work units, office space, commercial retail/restaurant floor area, and artist production amenity space. The two new buildings would include a 36-story residential tower with a maximum height of 425 feet located on the western portion of the Project site, and an eight-story office building with a maximum height of 131 feet located on the eastern portion of the Project site. Neither new building would be physically connected to the building that would be retained. The three existing buildings and structure that would be demolished are 2144 E. 7th Place (Building D), the rear building at 2140 E. 7th Place (Building E), 2126 E. 7th Place (Building F), and the shed at 2137 Violet Street (Building H).

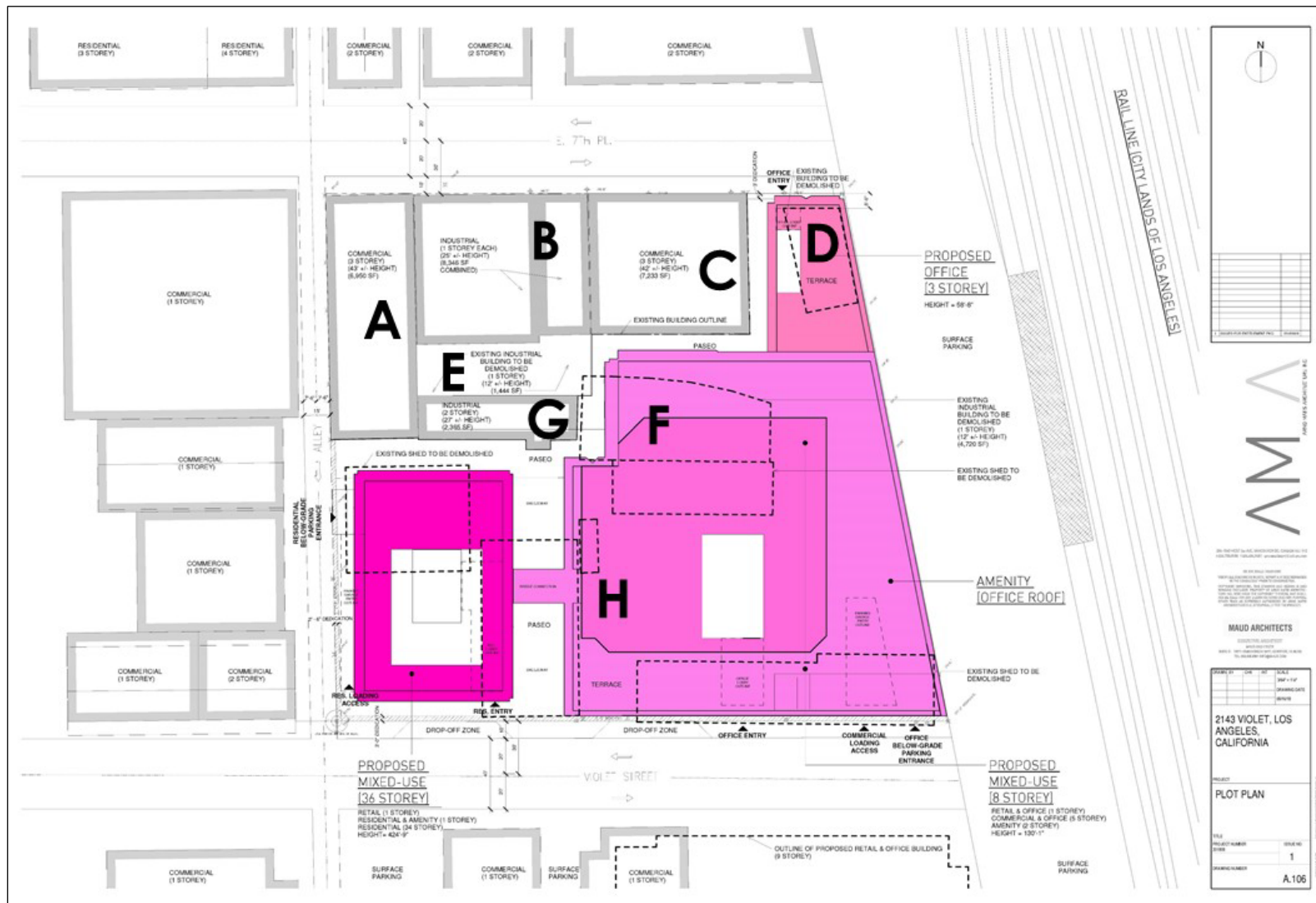
2118 E. 7th Place (Building A), 2124 E. 7th Place (Building B), 2140 E. 7th Place (Building C), and 2126 E. 7th Place (Building G) would be retained and existing commercial uses and six live-work units would remain and would be linked to the two proposed new buildings. These retained buildings would be incorporated into the overall Project site, maintaining the fabric of the neighborhood

and maintaining the three-story maximum height of industrial buildings along the south side of E. 7th Place. An extensive pedestrian paseo system would connect the retained buildings and new buildings. The paseo system would consist of a central paseo between the proposed residential tower and office building that would lead to Violet Street to the south and two smaller pedestrian corridors to the north at E. 7th Place and west at the alley.

The Project design would create an active, transparent street edge along both Violet Street and E. 7th Place through the placement of commercial uses, streetscape improvements, and integration with internal paseos and plazas. The contemporary architectural style of the two proposed buildings would reflect the industrial character of the surrounding area by utilizing a repetition of stacked components to imitate the structural rhythm and cadence of stacked pallets. Materials used on the building exteriors would include concrete, glass, and metal. Each building level would be staggered to break up the building elevations, creating distinct and offset planes to reduce the building's perceived scale and massing, as well as large projecting balconies that provide functional outdoor open space. Recessed window elements would be used to produce a pattern of void and solid, which would articulate the building facades, create texture, and reduce massing.

Along E. 7th Place, the new construction would be set back from the existing industrial buildings. The larger new building would rise behind the existing buildings. The smaller of the two new buildings would have street frontage of three stories at the eastern edge of E. 7th Place; this building would step from three stories at the street level to eight stories at the rear. The three-story height at E. 7th Place would be continuous with the height of existing three-story buildings (Building A and Building C) on the Project site.

See Attachment D for complete Conceptual Renderings.



5.4 Analysis of Project Impacts

The following sections analyze the potential for the proposed Project to result in direct, indirect, and cumulative impacts to the historical resources on the Project site and in the Study Area. There is one historical resource on the Project site, Building C, and three historical resources in the Study Area to the northwest and southwest of the Project site. Engine Company No. 17 is oriented towards S. Santa Fe Avenue and separated from the Project site on 7th Place by two mid-rise buildings. The Ford Motor Company Factory and 2035 E. Bay Street are separated by a block of mid-rise buildings and S. Santa Fe Avenue, a heavily traveled thoroughfare. The proposed Project would introduce a tiered office building of three to eight stories and a 36-story building to the vicinity of these historical resources. The impact of these new buildings, in other words, their potential to cause material impairment indirectly or cumulatively in such a way that the integrity of the historical resources is compromised, is analyzed below.

Direct Impacts

The proposed Project would retain the pedestrian-level, street-facing setting of the existing buildings along East 7th Place (Buildings A, B, and C) to the driveway along the eastern side of Building C. No historical resources would be demolished, destroyed, relocated, or altered as a result of the Project; therefore, the Project would have no direct impact on historical resources. Building C, the only historical resource on the Project site, and the other older buildings on the Project site that are not historical resources, would be retained as part of the Project. These buildings would be incorporated into the overall site plan of the Project, retaining the fabric of the neighborhood. No changes are proposed to the use or physical form of these buildings.

The design of the proposed Project is compatible with Building C and the existing streetscape along E. 7th Place. The buildings that would be retained do not exceed three stories in height. At E. 7th Place, new construction would be three stories high and step up to eight stories at the rear portion. Both new buildings would be physically separated from the historical resource and older, buildings that would be retained. The Project would integrate new construction with design sympathetic to existing building heights and irregular site plans. Because new construction in the vicinity of the Project site is compatible with its history as an evolving urban environment; physically separated from buildings that would be retained; and are also compatible with existing heights on E. 7th Place, the Project would not cause a direct impact to the setting of the existing buildings, including Building C.

Buildings D, E, and F would be demolished as part of the Project. These buildings are not historical resources as defined by CEQA. They have not been identified as historical resources in the past and they are not visible from the public right-of-way. Further analysis of these buildings did not identify them as historical resources. Therefore, the demolition of these buildings would not cause a direct impact to historical resources.

Indirect Impacts

Indirect impacts are reasonably foreseeable and caused by a project, but occur at a different time or place from the project.⁵⁰ In determining the potential indirect impact of adjacent new construction on the historical resources in the Study Area, the central question is whether the proposed Project would cause a “material impairment” to the significance of the nearby historical

⁵⁰ 14 CCR §15358 (a)(2)

resource.⁵¹ Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the Study Area no longer retained sufficient integrity to convey their significance as a result of the proposed Project.

According to National Register Bulletin #15, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The Project is physically separated from all historical resources. Because the proposed Project would not alter the physical features of the historical resources in the Study Area, the only relevant aspect with respect to the indirect impact of the new buildings on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource's broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the Study Area would be diminished by the new construction to the degree that they would no longer qualify as historical resources under national, state, or local landmark or historic district programs.

The Project would introduce two new visual elements, an eight-story office building and a 36-story tall building, to an area of varied development where the overall integrity of setting is low as a result of substantial changes to the built environment over time. Access to buildings and lots on the Project site and within the Study Area has changed with evolving transportation needs – first to accommodate the railroad and later to accommodate large trucks. The uses of buildings on the Project site and in the Study Area has also changed over time. The buildings were primarily industrial at the time of Building C's construction in 1918. The area is now used for a combination of commercial, residential, and restaurant uses. The integrity of setting for all of the buildings on the Project site and in the Study Area has been substantially compromised; new construction adjacent to Building C would not cause further impairment of setting.

The relationship of the historical resources and existing buildings to the streetscape would remain intact and would not be changed by the Project. The historical resources were constructed with an orientation towards the street frontage. The Project does not have the potential to obstruct views of the historical resources in the Study Area from the Project site or the street frontage. The Project does not share frontage with any of the historical resources in the Study Area. Although the Project introduces a new visual element to the area east of these historical resources, the relationships between the buildings, other significant features, and surrounding streets would remain largely intact overall.

The Project would introduce shadows to the Study Area. Shadows would not alter the physical features of the historical resources in the Study Area. No publicly visible elevations of the historical resources would be physically obscured by the Project. The historical resources in the Study Area would remain highly visible and continue to have completely visible primary and secondary elevations.

The Project would not have any impact on the physical characteristics that convey the resources' historic significance and justify their inclusion in, or eligibility for, applicable landmark and historic district designation programs. The Project would introduce a new visual element to the immediate surroundings of the historical resources in the Study Area; however, the Project would not result in

⁵¹ Pub. Res. Code § 21084.1; 14 CCR §15064.5(b).

a substantial adverse change to the integrity of these historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. Thus, there would be no indirect impacts to historical resources in the Study Area as a result of the proposed Project.

Cumulative Impacts

Cumulative impacts refer to impacts of the Project and related projects in the vicinity, that when taken as a whole, substantially diminish the number or significance of historical resources within the same or similar context or property type. Impacts to historical resources, if any, tend to be site specific. However, cumulative impacts would occur if the Project and related projects cumulatively affect historical resources in the immediate vicinity, contribute to changes within the same historic district, or involve resources that are examples of the same property type as those within the Project site.

There are 73 related projects, two of which are located within the Study Area for the Project site. The two related projects include proposed developments at 826 S. Mateo Street and 2130 Violet Street. These two related projects would not materially impair any historical resources as there are no historical resources on either of these project sites. As discussed above, the Project analyzed in this report would have no direct or indirect impacts on historical resources on the Project site or in the Study Area. Therefore, there would be no potential for cumulative impact to historical resources in the immediate vicinity.

Cumulative impacts to historical resources must also consider changes within the same historic district. However, the Project site is not located within the boundaries of a historic district.

Additionally, cumulative impacts to historical resources must consider whether a project substantially diminishes the number or significance of historical resources of the same property type, even if they are not otherwise on the related projects list. As discussed above, the Project would have no direct or indirect impacts on historical resources on the Project site or in the Study Area. There is one building on the Project site that was identified as a historical resource by SurveyLA under the theme of Early Industrial Development within the Industrial Development context (Building C). This building would be incorporated into the Project and no alterations are proposed. Therefore, there would be no potential to contribute cumulative impacts to historical resources of the same Early Industrial Development property type. The overall number of historical resources representing this theme will not be diminished by the Project.

Secretary of the Interior's Standards

The *Secretary of the Interior's Standards* are not directly applicable, as the Project does not involve the preservation, rehabilitation, restoration, or reconstruction of a historic building. Rehabilitation Standards #9 and #10, which address related new construction, are relevant but not determinative in analyzing the potential impact of a new building on historical resources in the vicinity. Rehabilitation Standards #9 and #10 primarily address additions to historic buildings or new construction within the boundaries of a historic district, which is not the case with the Project. Nevertheless, to be conservative, the Project's compliance with Standards #9 and #10, as the Project would impact the historical resource Building C, is discussed below.

Compliance with Standard #9

Standard #9 states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

As analyzed above, the new buildings would be physically separated from all historical resources on the Project site and in the Study Area. The new construction would not destroy the historic materials and features of the only historical resource on the Project site, Building C. The new construction would also not destroy the spatial relationships that characterize the evolving urban setting of the Project site. The heights of the streetscape along E. 7th Place would be retained. The tiered building to be constructed along E. 7th Place has been designed to retain this streetscape. The tiered building is only three stories high at E. 7th Place and steps up into an eight-story building at the center of the Project site. The form of this building retains spatial relationships along E. 7th Place. The pedestrian experience of the streetscape as a series of three-story buildings will be retained. The taller, 36-story tower would be located behind the existing street frontage of E. 7th Place. The historical resources on the Project site and in its vicinity are part of an evolving urban environment characterized by buildings of a variety heights and uses. The Project would not deviate from this pattern in such a way that the integrity of the Building C and historical resources in the vicinity of the Project would be diminished.

The new buildings would be differentiated from Building C by its contemporary design and materials. The new buildings would not alter historic physical features or change the relationships between Building C and its setting, which oriented towards E. 7th Place. The new buildings would not reduce the integrity of Building C. Therefore, the new construction proposed as part of the Project meets the requirements of Standard #9 and would not result in an adverse impact to historical resources.

Compliance with Standard #10

Standard #10 states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The new construction proposed as part of the Project meets the requirements of Standard #10. The new buildings are physically separated from Building C. If the new buildings were removed in the future, the adjacent historical resource, Building C, would not be materially affected. The essential form and integrity of the historical resource and its environment would be unimpaired.

6. CONCLUSION

The proposed Project would have no direct impacts on historical resources. No historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. One historical resource exists on the Project site, Building C. This building would be retained and incorporated into the Project. Because the design of the Project is compatible with an evolving urban environment; physically separated from the existing buildings that would be retained; and are also compatible with existing heights on E. 7th Place, the Project would not cause a direct impact to the setting of the existing buildings, including Building C.

Three buildings within the Study Area were identified as historical resources. The Project would have no indirect impacts on the historical resources in the Study Area. The Project and related projects would also have no cumulative impacts on historical resources in the Study Area or substantially diminish the number or significance of historical resources of the same property type, even if they are not otherwise on the related projects list or within the Study Area. The Project and related projects would introduce new visual elements to an area of varied development where the overall integrity of setting is already low as a result of substantial changes to the built environment over time. The vicinity of the Project is an urban environment characterized by varied development. There would be no direct, indirect, or cumulative impacts on historical resources as a result of the Project. No mitigation is required or recommended.

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Los Angeles County Historic Preservation Ordinance 2015-0033.

Los Angeles Department of Building and Safety Permit Records, various dates.

Los Angeles Office of Historic Resources, Los Angeles Citywide Historic Context Outline and Summary Tables. 2015.

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SurveyLA. Historic Resources Survey Report: Boyle Heights Community Plan Area. Prepared by Architectural Resources Group, 2014.

SurveyLA. Historic Resources Survey Report: Central City North Community Plan Area. Prepared by Historic Resources Group, September 2016.



Appendix A - Résumés



TERESA GRIMES is a Principal Architectural Historian at GPA. She has more than 25 years of experience in the field of historic preservation in the private, public, and non-profit sectors. Ms. Grimes is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Her many projects have included historic context statements for Riverside, Calabasas, Glendale, and Carmel-by-the-Sea, and historic resource surveys in Riverside, Whittier, Calabasas, Pasadena, Whittier, and Los Angeles. Ms. Grimes has also completed numerous environmental compliance documents involving major landmarks; examples include the

Cinerama Dome, Dodger Stadium, Los Angeles Sports Arena, Beverly Hills Post Office, and Baldwin Hills Shopping Center.

Educational Background:

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

Professional Experience:

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

Qualifications:

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

Professional Activities:

- West Hollywood Cultural Heritage Advisory Board, 1990-1994
- Highland Park Heritage Trust, Board Member, 1996-1998
- Pasadena Heritage Board Member, 2008-12

Selected Projects:

- John Anson Ford Theatres, Los Angeles County, CEQA Historical Resource Report, 2011-2015
- City Market of Los Angeles, CEQA Historical Resource Report, 2012-2015
- Hollywood and Cherokee, Los Angeles, CEQA Historical Resource Report, 2014
- LABioMed, Torrance, CEQA Historical Resource Report, 2013-2014
- Coca Cola Building, Los Angeles, CEQA Historical Resource Report, 2014
- United Artist Theater, Los Angeles, CEQA Historical Resource Report, 2011-2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- 8899 Beverly Boulevard, West Hollywood, CEQA Historical Resource Report, 2013
- Hillcrest Motors Building, Hollywood, CEQA Historical Resource Report, 2013
- New Pershing Apartments, Los Angeles, CEQA Historical Resource Report, 2012
- Max Factor Building, Hollywood, CEQA Historical Resource Report, 2012
- House of Hope, Duarte, CEQA Historical Resource Report, 2010
- Sunset Bronson Studios, Hollywood, CEQA Historical Resource Report, 2010
- Hirsh Apartments, Los Angeles, CEQA Historical Resource Report, 2010
- Claremont McKenna College Master Plan, CEQA Historical Resource Report, 2008
- Dodger Stadium, Los Angeles, CEQA Historical Resource Report, 2008
- Los Angeles Wholesale Produce Market, CEQA Historical Resource Report, 2007



ALLISON M. LYONS is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2007. Allison graduated from Columbia University with a Master of Science in Historic Preservation. She has since worked in private historic preservation consulting in California. Allison joined GPA in 2015 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic American Buildings Survey/Historic American Engineering Record recordation; large-scale historic resources surveys; Federal Rehabilitation Tax Credit and Mills Act

applications; local landmark applications; and evaluations of eligibility for a wide variety of projects and property types throughout California. She is also highly experienced in writing National Register of Historic Places nominations as well as historic context statements for local governments.

Educational Background:

- M.S., Historic Preservation, Columbia University, 2010
- Certificate, Business Fundamentals CORE Program, Harvard Business School Online, 2016
- B.A., European Studies, Scripps College, 2006

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2015-Present
- Chattel Inc., Associate Architectural Historian, 2013-2015
- Architectural Resources Group, Architectural Historian, 2010-2013
- Mellon Graduate Fellowship in Primary Sources, Columbia University, 2009-2010

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.
- Advisory Council on Historic Preservation, Section 106 Essentials

Professional Activities:

- Graduate School of Architecture, Planning, and Preservation at Columbia University, Alumni Board Member, 2013-Present

Selected Projects:

- Morrison Hotel, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Angels Landing, Los Angeles, CEQA Historical Resource Technical Report, 2018
- 3003 Runyon Canyon, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Highland Park Jr. Art Center, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- Postwar Development and Architecture in Fremont Historic Context Statement, 2017
- Los Angeles Wholesale Flower Terminal, Los Angeles, Historical Resource Evaluation Report, 2017
- City of Hope Master Plan, Duarte, CEQA Historical Resource Technical Report, 2017
- Vermont Corridor Development, Historical Resources Evaluation Report, 2017
- Art Center College of Design Master Plan, Pasadena, CEQA Historical Resource Report, 2016
- 2222 S. Figueroa Street, Los Angeles, CEQA Historical Resource Technical Report, 2016
- 1440-52 Gordon Street, Los Angeles, CEQA Historical Resource Evaluation Report, 2016
- 8430 Reseda Boulevard, Los Angeles, CEQA Historical Resource Evaluation Report, 2016



EMILY RINALDI is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2011 and has worked throughout the country. Emily has conducted archival research and architectural surveys, developed submissions to regulatory agencies, and prepared site assessments and management plans for a wide variety of historic buildings, structures, and sites. Her experience includes the preparation of Historic-Cultural Monument, Federal Rehabilitation Tax Credit, and New York City Landmarks Preservation Commission applications, the composition of a Historic Preservation Element for a Township Master Plan, and the development and design of an exhibit sign. She is the

Image Editor for *Buildings & Landscapes*, the journal for the Vernacular Architecture Forum. Emily is experienced with graphics-editing software programs including Adobe Photoshop and Adobe InDesign as well as tools for mapmaking such as ArcGIS.

Educational Background:

- M.S., Historic Preservation, Columbia University, 2013
- B.A., History, New York University, 2009
- B.A., Political Science, New York University, 2009

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Building Conservation Associates, Inc., Historic Preservationist, 2015-2017
- Avery Drawings & Archives, Columbia University, Graduate Intern, 2012-2013
- Docomomo, US, Intern, 2012

Qualifications:

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

Professional Activities:

- Vernacular Architecture Forum, Image Editor for *Buildings & Landscapes*, 2014-Present

Selected Projects:

- 676 S. Mateo Street, Los Angeles, CEQA Historical Resource Report, 2017
- 314-18 Firmin Street, Los Angeles, Historical Resource Evaluation Report, 2017
- 401 S. Hewitt Street, Los Angeles CEQA Historical Resource Report, 2017
- Stock Exchange, Los Angeles, Preservation Plan, Interior, 2017
- Shoemaker Bridge, Long Beach, Section 106 Historical Resources Evaluation Report, 2017
- 800 Traction Avenue, Los Angeles, Historic-Cultural Monument Application, 2017
- 91/605, Los Angeles County, Section 106, Historical Resources Evaluation Report, 2017
- Truxtun/Oak Intersection Operational Improvements, Bakersfield, Section 106 Historical Resources Evaluation Report, 2017
- Southington Historic Inventory Survey, Southington, Connecticut, 2016-2017
- Windsor Locks Readiness Center, Windsor Locks, Connecticut, Exhibit Sign, 2016
- Historic Preservation Element of the Township Master Plan for Montclair, New Jersey, 2016
- Edward Ridley & Sons Department Store, New York, Federal Rehabilitation Tax Credit Application, 2015-2016
- Historic Resource Inventory Survey of Midtown Manhattan, New York, 2015-2016
- Washington Union Station, Washington, D.C., Historic Preservation Plan, 2015
- *Threatened by History: The Problems in Preserving the Postbellum Commemorative Landscape*, Master's Thesis, 2013



Attachment B – Previous Evaluations for Parcels on Project Site and in Study Area

ATTACHMENT B: PREVIOUS EVALUATIONS						
	APN	Address	Year Built	SurveyLA, Consolidated Data - Individual Resources	SurveyLA, Consolidated Data - District	CHRIS
Project Site	5166-003-012	2118 E. 7th Pl (A)	1924	Not Identified	Not Identified	No Record
	5166-003-006	2124 E. 7th Pl (B)	1930 and 1940	Not Identified	Not Identified	No Record
		2140 E. 7th Pl (C and E)	C: 1918 E: 1940	Building C identified as eligible 3S/3CS/5S3	Not Identified	No Record
		2144 E. 7th Pl (D)	1922	Not Identified	Not Identified	No Record
		2126 E. 7th Pl (F and G)	F: 1930-1949 G: 1922	Identified because the address is associated with Building C	Not Identified	No Record
	5166-003-010	2137 Violet St (H)	n/a	Not Identified	Not Identified	No Record
Study Area	5166-004-005	2116 Violet St	1953	Not Identified	Not Identified	No Record
	5166-002-046	2121 E. 7th Pl	1923	Not Identified	Not Identified	No Record
	5166-004-004	2124 Violet St	1952	Not Identified	Not Identified	No Record
	5166-004-027	2130 Violet St	1947	Not Identified	Not Identified	No Record
	5166-002-027	2135 E. 7th Pl	1922	Not Identified	Not Identified	No Record
	5166-002-021	726 S. Santa Fe Ave	1910	Not Identified	Not Identified	No Record
	5166-003-001	800 S. Santa Fe Ave	1922	Not Identified	Not Identified	No Record
	5166-003-002	810 S. Santa Fe Ave	1923	Not Identified	Not Identified	No Record
	5166-003-013	816 S. Santa Fe Ave	1957	Not Identified	Not Identified	No Record
	5166-003-005	826 S. Santa Fe Ave	1922	Not Identified	Not Identified	No Record
	5166-004-006	900 S. Santa Fe Ave	1912	Not Identified	Not Identified	No Record
	5166-002-018	Engine Company No. 17 710 S. Santa Fe Ave	1928	Not Identified	Not Identified	No Record* Should have 2S2

ATTACHMENT B: PREVIOUS EVALUATIONS						
	APN	Address	Year Built	SurveyLA, Consolidated Data - Individual Resources	SurveyLA, Consolidated Data - District	CHRIS
	5166-002-019	712 S. Santa Fe Ave	1911/1967	Not Identified	Not Identified	No Record
	5166-002-020	720 S. Santa Fe Ave	1916	Not Identified	Not Identified	No Record
	5166-014-003	2045 Violet St	1941/1961	Not Identified	Not Identified	No Record
	5166-014-012	2020 E. 7 th Pl	2002	Not Identified	Not Identified	No Record
	5166-014-001	2040 E. 7 th Pl	n/a	Not Identified	Not Identified	No Record
	5166-013-010	Ford Motor Company (821 Santa Fe Ave; 2046 E. 7 th St; 2054 E. 7 th St; 2060 E. 7 th St; 715 S. Santa Fe Ave; 721 S. Santa Fe Ave; 725 S. Santa Fe Ave; 729 S. Santa Fe Ave; 733 S. Santa Fe Ave; 737 S. Santa Fe Ave; 801 S. Santa Fe Ave; 805 S. Santa Fe Ave; 809 S. Santa Fe Ave; 813 S. Santa Fe Ave; 817 S. Santa Fe Ave)	1923	Identified: "The Ford Motor Company Factory building was determined eligible for the National Register in 2014. The building was undergoing substantial renovation at the time of the survey."	Not Identified	No Record* Should have 2S3
	5166-015-002	2022-24 E. 7 th St	1925	Not Identified	Not Identified	No Record
	5166-015-003	2014-16 E. 7 th St	1924	Not Identified	Not Identified	No Record
	5166-015-004	2010-12 E. 7 th St	1915	Not Identified	Not Identified	No Record
	5166-015-020	2006-08 E. 7 th St	1910/1925	Not Identified	Not Identified	No Record

ATTACHMENT B: PREVIOUS EVALUATIONS

	APN	Address	Year Built	SurveyLA, Consolidated Data - Individual Resources	SurveyLA, Consolidated Data - District	CHRIS
	5166-015-020	2000-02 E. 7 th St, 704-08 S. Mateo St	1910/1925	Not Identified	Not Identified	No Record
	5166-015-019	718 S. Mateo St	1931/1949	Not Identified	Not Identified	No Record
	5166-015-019	726 S. Mateo St	1931/1949	Not Identified	Not Identified	No Record
	5166-014-011	802 S. Mateo St	1941	Not Identified	Not Identified	No Record
	5166-014-010	806 S. Mateo St	1967	Not Identified	Not Identified	No Record
	5166-014-009	810 S. Mateo St	1966	Not Identified	Not Identified	No Record
	5166-014-008	812 S. Mateo St	1923	Not Identified	Not Identified	No Record
	5166-014-005, -006	826 S. Mateo St	1945/1957, 1956	Not Identified	Not Identified	No Record
	5166-012-017	920 S. Mateo St	1955	Not Identified	Not Identified	No Record
	5166-012-018	930 S. Mateo St	1958	Not Identified	Not Identified	No Record
	5166-012-037	2026 Violet St	1992	Not Identified	Not Identified	No Record
	5166-012-009	2019 E. Bay St	1918/1940	Not Identified	Not Identified	No Record
	5166-012-008	2023 E. Bay St	1927/1928	Not Identified	Not Identified	No Record
	5166-012-007	2031 E. Bay St	1979	Not Identified	Not Identified	No Record
	5166-012-006	2035 E. Bay St	1911	Identified as 2039, 2043 E. Bay St, Status Codes: 3S;3CS;5S3	Not Identified	No Record
		2117 E. Bay St		Not Identified	Not Identified	No Record
		2121 E. Bay St		Not Identified	Not Identified	No Record
		2133 E. Bay St		Not Identified	Not Identified	No Record
		2135 E. Bay St		Not Identified	Not Identified	No Record

ATTACHMENT B: PREVIOUS EVALUATIONS

	APN	Address	Year Built	SurveyLA, Consolidated Data - Individual Resources	SurveyLA, Consolidated Data - District	CHRIS
		2143 E. Bay St		Not Identified	Not Identified	No Record
		2149 E. Bay St		Not Identified	Not Identified	No Record
		909 S. Santa Fe Ave		Not Identified	Not Identified	No Record
		913 S. Santa Fe Ave		Not Identified	Not Identified	No Record
		923 S. Santa Fe Ave		Not Identified	Not Identified	No Record
		927 S. Santa Fe Ave		Not Identified	Not Identified	No Record
		931 S. Santa Fe Ave		Not Identified	Not Identified	No Record
		930 S. Santa Fe Ave		Not Identified	Not Identified	No Record
		Atchison Topeka and Santa Fe RR		Not Identified	Not Identified	No Record

Attachment C – Evaluation forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2118 E. 7th Place (Building A)

P1. Other Identifier: Building A

*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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2118 E. 7th Place City Los Angeles Zip 90021

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5166-003-012

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

2118 E. 7th Place is a three-story, rectangular plan industrial building. The building is constructed of reinforced concrete and hollow clay tile. The exterior is painted concrete. The façade is three bays across with evenly spaced divided light steel sash windows featuring hopper openings in their center. The entrance to the building is recessed in the center bay. Signage is painted on the façade at the first floor and below the parapet in neon lettering. The building has a flat parapet raised along the façade. The side and rear elevations have a painted concrete block finish similar to the façade. The side elevations have steel sash windows with an irregular fenestration pattern. The parapet along the side elevations is also irregular. The rear elevation is three bays across with evenly spaced steel sash windows. A fire escape is located on the west side of the rear elevation. A parking lot, accessible via Violet Street, is located at the rear of the parcel.
See continuation sheet

*P3b. Resource Attributes: (List attributes and codes) HP7. 3+ Story Commercial Building

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



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View southeast, 5/2018

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1924 Los Angeles Building Dept

*P7. Owner and Address:

Onni Group

315 West 9th Street, Suite 801

Los Angeles, CA 90015

*P8. Recorded by: (Name, affiliation, and address) Allison M. Lyons

GPA Consulting, 617 S. Olive Street #910

Los Angeles, CA 90016

*P9. Date Recorded:

11/20/2018

*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting, Violet Street and 7th Place, Historical Resource Technical Report, 2018.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2118 E. 7th Place (Building A)

*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Pacific Meter Works

B2. Common Name: 2118 E. 7th Place

B3. Original Use: Commercial building and warehouse

B4. Present Use: Commercial building and warehouse

*B5. Architectural Style: Commercial vernacular

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

1924: Constructed, 1926: 3rd story added

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

Original Location: _____

*B8. Related Features:

None

B9a. Architect: Roy W. Fredin

b. Builder: P.J. Walker

*B10. Significance: Theme Early Industrial Development

Area Los Angeles

Period of Significance 1924-1945

Property Type Warehouse

Applicable Criteria A

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

2118 E. 7th Place (Building A) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building A does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, architectural character, and physical integrity.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

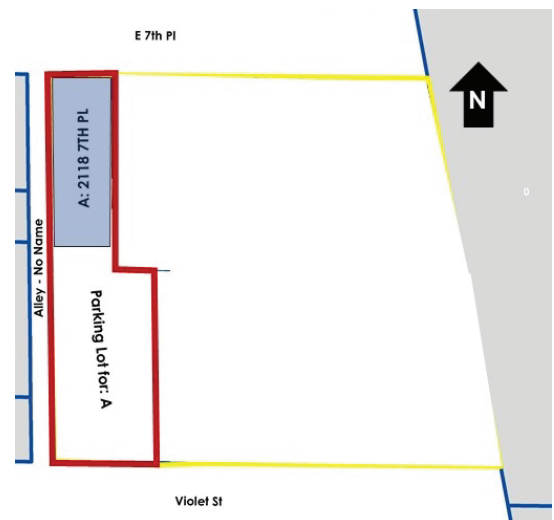
B13. Remarks:

*B14. Evaluator: Allison M. Lyons

*Date of Evaluation: 11/20/2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 2118 E. 7th Place (Building A)

Page 3 of 3

B10. Significance:

Building History

Sanborn maps from 1906 show 2118 E. 7th Place developed with a one-story residential building and associated outbuilding. A new one-story residence was constructed in 1908. This residence was removed when the existing building was constructed. The Pacific Meter Works of the American Meter Company developed the building at 2118 E. 7th Place in 1924. It was originally constructed as a two-story, reinforced concrete building with Art Deco decorative details including vertical scoring and a stepped parapet. The building was designed by Roy W. Fredin and the contractor was P.J. Walker. A full third-floor addition was constructed in 1926. Alterations to the exterior, including the removal of decorative features and original raised letter signage occurred at an unknown date. The parapet was altered in 1966. The building housed a variety of manufacturing tenants through the twentieth century, ranging from meters and valves to lamps.

Evaluation

2118 E. 7th Place (Building A) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building A does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, and architectural character. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. Building A was developed for Pacific Meter Works of the American Meter Company in 1924. It appears to have functioned as a manufacturing building for the company through the 1930s. Research did not reveal specific information about the Pacific Meter Works of the American Meter Company.

Research did not reveal associations with the lives of historic personages important to national, state, or local history.

The building was designed by Roy W. Fredin. Fredin was an industrial arts teacher in Pasadena and a mechanical engineer for G.M. Gianni Engineering Company. He was not an architect (he does not appear in the AIA membership directory) and is not recognized as a notable designer. Therefore, the building cannot be considered the work of a master. The building is a reinforced concrete structure that does not demonstrate any innovative, important, or outstanding design features. All of the building's ground floor doors and several of its ground floor windows have been replaced with new metal-and-glass infill. The building has been altered since initial design and construction. Building A is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The building was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. The integrity of setting remains intact, as the area is still largely industrial as it would have been during the time of construction. Alterations to the building, including the addition of a third floor and replacement of original windows, have reduced the integrity of design, materials, workmanship, and feeling. The building has no historical significance so there is no association to analyze. Overall, the building is substantially different from its original appearance and does not retain integrity as a whole.

2118 E. 7th Place (Building A) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

Sources: City of Los Angeles Department of Building and Safety, Building Permit No. 166, January 13, 1908; City of Los Angeles Department of Building and Safety, Building Permit No. 47238, November 25, 1924; City of Los Angeles Department of Building and Safety, Building Permit No. 3159, January 29, 1926; "Roy Fredin, Altadena Resident, Dies After Fall," *Pasadena Independent*, July 11, 1964.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2124 E. 7th Pl (Building B)

P1. Other Identifier: Building B

*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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2124 E. 7th Pl City Los Angeles Zip 90021

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5166-003-006

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

2124 E. 7th Place (Building B) is a one-story, rectangular plan industrial building. The façade is divided into a grid of 12 bays by an exposed structural system of beams and bracing. The façade is clad with painted metal panels. The façade has three large, fully glazed recessed openings. Commercial signage with neon lettering on a panel is affixed to the façade across two bays. The roof is a combination of a shed portion over the eastern three bays and front gable with a perforated metal panel pediment over the nine western bays. Though they do not share party walls, the side elevations of the building touch adjacent buildings to the east and west.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

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



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View southeast, 7/2018

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1930 and 1940 Los Angeles Building Dept

*P7. Owner and Address:

Onni Group

315 West 9th Street, Suite 801

Los Angeles, CA 90015

*P8. Recorded by: (Name, affiliation, and address) Allison M. Lyons

GPA Consulting, 617 S. Olive Street #910

Los Angeles, CA 90016

*P9. Date Recorded:

11/20/2018

*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting, Violet Street and 7th Place, Historical Resource Technical Report, 2018.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2124 E. 7th Pl (Building B)

*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: _____
B2. Common Name: 2124 E. 7th Pl.
B3. Original Use: repair shop B4. Present Use: commercial/industrial building
*B5. Architectural Style: none
*B6. Construction History: (Construction date, alterations, and date of alterations)
1930: Constructed (see continuation sheet)

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

*B8. Related Features:

None

B9a. Architect: None b. Builder: None
*B10. Significance: Theme Early Industrial Development Area Los Angeles

Period of Significance 1930-1945 Property Type industrial building Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

2124 E. 7th (Building B) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building B does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, architectural character, and physical integrity.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

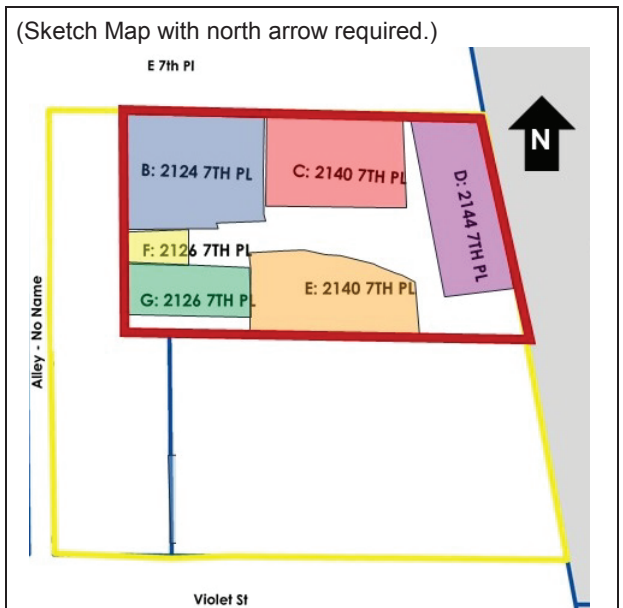
*B12. References:

See continuation sheet

B13. Remarks:

*B14. Evaluator: Allison M. Lyons
*Date of Evaluation: 11/20/2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2124 E. 7th Pl (Building B)

Page 3 of 3

*B10. Significance:

Building History

2124 E. 7th Place was designed and developed in 1930 by the Southern Counties Gas Company, a natural gas pipeline owner. Building B was constructed as a meter repair shop. The building had a concrete foundation, steel framing, and corrugated iron siding. In 1940, a vacant parcel associated with the address 2132 and located east of 2124 was converted to a truck shelter for the warehouse at 2140 E. 7th Place. The truck shelter was altered several times and partially converted into an office in 1941. In 1952, the truck shelter was fully enclosed and connected to 2124 E. 7th Place, forming the eastern three bays of the current building. At that time, the building was associated with Freight Transport Company, a company headquartered at 2140 E. 7th Place. The corrugated siding was replaced with flat siding at an unknown date.

Evaluation

2124 E. 7th (Building B) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building B does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, and architectural character. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. Building B was designed and developed in 1930 by the Southern Counties Gas Company. The company owned natural gas distribution pipelines and was part of a larger utility system controlled by San Francisco-based Pacific Lighting. Southern Counties Gas Company and another utility, Southern California Gas, merged in 1970 to form SoCalGas. Building B was used primarily for maintenance, storage, and basic operations of the company and was not associated with significant contributions the company may have made to the development of energy utilities and infrastructure in California. The eastern portion of the building was developed as a truck shelter for Freight Transport Company. Research did not reveal specific information about the Freight Transport Company, another long-term tenant.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

The building is a warehouse that does not demonstrate any innovative, important, or outstanding design features. It has also been substantially altered since its construction, including the replacement of the roof, cladding, entrances, and the construction of an addition to the east. No architect was listed on permits for the building and it cannot be considered the work of a master. Building B is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2124 E. 7th Place (Building B) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

Sources: City of Los Angeles Department of Building and Safety, Building Permit No. 30333, December 24, 1930; City of Los Angeles Department of Building and Safety, Building Permit No. 14522, April 16, 1940; City of Los Angeles Department of Building and Safety, Building Permit No. 14204, June 11, 1941; City of Los Angeles Department of Building and Safety, Building Permit No. 36542, July 22, 1952.



Resource Report

Historic Resource Summary

Names

2140 E 7TH PL (Primary)

Important Dates

1910-01-01 (Built Date)

Images



Resource Types
Building

Architect

Builder

Owner

Location Information

Addresses

2124 E 7TH PL Alternative
2128 E 7TH PL Alternative
2132 E 7TH PL Alternative
2136 E 7TH PL Alternative
2140 E 7TH PL Primary
2120 E 7TH PL Alternative
2142 E 7TH PL Alternative

Location Description

No descriptions recorded

Administrative Areas

Los Angeles City Council District 14 (Council District)
DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL (Neighborhood Council)

Resource Description

Classification

Type: Industrial-Storage, Warehouse Use: Historic Style: Vernacular

Type: California OHP Resource Attribute - HP08. Industrial building

Features

Component: Cladding Type: Brick Material: none defined

Component: Construction Type: Brick Material: none defined

Component: Door Type: Transom; Glazed, fully; Single; Sidelights Material: Wood

Component: Door Type: Glazed, partially; Single Material: Wood

Component: Details Type: Grilles Material: none defined

Component: Entryway Type: Recessed; Stoop Material: none defined

Component: Façade Type: Asymmetrical Material: none defined

Component: Plan Type: Rectangular Material: none defined

Component: none defined Type: none defined Material: Unknown

Component: Roof Type: Parapet, flat; Flat Material: none defined

Component: Window Type: Single; Double-hung; Divided lights Material: Wood

Narrative Description

No description available

Alterations

No major alterations

Resource Description

Classification

Type: Industrial-Storage, Warehouse Use: Historic Style: Vernacular

Type: California OHP Resource Attribute - HPD8. Industrial building

Features

Component: Cladding Type: Brick Material: none defined

Component: Construction Type: Brick Material: none defined

Component: Door Type: Transom; Glazed, fully; Single; Sidelights Material: Wood

Component: Door Type: Glazed, partially; Single Material: Wood

Component: Details Type: Grilles Material: none defined

Component: Entryway Type: Recessed; Stoop Material: none defined

Component: Façade Type: Asymmetrical Material: none defined

Component: Plan Type: Rectangular Material: none defined

Component: none defined Type: none defined Material: Unknown

Component: Roof Type: Parapet, flat; Flat Material: none defined

Component: Window Type: Single; Double-hung; Divided lights Material: Wood

Narrative Description

No description available

Alterations

No major alterations

Resource Significance

Evaluation Details

Date Evaluated

2016-01-14

Context/Theme

Industrial Development, 1850-1980

Early Industrial Development, 1880-1945

Industrial

Eligibility Standards

- Represents a very early phase of industrial development in a neighborhood or area
- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community

Integrity Aspects

Workmanship

Design

Setting

Location

Retains sufficient integrity to convey significance

Association

Feeling

Materials

California Historic Resources Status Codes (explanation of codes)

5S3

3CS

3S

Significance Statement

Excellent and rare example of an est. 1910 industrial building in Los Angeles' primary industrial district; one of few remaining examples from this period.

Periods of Significance

From: 1910-01-01



Related Resources

Related Historic Resources

None

Related Historic Districts

None

Related Activities

SurveyLA - Central City North Survey (was assessed in / assessed)

Related Historic Events

None

Related People/Organizations

Historic Resources Group (Surveying Firm, was surveyed by / surveyed)

Related Information Resources

Images



Documents

SurveyLA: Central City North Historic Resources Survey Report (Document/Text, is referred to in / refers to)

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2144 E. 7th Pl (Building D)

P1. Other Identifier: Building D

*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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2144 E. 7th Place City Los Angeles Zip 90021

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5166-003-006

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

2144 E. 7th Place is a rectangular plan, vernacular garage. The building is constructed of brick and concrete with stucco cladding. The building has a flat roof with a raised parapet. The west elevation features a pedestrian door with metal security gate and two garage door openings infilled with wood panels. One garage door has transom openings. The south elevation is brick with an exposed metal beam across its upper portion. The east elevation is not visible from the property. The north elevation, fronting E. 7th Place, has a two-tone stucco finish and two metal sash, divided light windows. The interior of the building is utilitarian, featuring concrete floors and an exposed wood beam ceiling. Interior partitions are plaster. Metal staircases provide access to lofted balconies along the east side of the interior. The roof features skylights.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

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



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View north, 5/2018

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1922, Los Angeles Building Dept

*P7. Owner and Address:

Onni Group
315 West 9th Street, Suite 801
Los Angeles, CA 90015

*P8. Recorded by: (Name, affiliation, and address) Allison M. Lyons
GPA Consulting, 617 S. Olive Street #910
Los Angeles, CA 90016

*P9. Date Recorded:
11/20/2018

*P10. Survey Type: (Describe)
Intensive

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

GPA Consulting, Violet Street and 7th Place, Historical Resource Technical Report, 2018.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2144 E. 7th Pl (Building D)

*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: _____
B2. Common Name: 2144 E. 7th Pl
B3. Original Use: garage B4. Present Use: live/work lofts
*B5. Architectural Style: none
*B6. Construction History: (Construction date, alterations, and date of alterations)

1922 Constructed

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

*B8. Related Features:

None

B9a. Architect: None

b. Builder: None

*B10. Significance: Theme Early Industrial Development

Area Los Angeles

Period of Significance 1918-1945

Property Type Warehouse

Applicable Criteria A

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

2144 E. 7th Place (Building D) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building D does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, architectural character, and physical integrity.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

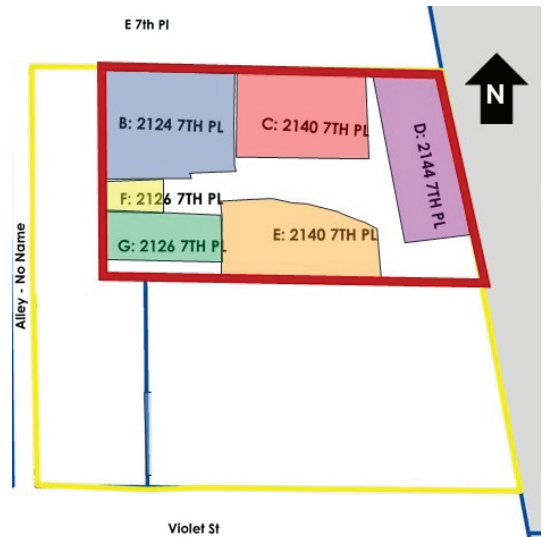
B13. Remarks:

*B14. Evaluator: Allison M. Lyons

*Date of Evaluation: 11/20/2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 2144 E. 7th Pl (Building D)

Page 3 of 3

*B10. Significance:

Building History

The building at 2144 E. 7th Place was constructed in 1922 by Southern Counties Gas Company as a one-story concrete garage. The company was the primary tenant of the brick warehouse to the west at 2140 E. 7th Place. As originally constructed, the building had a larger footprint and brick internal partitions. The rear portion of the building appears to have been demolished between 1980 and 1991. During the 1990s, the building was converted into a combination of residential and creative office space, substantially altering a building that originally served as a garage. Interior alterations include plaster partitions, lofted spaces, and railings. Exterior alterations include infill of garage openings and seismic anchors.

Evaluation

2144 E. 7th Place (Building D) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building D does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, and architectural character. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. Building D was designed and developed in 1922 by the Southern Counties Gas Company. The company owned natural gas distribution pipelines and was part of a larger utility system controlled by San Francisco-based Pacific Lighting. Southern Counties Gas Company and another utility, Southern California Gas, merged in 1970 to form SoCalGas. Building D was used primarily for maintenance, storage, and basic operations of the company and was not associated with significant contributions company may have made to the development of energy utilities and infrastructure in California.

Research did not reveal any associations between Building D and significant industries or industrialists.

Building D is a modest and unornamented utilitarian garage developed in 1922. It is a common type of industrial building built in the early twentieth century and does not demonstrate any innovative, important, or outstanding design features. No architect was listed on permits for the building and it cannot be considered the work of a master. It is also highly altered. The rear portion of the building was likely demolished between 1980 and 1991. Building D is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2144 E. 7th Place (Building D) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

Sources: City of Los Angeles Department of Building and Safety, Building Permit No. 14483, May 1, 1922; Historic aerials, 1980 and 1991.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2140 E. 7th Pl (Building E)

P1. Other Identifier: Building E

*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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2140 E. 7th Pl City Los Angeles Zip 90021

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5166-003-006

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

2140 E. 7th Pl (Building E) is an irregularly shaped concrete masonry unit building with a flat roof. The building has no design features. There are three pedestrian entrances on the north elevation. Fenestration across the building is irregular and varied, generally square steel sash with security bars. The south elevation is covered with street art or graffiti of an unknown origin. The curved shape of the building corresponded to a railroad spur that formerly ran through the property. The location of the spur is now a concrete deck, accessed by a handicap ramp with metal railings along the northeast corner of the building. The interior is divided into three live/work spaces with concrete floors, plaster partitions, and hanging pendant lights. The roof features skylights.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

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



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View southwest, 7/2018

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1940 Los Angeles Building Dept

*P7. Owner and Address:

Onni Group

315 West 9th Street, Suite 801

Los Angeles, CA 90015

*P8. Recorded by: (Name, affiliation, and address) Allison M. Lyons

GPA Consulting, 617 S. Olive Street #910

Los Angeles, CA 90016

*P9. Date Recorded:

11/20/2018

*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting, Violet Street and 7th Place, Historical Resource Technical Report, 2018.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2140 E. 7th Pl (Building E)

*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: none
B2. Common Name: 2140 E. 7th Place
B3. Original Use: Truck shelter B4. Present Use: Live/Work lofts
*B5. Architectural Style: none
*B6. Construction History: (Construction date, alterations, and date of alterations)

1940: Constructed

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

*B8. Related Features:

None

B9a. Architect: None

b. Builder: _____

*B10. Significance: Theme Early Industrial Development

Area Los Angeles

Period of Significance 1940-1945

Property Type truck shelter

Applicable Criteria A

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

2140 E. 7th Place (Building E) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building E does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, architectural character, and physical integrity.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet

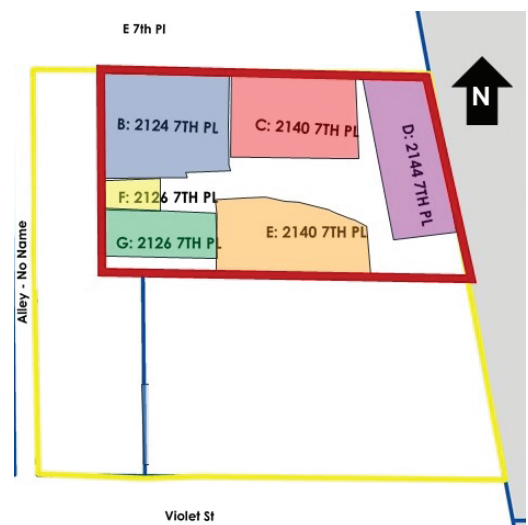
B13. Remarks:

*B14. Evaluator: Allison M. Lyons

*Date of Evaluation: 11/20/2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 2140 E. 7th Pl (Building E)

Page 3 of 3

*B10. Significance

Building History

The rear building at 2140 E. 7th Place was constructed in 1940 by the Southern Counties Gas Company as a truck shelter. The building was constructed of concrete masonry unit. A loading dock was added in 1949 by the Freight Transport Company. Alterations were made to the building in 1952, connecting it to Buildings B, F, and G. Freight Transport Company occupied the building until around 1972. The building was enclosed at an unknown date and converted to residential and creative office space. The railroad spur to the rear of 2140 E. 7th Place was removed sometime before 1972.

Evaluation

2140 E. 7th Place (Building E) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building E does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement due to a lack of age, historic significance, and architectural character. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. Building E was designed and developed as a truck shelter in 1940 by the Southern Counties Gas Company. The company owned natural gas distribution pipelines and was part of a larger utility system controlled by San Francisco-based Pacific Lighting. Southern Counties Gas Company and another utility, Southern California Gas, merged in 1970 to form SoCalGas. Building E was used primarily for maintenance, storage, and basic operations of the company and was not associated with significant contributions the company may have made to the development of energy utilities and infrastructure in California. Research did not reveal specific information about the Freight Transport Company, another long-term tenant.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

The building is an altered utilitarian building that does not demonstrate any innovative, important, or outstanding design features. It has also been substantially altered since its construction as a truck shelter. No architect was listed on permits for the building and it cannot be considered the work of a master. Building E is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2140 E. 7th Place (Building E) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

Sources: City of Los Angeles Department of Building and Safety, Building Permit No. 14522, April 16, 1940; City of Los Angeles Department of Building and Safety, Building Permit No. 9859, September 7, 1949; City of Los Angeles Department of Building and Safety, Building Permit No. 1952LA36542, November 7, 1952.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2126 E. 7th Pl (Building F)

P1. Other Identifier: Building F

*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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2126 E. 7th Place City Los Angeles Zip 90021

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5166-003-006

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

Building F is a front gable vernacular shed that has been enclosed with metal sash windows with opaque plastic and glass panels. The building is rectangular in plan. It is nestled between the rear elevation of 2124 E. 7th Pl to the north, side elevation of 2118 E. 7th Pl to the west, and north elevation of 2126 E. 7th Pl (Building G) to the south. The only visible elevation is the east. There are metal vents along the roofline.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

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



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View west, 5/2018

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1930-1949, Los Angeles Building Dept

*P7. Owner and Address:

Onni Group

315 West 9th Street, Suite 801

Los Angeles, CA 90015

*P8. Recorded by: (Name, affiliation, and address) Allison M. Lyons

GPA Consulting, 617 S. Olive Street #910

Los Angeles, CA 90016

*P9. Date Recorded:

11/20/2018

*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting, Violet Street and 7th Place, Historical Resource Technical Report, 2018.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2126 E. 7th Pl (Building F)

*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: _____
B2. Common Name: 2126 E. 7th Places
B3. Original Use: Commercial building and warehouse B4. Present Use: Commercial building and warehouse
*B5. Architectural Style: none
*B6. Construction History: (Construction date, alterations, and date of alterations)
1930-1949: Constructed

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

*B8. Related Features:

None

B9a. Architect: None

b. Builder: Collins & Gilbert

*B10. Significance: Theme Early Industrial Development

Area Los Angeles

Period of Significance 1930-1945

Property Type Warehouse

Applicable Criteria A

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

2126 E. 7th Place (Building F) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building F does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by SurveyLA due to a lack of age, historic significance, architectural character, and physical integrity.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

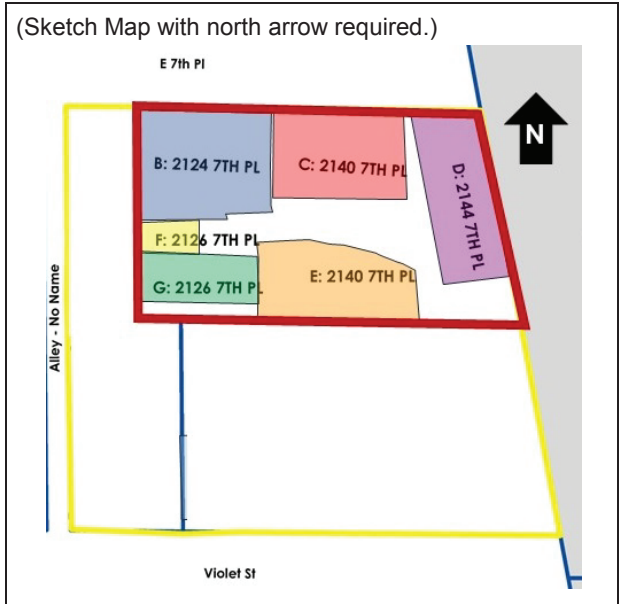
See continuation sheet.

B13. Remarks:

*B14. Evaluator: Allison M. Lyons

*Date of Evaluation: 11/20/2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2126 E. 7th Pl (Building F)

Page 3 of 3

*B10. Significance:

Building History

Building F was constructed as an open canopy structure at the terminus of a railroad spur that came through the property. The canopy appears to have existed as early as 1930, but did not span the entire space between Buildings B and E. According to building permit records, Building F remained an open canopy through 1949. In 1952, Freight Transport Company, tenants of the surrounding buildings, reconfigured the interior portions of the property, constructing additions to connect buildings B, E, F, and G. It appears that Building F was enclosed as part of these alterations in 1952. The building remained a warehouse until it was converted into an office in 2016.

Evaluation

2126 E. 7th Place (Building F) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building F does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by SurveyLA due to a lack of age, historic significance, and architectural character. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area. is not currently listed as a landmark at the local, state, or national levels and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building F is a highly altered utilitarian canopy structure that appears to have been enclosed in 1952.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

The building is an altered utilitarian building that does not demonstrate any innovative, important, or outstanding design features. It has also been substantially altered since its construction as a truck shelter. No architect was listed on permits for the building and it cannot be considered the work of a master. Building F is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2126 E. 7th Place (Building F) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

Sources: City of Los Angeles Department of Building and Safety, Building Permit No. 1949LA21749, September 20, 1949; City of Los Angeles Department of Building and Safety, Building Permit No. 1949LA22884, September 27, 1949; and City of Los Angeles Department of Building and Safety, Building Permit No. 1949LA23781, October 5, 1949; City of Los Angeles Department of Building and Safety, Building Permit No. 1952LA36542, November 7, 1952.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 2126 E. 7th Pl (Building G)

P1. Other Identifier: Building G

*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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2126 E. 7th Pl City Los Angeles Zip 90021

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5166-003-006

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

2126 E. 7th Place (Building G) is a two-story, rectangular plan vernacular industrial building. The building is clad in textured stucco. The primary (north) elevation has multiple entrances at the first floor. A metal staircase on the exterior provides access to the second floor. Doors feature metal security gates and metal supports for awnings. Windows are spaced irregularly across all elevations and are generally metal sash with divided lights. The east elevation is connected to 2140 E. 7th Pl on the first floor. A plastic slat awning is affixed to the second floor. The south elevation mirrors the fenestration pattern of the north elevation, but there are no entrances. The west elevation is flush with the exterior of 2118 E. 7th Place. The building has a flat roof with raised parapet.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

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



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View northwest, 5/2018

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1922 Los Angeles Building Dept

*P7. Owner and Address:

Onni Group

315 West 9th Street, Suite 801

Los Angeles, CA 90015

*P8. Recorded by: (Name, affiliation, and address) Allison M. Lyons

GPA Consulting, 617 S. Olive Street #910

Los Angeles, CA 90016

*P9. Date Recorded:

11/20/2018

*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting, Violet Street and 7th Place, Historical Resource Technical Report, 2018.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2126 E. 7th Pl (Building G)

*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: _____
B2. Common Name: 2126 E. 7th Place
B3. Original Use: Commercial building and warehouse B4. Present Use: Commercial building and warehouse
*B5. Architectural Style: None
*B6. Construction History: (Construction date, alterations, and date of alterations)

1922: Constructed, 1927: 2nd story added

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

None

B9a. Architect: Walker & Eisen b. Builder: none
*B10. Significance: Theme Early Industrial Development Area Los Angeles

Period of Significance 1922-1945 Property Type Warehouse Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

2126 E. 7th Place (Building G) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building G does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by SurveyLA due to a lack of age, historic significance, architectural character, and physical integrity.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) _____

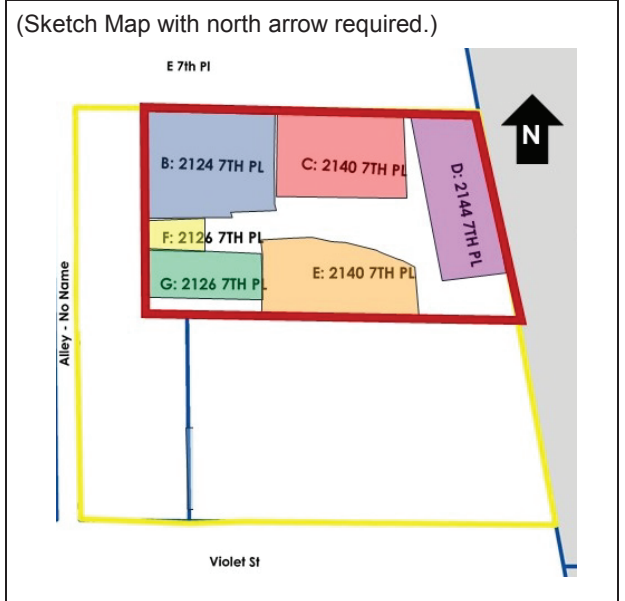
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Allison M. Lyons
*Date of Evaluation: 11/20/2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2126 E. 7th Pl (Building G)

Page 3 of 4

*B10. Significance:

Building History

Building G was constructed as a one-story concrete and tile storage building in 1922. The building was designed for Southern Counties Gas Company by Walker & Eisen, prominent Los Angeles architects. (City of Los Angeles Department of Building and Safety, Building Permit No. 1922LA14483, May 1, 1922.) A second story was added to the building in 1927. No architect was listed for the additional story. (City of Los Angeles Department of Building and Safety, Building Permit No. 1927LA35835, November 29, 1927.) The Southern Counties Gas Company occupied the building through the 1940s. The 1951 Sanborn Map illustrates the Freight Transport Company as the tenants of the building. In 1952, Freight Transport Company, also tenants of the surrounding buildings, constructed additions to connect buildings B, E, F, and G. (The work was described as: "1 Story, Type IV, 19' x 47' & 30' x 83' additions to Join an existing 150' x 116' irregular Type IIIA & TV storage Building to a 90' x 71' Type IV and A 90' x 80' Type IIIA Storage Buildings, G-1 Occupancy. City of Los Angeles Department of Building and Safety, Building Permit No. 1952LA36542, November 7, 1952.) City directory and periodical research did not reveal any information regarding additional occupants of 2126 E. 7th Place.

Evaluation

2126 E. 7th Place (Building G) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building G does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by SurveyLA due to a lack of age, historic significance, and architectural character. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. While this building dates from the period of significance for early industrial buildings, it is neither a rare surviving example nor does it represent a very early phase of industrial development in this area.

Building G was designed and developed in 1922 by the Southern Counties Gas Company. The company owned natural gas distribution pipelines and was part of a larger utility system controlled by San Francisco-based Pacific Lighting. Southern Counties Gas Company and another utility, Southern California Gas, merged in 1970 to form SoCalGas. Building G was used primarily for maintenance, storage, and basic operations of the company and was not associated with significant contributions company may have made to the development of energy utilities and infrastructure in California. The building was later used by Freight Transport Company. Research did not reveal specific information about the Freight Transport Company, another long-term tenant.

The building does not appear to have associations with the lives of historic personages important to national, state or local history.

2126 E. 7th Place (Building G) is a substantially altered two-story utilitarian building originally constructed as a one-story building in 1922. The building was designed by recognized master architects Walker & Eisen; however, it does not appear to be a significant building within the firm's body of work. The building has been substantially altered since original construction and design, including the addition of a second story and possible cladding replacement. During the 1920s, the partnership of Walker & Eisen was known for its large-scale hotel, office, and theater buildings in Beaux Arts and Art Deco styles. Examples of the firm's work from 1921 to 1923, at the time of Building G's construction, include the Ambassador Hotel in Los Angeles (1921, since demolished), Taft Building in Hollywood (1923), and Breakers Hotel in Long Beach (1925). Building G does not exhibit the distinctive design features that distinguish the work of these masterful architects and is not a significant example of their work. The building does not retain any indication that it is innovative or the work of this masterful firm. The building is not part of any grouping of properties linked by common history or design that could be eligible as a district.

CONTINUATION SHEET

Property Name: 2126 E. 7th Pl (Building G)

Page 4 of 4

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The building was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been relocated. The integrity of setting remains intact, as the area is still largely industrial as it would have been during the time of construction. The building was constructed as a one-story building in 1922. It is now two-story building. The building does not retain integrity of design, materials, workmanship, and feeling. The design does not reflect a particular period or artistic intent which it may have possessed as the work of notable master architects Walker & Eisen. The building has no historical significance and there is no association to analyze. Overall, the building is substantially different from its original appearance and lacks integrity as a whole.

2124 E. 7th Place (Building G) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 2137 Violet St (H)

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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2137 Violet St City Los Angeles Zip 90021

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5166-003-010

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

2137 Violet Street is a large parcel with a front gable, open metal shed on a concrete pad along its west side. The shed has corrugated metal siding on the elevation facing Violet Street. The shed is open on its other three sides. A freestanding, female-shaped pole sign is located along Violet Street. The parcel is mostly covered in dirt and surrounded by a metal fence.

*P3b. Resource Attributes: (List attributes and codes) HP39. Other

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



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View west, 5/2018

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1950, Los Angeles Building Dept.

*P7. Owner and Address:

Onni Group
315 West 9th Street, Suite 801
Los Angeles, CA 90015

*P8. Recorded by: (Name, affiliation, and address) Allison M. Lyons
GPA Consulting, 617 S. Olive Street #910
Los Angeles, CA 90016

*P9. Date Recorded:
11/20/2018

*P10. Survey Type: (Describe)
Intensive

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

GPA Consulting, Violet Street and 7th Place, Historical Resource Technical Report, 2018.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2137 Violet St (H)

*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: _____

B2. Common Name: 2137 Violet St

B3. Original Use: shed B4. Present Use: shed

*B5. Architectural Style: none

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

1950: Constructed (see continuation sheet)

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

*B8. Related Features:

None

B9a. Architect: None

b. Builder: None

*B10. Significance: Theme Early Industrial Development Area Los Angeles

Period of Significance 1950 Property Type Shed Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

2137 Violet Street (H) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. Building H does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, architectural character, and physical integrity.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

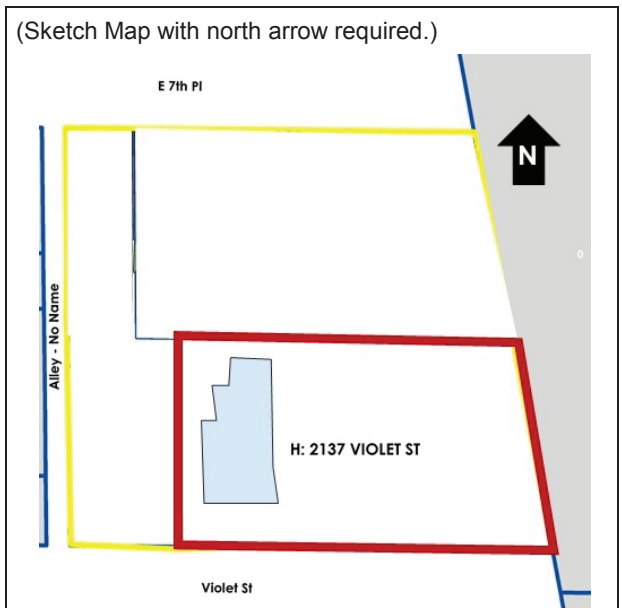
See continuation sheet

B13. Remarks:

*B14. Evaluator: Allison M. Lyons

*Date of Evaluation: 11/20/2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2137 Violet St (H)

Page 3 of 3

*B10. Significance:

Site History

The Freight Transport Company, tenants of buildings on adjacent parcels, constructed a storage shed on the parcel in 1950. The absence of development on the parcel was probably due to a railroad spur, which bisected it at a curved angle leading to the storage shed where 2126 E. 7th Pl is located. Freight Transport Company constructed an addition to the shed in 1950, and subsequently built a new shed in 1951. The shed has been used as a commercial restaurant since an unknown date.

The property does not appear to have changed substantially from its longtime appearance, location, and surroundings. The area surrounding the property remains largely industrial as it was for most of the twentieth century, though the removal of a railroad spur that crossed the property has changed some of the character.

Evaluation

2137 Violet Street (H) is not currently listed as a landmark under national, state, or local programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. 2137 Violet Street does not appear to meet the eligibility standards for the Early Industrial Development theme as defined by the City of Los Angeles Historic Context Statement (LAHCS) due to a lack of age, historic significance, and architectural character. The building does not exhibit the character-defining elements of eligible examples of Early Industrial Development property types. Early Industrial Development was the only relevant theme identified within the LAHCS. This primarily vacant parcel is neither a rare surviving example of an industrial property type nor does it represent a very early phase of industrial development in this area. Research did not reveal any associations between the shed and significant industries or industrialists. 2137 Violet Street is not part of any grouping of properties linked by common history or design that could be eligible as a district.

The shed does not appear to have associations with the lives of historic personages important to national, state or local history.

The shed is a storage shed that does not demonstrate any innovative, important, or outstanding design features. No architect was listed on permits for the building and it cannot be considered the work of a master.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

2137 Violet Street (H) does not appear to be eligible for listing as a historical resource under national, state, and local landmark or historic district designation programs for lack of significance.

Sources: City of Los Angeles Department of Building and Safety, Certificate of Occupancy No. 1949LA28137, January 30, 1950; City of Los Angeles Department of Building and Safety, Building Permit No. 1950LA14527, August 24, 1950; City of Los Angeles Department of Building and Safety, Building Permit No. 1950LA21560, September 18, 1950; City of Los Angeles Department of Building and Safety, Certificate of Occupancy No. 1950LA14527, July 9, 1951.

Attachment D – Conceptual Renderings

2143 VIOLET STREET

MIXED-USE DEVELOPMENT ENTITLEMENT PACKAGE

LOS ANGELES, CALIFORNIA

10.2018

DRAWING LIST

100 - SERIES - CONTEXT & DESIGN RATIONALE

- A.101 COVERSHEET/DRAWING LIST
- A.102 STATISTICS SUMMARY
- A.103 STATISTICS
- A.104 SURVEY PLAN SHEET 01
- A.105 SURVEY PLAN SHEET 02
- A.106 PLOT PLAN
- A.107 SITE PHOTOS
- A.108 DEVELOPMENT CONTEXT
- A.109 HEIGHT CONTEXT
- A.110 PROJECT INTRODUCTION
- A.111 FORM & MASSING
- A.112 SHADOW STUDIES (SPRING EQUINOX)
- A.113 SHADOW STUDIES (SUMMER SOLSTICE)
- A.114 SHADOW STUDIES (FALL EQUINOX)
- A.115 SHADOW STUDIES (WINTER SOLSTICE)
- A.116 RENDERING 1
- A.117 RENDERING 2
- A.118 RENDERING 3
- A.119 RENDERING 4
- A.120 PROGRAM
- A.121 PUBLIC BENEFIT
- A.122 SUSTAINABLE DESIGN
- A.123 FACADE & MATERIALS

200 - SERIES - PLANS

- A.201 PARKING P6
- A.202 PARKING P5
- A.203 PARKING P2-P4
- A.204 PARKING P1
- A.205 LEVEL 1 (GROUND) PLAN
- A.206 RES. BLDG. LEVEL 2-5 / OFFICE BLDG. LEVEL 2-3 TYP. PLAN
- A.207 RES. BLDG. LEVEL 2-5 / OFFICE BLDG. LEVEL 4-6 TYP. PLAN
- A.208 RES. AMENITY LOWER LEVEL (OFFICE LEVEL 7)
- A.209 RES. AMENITY UPPER LEVEL (OFFICE LEVEL 8)
- A.210 RES. BLDG. LEVEL 6-23 TYP. PLAN
- A.211 RES. BLDG. LEVEL 24-33 TYP. PLAN
- A.212 RES. BLDG. LEVEL 34-36 TYP. PLAN
- A.213 ROOF PLAN

300 - SERIES - SECTIONS

- A.301 SECTION AA
- A.302 SECTION BB
- A.303 SECTION CC

400 - SERIES - ELEVATIONS

- A.401 NORTH ELEVATION
- A.402 SOUTH ELEVATION
- A.403 EAST ELEVATION
- A.404 WEST ELEVATION
- A.405 OFFICE BLDG. WEST ELEVATION
- A.406 RES. BLDG. EAST ELEVATION

L - SERIES - LANDSCAPE

- L0.0 COVERSHEET
- L0.1 LANDSCAPE DESIGN CONSIDERATIONS
- L1.0 LANDSCAPE CONCEPT PLAN - GROUND LEVEL
- L2.0 CONCEPT PLAN - UPPER LEVEL AMENITIES
- L2.1 PRECEDENT IMAGES - RESIDENTIAL AMENITIES
- L2.2 PRECEDENT IMAGES - OFFICE AMENITIES



SITE

CIVIC ADDRESS:
2143 Violet Street, Los Angeles, CA, USA

LEGAL DESCRIPTION:
Lots 1 -16 of TRACT NO. 10054 in the County of Los Angeles, State of California.
Assessor's Parcel Number:
5166-003-010, 5166-003-012, 5166-003-006

TEAM



OWNER'S REPRESENTATIVE
Mr. Mark Spector, VP of Development, California
ONNI GROUP, 315 W 9th Street, Suite 801
Los Angeles, CA 90015
213.629.2041 mikershaw@onni.com



DESIGN ARCHITECT
Mr. Arno J. Matis, Arno Matis Architecture Inc.
204 -1540 West 2nd Ave, Vancouver BC, V6J 1H2
604.708.0188 amatis@arnomatisarchitecture.com

EXECUTIVE ARCHITECT
MAUD Architects
SUITE G - 12611 Hiddencreek Way, Cerritos, CA 90703
562.926.8801 info@m-aud.com

LANDSCAPE ARCHITECT
Enns Gauthier Landscape Architects
604.763.2886 mike@ennsgauthier.com

ENVIRONMENTAL CONSULTANT
Advantage Environmental Consultants
145 Vallecitos de Oro, Suite 201
San Marcos, CA 92069

SURVEYOR
O.K.O. Engineering
23671 Bircher Drive, Lake Forest, CA 92630
949.597.3577

DRAWN	BY	CHK	INT	SCALE
				DRAWING DATE
				08/10/18
2143 VIOLET, LOS ANGELES, CALIFORNIA				
PROJECT				
COVER SHEET & DRAWING LIST				
TITLE				
PROJECT NUMBER			ISSUE NO.	
201809			1	
DRAWING NUMBER				A.101

STATISTICS

PROJECT INFORMATION

F.A.R. 6.00	LEGAL ADDRESS:	2143 VIOLET STREET, LOS ANGELES, CALIFORNIA	
	LEGAL DESCRIPTION:		
	SITE AREA:	94,523 (SQ. FT.)	8,947 (SQ. MI.)
	BUILDABLE AREA:	94,944 (SQ. FT.)	8,821 (SQ. MI.)
	EXISTING ZONING:	M3-1	
	PROPOSED ZONING:	HI	
	MAX HEIGHT ALLOWED:	-	
	MAX HEIGHT PROPOSED:	424.76'	
	# OF STOREYS:	36	
F.A.R. 6.00	DEDICATIONS:		
	VIOLET STREET:	3'	
	7TH PLACE:	3'	
	ALLEY:	2.5'	
		RES. BUILDING	OFFICE BUILDING
	BUILDING LENGTH (VIOLET ST.)	90' 10"	219' 11' 83/128"
	BUILDING WIDTH (ALLEY)	131' 6 1/2"	-
	BUILDING LENGTH (IE, 7TH PL.)	-	36'
	BUILDING WIDTH (RAILWAY)	-	239' 9' 23/128"

Residential Tower					
HEIGHT	FLOOR	FAR	USE	AMENITY	COMMERCIAL
22.87	1	12,225.49	Ground Floor / Commercial	-	4,047.00
10.67	2	8,178.49	Residential	-	-
10.67	3	8,178.49	Residential	-	-
10.67	4	8,178.49	Residential	-	-
10.67	5	8,178.49	Residential	-	-
10.67	6	8,178.49	Residential	-	-
10.67	7	8,178.49	Residential	-	-
10.67	8	8,178.49	Residential	-	-
10.67	9	8,178.49	Res / Amenity	2,008.00	-
10.67	10	8,178.49	Residential	-	-
10.67	11	8,178.49	Residential	-	-
10.67	12	8,178.49	Residential	-	-
10.67	13	8,178.49	Residential	-	-
10.67	14	8,178.49	Residential	-	-
10.67	15	8,178.49	Residential	-	-
10.67	16	8,178.49	Residential	-	-
10.67	17	8,178.49	Residential	-	-
10.67	18	8,178.49	Residential	-	-
10.67	19	8,178.49	Residential	-	-
10.67	20	8,178.49	Residential	-	-
10.67	21	8,178.49	Residential	-	-
10.67	22	8,178.49	Residential	-	-
10.67	23	8,178.49	Residential	-	-
10.67	24	8,178.49	Residential	-	-
10.67	25	8,178.49	Residential	-	-
10.67	26	8,178.49	Residential	-	-
10.67	27	8,178.49	Residential	-	-
10.67	28	8,178.49	Residential	-	-
10.67	29	8,178.49	Residential	-	-
10.67	30	8,178.49	Residential	-	-
10.67	31	8,178.49	Residential	-	-
10.67	32	8,178.49	Residential	-	-
10.67	33	8,178.49	Residential	-	-
15.67	34	8,178.49	Residential	-	-
15.67	35	8,178.49	Residential	-	-
15.67	36	8,178.49	Residential	-	-
15.75	37	MEP	-	-	-
424.76		298,422.51		2,008.00	4,047.00
	FAR	3.14			
Existing Buildings					
HEIGHT	FLOOR	FAR	USE	AMENITY	COMMERCIAL
		56,686.00	Existing Buildings	-	-
		56,686.00		-	-
Office Tower					
HEIGHT	FLOOR	FAR	USE	AMENITY	COMMERCIAL
29.87		31,000.00	Ground Floor / Commercial / Office	926.00	17,811.00
12.67	2	30,000.00	Office	-	-
12.67	3	30,000.00	Office	-	-
12.67	4	30,000.00	Office	-	-
12.67	5	30,000.00	Office	-	-
12.67	6	30,000.00	Office	-	-
14.67	7	25,111.00	Office	-	-
15.67	8	8,178.49	Res / Amenity	7,593.00	-
15.75	9	MEP	-	-	-
130.08		214,289.49		8,519.00	17,811.00
	FAR	2.26			
TOTAL					
		FAR		AMENITY	COMMERCIAL
		Residential Tower	302,604.00	9,601.00	4,047.00
		Office Tower	187,374.00	-	17,811.00
		Commercial	21,858.00	-	-
		Artist Production	726.00	926.00	-
		Existing	56,686.00	-	-
		Combined	569,448.00	10,527.00	21,858.00
		Total FAR	6.00		

OPEN SPACE ANALYSIS

OPEN SPACE REQUIREMENTS:		
PER LA CITY ZONING CODE, SECTION 12.21 (G)		
OPEN SPACE REQUIREMENTS:	UNITS	OPEN SPACE REQUIRED (S.F.)
186 S.F. FOR UNITS > 3 HABITABLE ROOMS	144	14,000
125 S.F. FOR UNITS > 3 HABITABLE ROOMS	143	17,875
175 S.F. FOR UNITS > 3 HABITABLE ROOMS	40	12,950
TOTAL REQUIRED:		44,775
PROVIDED OPEN SPACE:		
	UNITS	OPEN SPACE PROVIDED (S.F.)
INTERIOR AMENITY ROOMS		19,527
GROUND LEVEL (PASEO)		12,280
LEVEL 4 (RES/OFFICE AMENITY)		3,499
LEVEL 8 (RES/OFFICE AMENITY)		28,843
PRIVATE OPEN SPACE		1,000
TOTAL PROVIDED:		71,779
COMMON OPEN SPACE REQUIREMENTS:		
		COMMON OPEN SPACE REQUIRED (S.F.)
50% OF TOTAL OPEN SPACE		21,188
PROVIDED OPEN SPACE:		
		OPEN SPACE PROVIDED (S.F.)
INTERIOR AMENITY ROOMS		19,527
GROUND LEVEL (PASEO)		12,280
LEVEL 4 (RES/OFFICE AMENITY)		3,499
LEVEL 8 (RES/OFFICE AMENITY)		28,843
TOTAL PROVIDED:		54,349
LANDSCAPE AREA PROVIDED:		
	8491	13,547
TREE QUANTITY REQUIREMENTS - MINIMUM 24" BOX		
ALL TREES / PALMS PLANTED IN MINIMUM 30" SOIL DEPTH		
1 TREE PER 4 UNITS	347 UNITS	TREES REQUIRED:
TREES PROVIDED - 24" BOX OR GREATER	UNITS / 4 =	87
MITIGATION TREES	1 TO 1	15
PROTECTED TREES	4 TO 1	4
TOTAL REQUIRED:		106
TREES PROVIDED:		
GROUND LEVEL PASEO		17
LEVEL 4 RES/OFFICE AMENITY		21
LEVEL 8 RES/OFFICE AMENITY		81
TOTAL REQUIRED:		129
EXCESS TREES:		
		23

F.A.R. BREAKDOWN

LAND USE	EXISTING	PROPOSED	RECONFIGURED	TOTAL
Units	10	347	4	361
Live/Work Bldg	28,699	302,604	21,855	324,459
Office Bldg	4,983	187,374	4,983	194,357
Commercial	25,739	21,858	25,739	47,597
Warehouse	2,109	0	2,109	2,109
Artist	0	926	0	926
TOTAL AREA	43,530	512,742	56,686	569,448
F.A.R.	0.67	5.40	0.60	6.00

RESIDENTIAL UNIT COUNT

FLOOR	TOWNHOUSES	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOTAL
GROUND LEVEL	-	-	6	4	-	-	-	10
LEVEL 2	-	-	6	4	-	-	-	10
LEVEL 3	-	-	6	4	-	-	-	10
LEVEL 4	-	-	6	4	-	-	-	10
LEVEL 5	-	-	6	4	-	-	-	10
LEVEL 6	-	-	4	2	2	2	-	10
LEVEL 7	-	-	4	2	2	2	-	10
LEVEL 8	-	-	4	2	2	2	-	10
LEVEL 9 (RES. AMENITY/OFFICE LEVEL 2)	-	-	-	7	-	-	-	7
LEVEL 10	-	-	-	4	2	2	-	10
LEVEL 11	-	-	-	4	2	2	-	10
LEVEL 12	-	-	-	4	2	2	-	10
LEVEL 13	-	-	-	4	2	2	-	10
LEVEL 14	-	-	-	4	2	2	-	10
LEVEL 15	-	-	-	4	2	2	-	10
LEVEL 16	-	-	-	4	2	2	-	10
LEVEL 17	-	-	-	4	2	2	-	10
LEVEL 18	-	-	-	4	2	2	-	10
LEVEL 19	-	-	-	4	2	2	-	10
LEVEL 20	-	-	-	4	2	2	-	10
LEVEL 21	-	-	-	4	2	2	-	10
LEVEL 22	-	-	-	4	2	2	-	10
LEVEL 23	-	-	-	4	2	2	-	10
LEVEL 24	-	-	-	4	2	1	-	10
LEVEL 25	-	-	-	4	2	1	-	10
LEVEL 26	-	-	-	4	2	1	-	10
LEVEL 27	-	-	-	4	2	1	-	10
LEVEL 28	-	-	-	4	2	1	-	10
LEVEL 29	-	-	-	4	2	1	-	10
LEVEL 30	-	-	-	4	2	1	-	10
LEVEL 31	-	-	-	4	2	1	-	10
LEVEL 32	-	-	-	4	2	1	-	10
LEVEL 33	-	-	-	4	2	1	-	10
LEVEL 34	-	-	-	4	2	1	-	10
LEVEL 35	-	-	-	4	2	1	-	10
LEVEL 36	-	-	-	4	2	1	-	10
	0	0	144	83	60	47	13	347
	0.0%	0.0%	41.5%	23.9%	17.3%	13.5%	3.7%	100.0%

REQUIRED BICYCLE STALL						
PROGRAM	AREA or UNIT COUNT	RATE* [a]	SHORT-TERM BICYCLE PARKING STALLS	RATE* [a]	LONG-TERM BICYCLE PARKING STALLS	TOTAL
LIVE/WORK UNITS	1 to 25 UNITS	25	1 STALL / 10 UNITS	1 STALL / 1 UNIT	25	25
	26 to 100 UNITS	75	1 STALL / 15 UNITS	1 STALL / 1.5 UNITS	50	55
	101 to 200 UNITS	100	1 STALL / 20 UNITS	1 STALL / 2 UNITS	50	55
	201+ UNITS	147	1 STALL / 40 UNITS	1 STALL / 4 UNITS	37	40
OFFICE	187,374	1 STALL / 10,000 SQ. FT.	19	1 STALL / 5,000 SQ. FT.	37	56
COMMERCIAL	21,858	1 STALL / 2,000 SQ. FT.	11	1 STALL / 2,000 SQ. FT.	11	22
TOTAL RESIDENTIAL PARKING REQUIRED			17		142	179
TOTAL OFFICE & COMMERCIAL PARKING REQUIRED			30		48	78
			47		210	257

[a] Code requirement for exterior zones. Source: City of Los Angeles Municipal Code, Section 12.21A.4(a)(3).
*Bicycle Parking per City of Los Angeles Ordinance #185480

BICYCLE PARKING CALCULATION

FLOOR	SHORT-TERM BICYCLE STALLS PROVIDED	LONG-TERM BICYCLE STALLS PROVIDED
P7 LEVEL	-	-
P6 LEVEL	-	-
P5 LEVEL	-	14
P4 LEVEL	-	39
P3 LEVEL	-	39
P2 LEVEL	-	39
P1 LEVEL	-	40
GROUND LEVEL	47	
	47	210
TOTAL BICYCLE STALLS PROVIDED		257

REQUIRED VEHICLE STALL				PROVIDED VEHICLE STALL			
PROGRAM	AREA or UNIT COUNT	RATE	STALLS	PROGRAM	AREA or UNIT COUNT	RATE	STALLS
STUDIO	0	1 STALL / UNIT [a]	0	STUDIO	0	1 STALL / UNIT [a]	0
1 BED	144	1 STALL / UNIT [a]	144	1 BED	144	1 STALL / UNIT [a]	144
1 BED + DEN	83	1.25 STALLS / UNIT [a]	104	1 BED + DEN	83	1.25 STALLS / UNIT [a]	104
2 BED	40	1.25 STALLS / UNIT [a]	50	2 BED	40	1.25 STALLS / UNIT [a]	50
2 BED + DEN	47	1.25 STALLS / UNIT [a]	59	2 BED + DEN	47	1.25 STALLS / UNIT [a]	59
3 BED	13	1.25 STALLS / UNIT [a]	16	3 BED	13	1.25 STALLS / UNIT [a]	16
OFFICE	187,374	2 STALLS / 1,000 SQ. FT. [a]	375	OFFICE	187,374	2 STALLS / 1,000 SQ. FT. [a]	375
COMMERCIAL	21,858	2 STALLS / 1,000 SQ. FT. [a]	44	COMMERCIAL	21,858	2 STALLS / 1,000 SQ. FT. [a]	44
EXISTING	56,686	PER COVENANT	24	EXISTING	56,686	PER COVENANT	24
REDUCTION			58	REDUCTION			13
TOTAL RESIDENTIAL PARKING REQUIRED			340	TOTAL RESIDENTIAL PARKING REQUIRED			388
TOTAL OFFICE & COMMERCIAL PARKING REQUIRED			419	TOTAL OFFICE & COMMERCIAL PARKING REQUIRED			419
			783				828

Notes:
[a] Code requirement for Central City Area exception. Source: City of Los Angeles Municipal Code, Section 12.21A.4(a).
[b] Code requirement for enterprise zones. Source: City of Los Angeles Municipal Code, Section 12.21A.4(a)(3).
[c] Source: City of Los Angeles Municipal Code, Section 12.21.A.4.

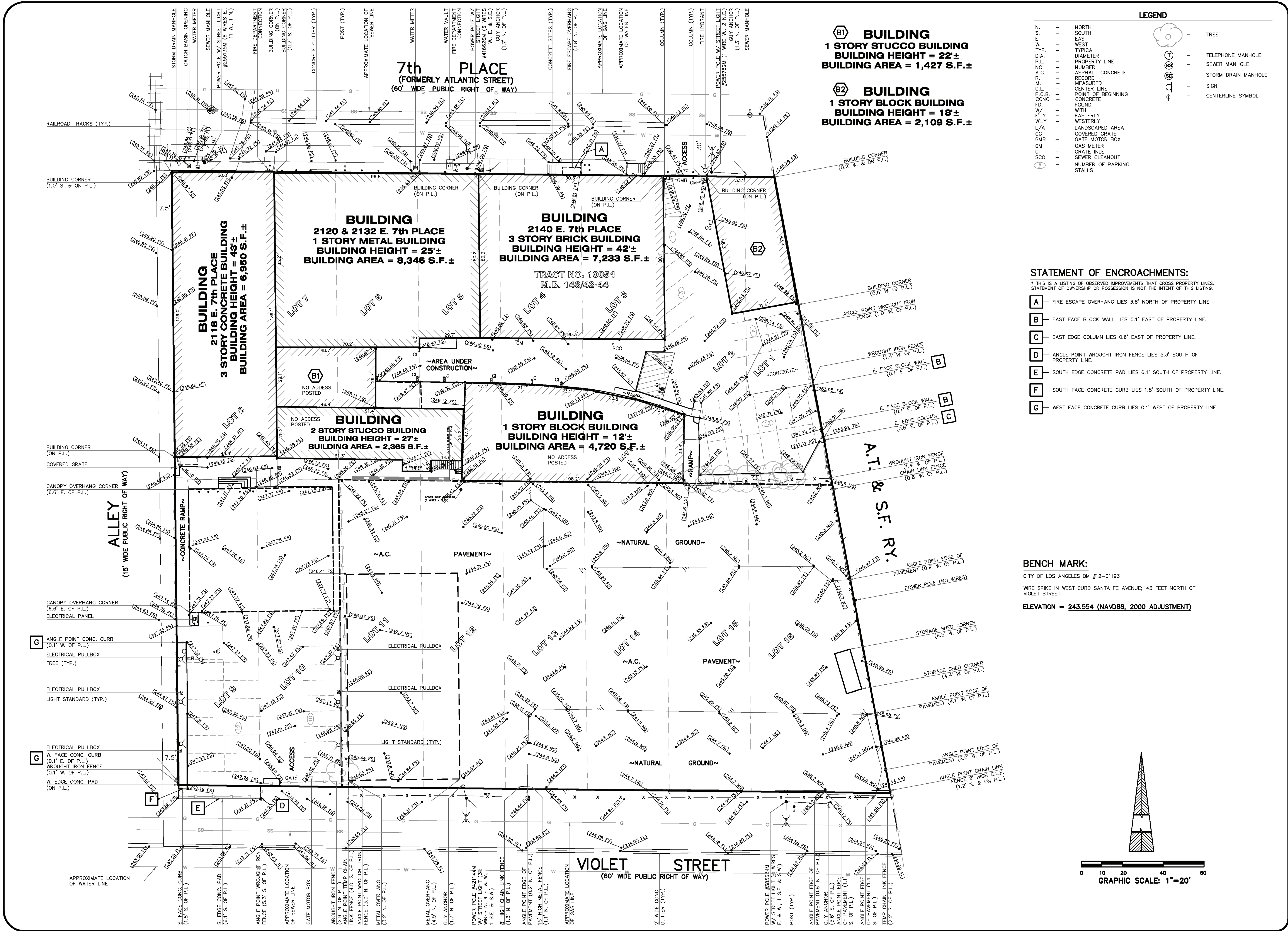
PARKING CALCULATION

PROVIDED VEHICLE STALL BREAKDOWN								
FLOOR	HEIGHT (FEET)	GROSS AREA	A.D.A.	SINGLE STANDARD	SINGLE COMPACT	TANDEM STANDARD	TANDEM COMPACT	ELECTRIC VEHICLE
P7 LEVEL	-	-	-	-	-	-	-	-
P6 LEVEL	10 8/12	56744	1	104	22	22	-	13
P5 LEVEL	10 8/12	56215	1	105	22	22	-	14
P4 LEVEL	10 8/12	56215	4	104	19	22	-	13
P3 LEVEL	10 8/12	56215	4	104	19	22	-	13
P2 LEVEL	10 8/12	56215	4	104	19	22	-	13
P1 LEVEL	15	52939	5	89	20	20	-	12
	68 4/12	334,543	19	610	120	130	0	79

A.D.A. STALL REQUIRED	MIN. STANDARD STALL	MAX. COMPACT STALL
16	470	313
A.D.A. VAN STALL REQUIRED		
3		

EV STALL REQUIRED
79
WIDE EV STALL REQUIRED
4

||
||
||



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NO.	REVISIONS	DESCRIPTION	DATE	APP'D

PROJECT ENGINEER:
O.K.O. ENGINEERING INC.
CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/
& CAD SPECIALISTS
23671 BIRCHER DRIVE
LAKE FOREST, CALIFORNIA 92630
949/597-3577
FAX 949/597-3579

DATE: 12/21/16
SCALE: 1"=20'
DRAWN: C.A.
CHECKED: M.F.

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
SITE: 2118, 2120, 2124 & 2140 E. 7th PLACE
2117 VIOLET STREET
LOS ANGELES, CALIFORNIA

SHEET NO. 2 OF 2

DRAWN BY	CHK	INT	SCALE

DRAWING DATE: 08/10/18

2143 VIOLET, LOS ANGELES, CALIFORNIA

PROJECT: SURVEY PLAN 2 of 2

TITLE: PROJECT NUMBER: 201809 ISSUE NO: 1 DRAWING NUMBER: A.105

DEVELOPMENT CONTEXT

The Los Angeles Arts District is a vibrant neighborhood with a proud history. From its agricultural roots to its importance as a manufacturing and industrial center, to its emergence as an important hybrid industrial and live/work center, the Arts District continues to increase its presence and importance as a neighborhood that will shape the future of downtown Los Angeles.

Moving forward, the opportunity exists to meet the evolving land use needs to blend industrial and working residential uses within an area that supports liveability and employment.

HISTORIC CONTEXT

View looking east of Jean-Louis Vignes' orchards, circa 1865.



Aerial view of Santa Fe railroad tracks. April 1, 1959.



Challenge Cream & Butter Association, date unknown.



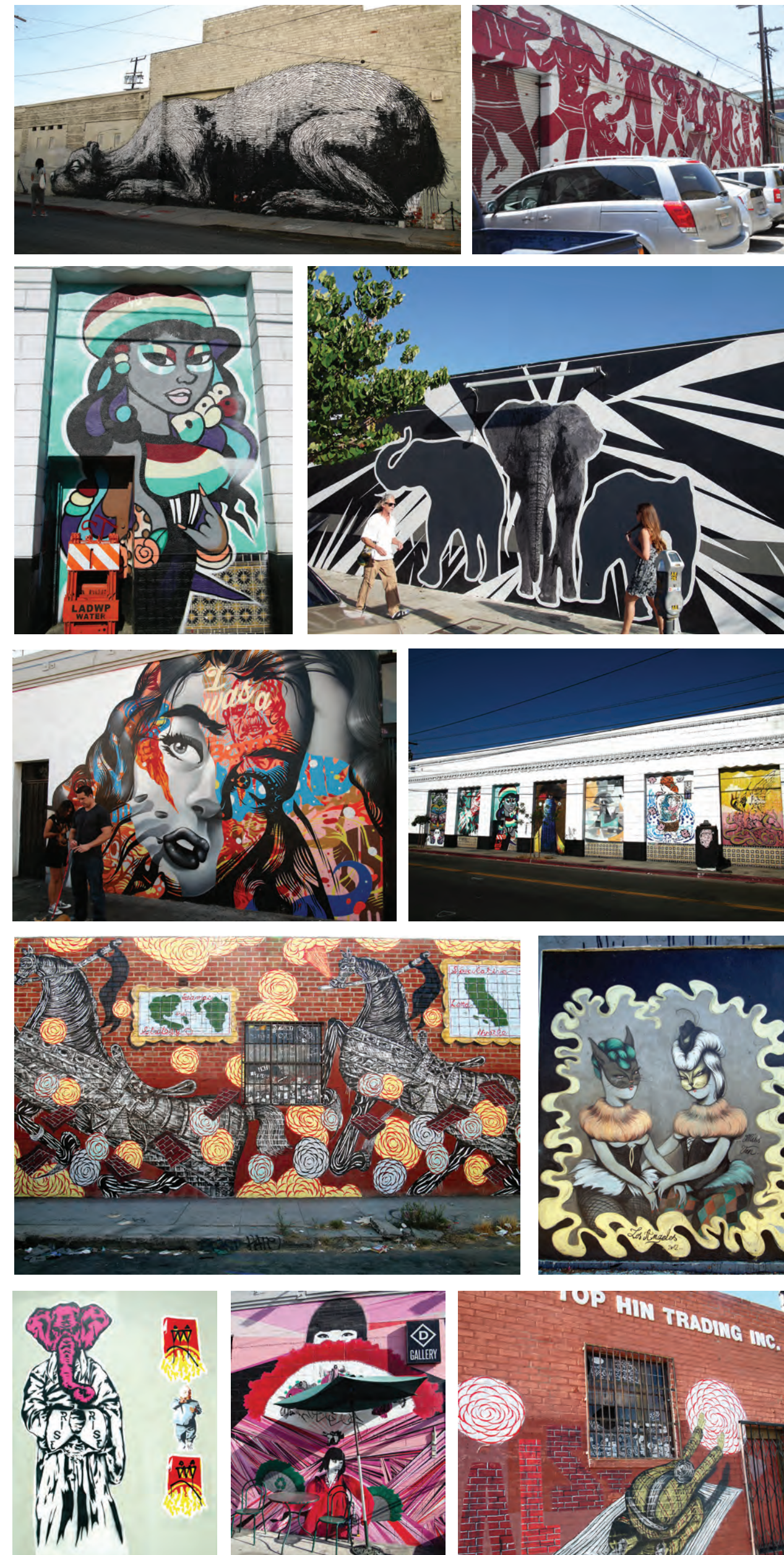
Art Murals on Industrial Buildings in Arts District.



Photo: Passion Leica

URBAN CONTEXT

ART FAÇADES FOUND WITHIN ARTS DISTRICT:



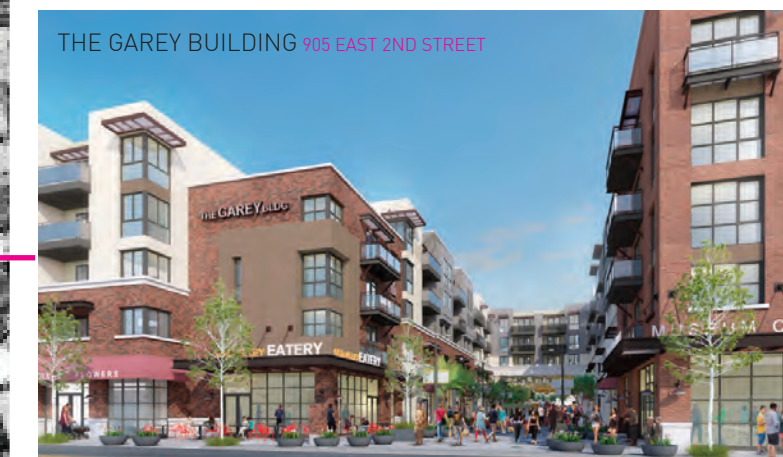
PHOTOS BY: PASSION LEIC

ARCHITECTURAL CONTEXT

NOTED BUILDINGS & UPCOMING DEVELOPMENTS WITHIN THE ARTS DISTRICT:



IMG: GOOGLE.COM

[illegible]

ARNO MATIS ARCHITECTURE INC.

204-1540 WEST 2ND AVE, VANCOUVER BC, CANADA V6J 1H2
t 604.708.0188 f 604.484.9481 artemisa@artemisaarchitecture.com

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MAUD ARCHITECTS

EXECUTIVE ARCHITECT

SUITE G - 12611 HIDDEN CREEK WAY, CERRITOS, CA 90703
TEL: 582.926.8801 INFO@M-AUD.COM

DRAWN	BY	CHK	INT	SCALE
				DRAWING DATE
				08/10/18

2143 VIOLET, LOS
ANGELES,
CALIFORNIA

PROJECT

DEVELOPMENT CONTEXT

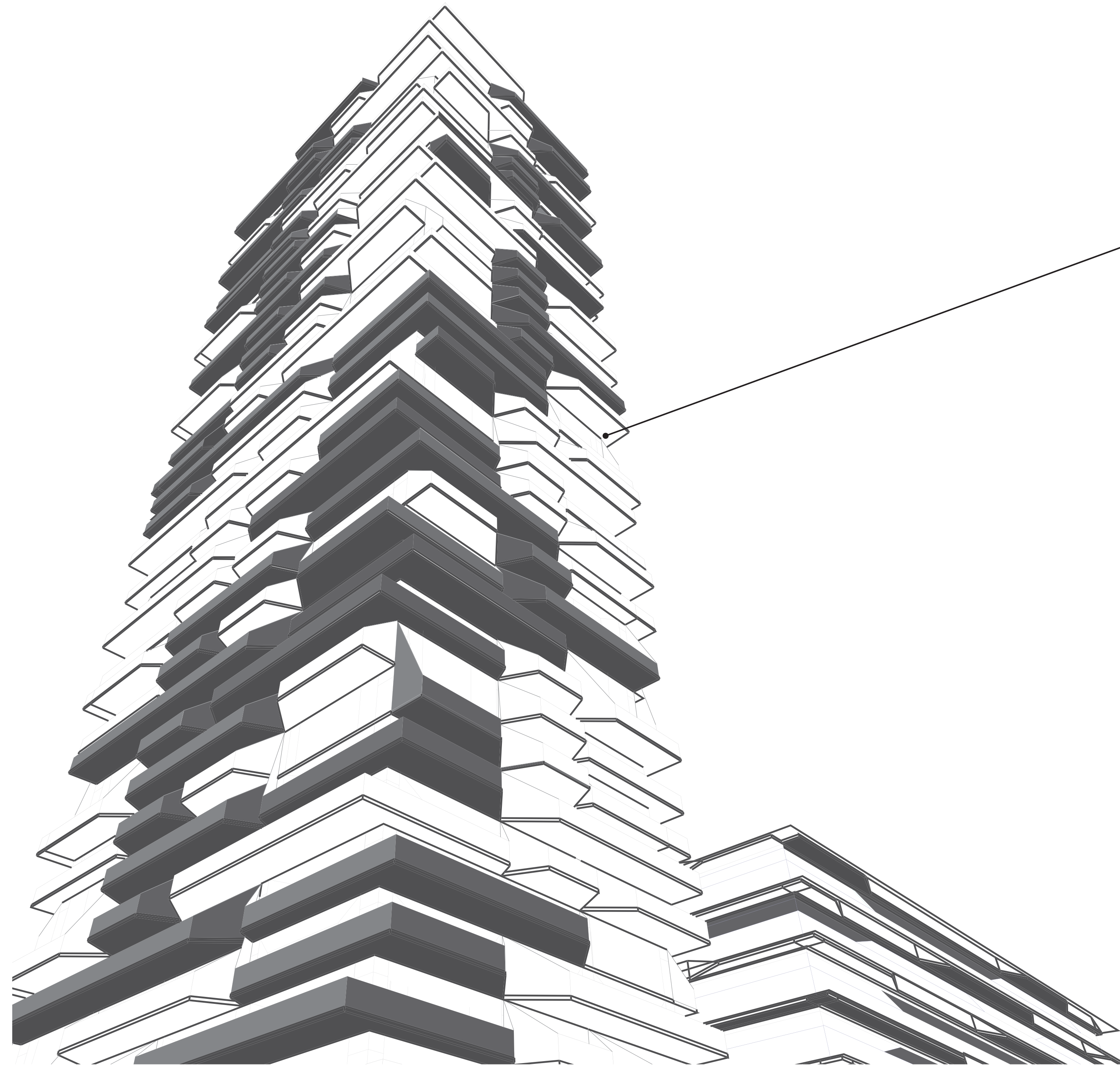
TITLE

PROJECT NUMBER 201809	ISSUE NO.
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DRAWING NUMBER

A.108

PROJECT INTRODUCTION



The architecture references the “industrial stack”; stacked components that recall a storage methodology prominent in industrial zone; the project reflects the structural rhythm and cadence of stacked pallets.



ARCHITECTURAL EXPRESSION – “INDUSTRIAL STACK”

The building form and character is inspired by the industrial context and its history of shipping via the neighbouring rail infrastructure. The development proposal also draws heavily from the arts, presenting an exciting and optimistic view toward the future of this important neighborhood. With respect to architectural vocabulary, the architecture references the “industrial stack”; stacked components that recall a storage methodology prominent in industrial zones. Building scale and massing is defined by staggered massing components that break up the façade into distinct and offset planes. The staggered design breaks up the building’s massing and provides a setback from East 7th Place. The staggered design also creates large projection balconies that provide functional outdoor open space. Additional balconies and recessed window elements also create texture in the massing components.

ARCHITECTURAL CHARACTER

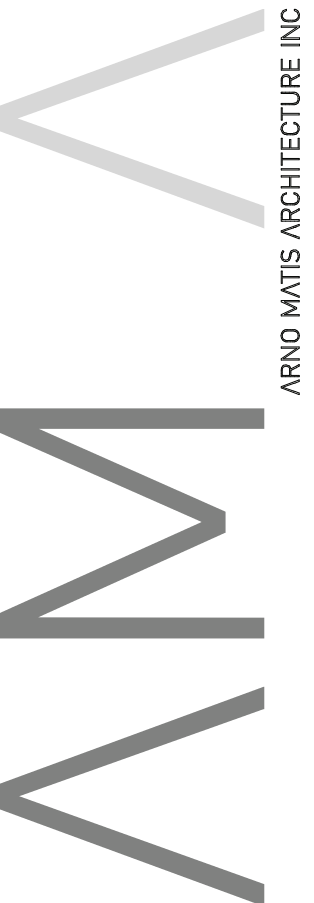
The architectural expression draws from the past but connects to the future; The expression is contemporary but respectful of the industrial heritage and strong influence of the arts within this community, re-interpreting the structural rhythm and cadence of stacked pallets. The intent here is to not reference any one single industry but to recall a visual pattern common in the area. The pattern of void and solid is modulated on the façade to enhance views, address the desire for passive solar control and to create a rhythm, texture and play of light and shadow on the dynamic building form.

PUBLIC REALM

The design of the Project is intended to create an active, transparent street edge along both Violet Street and East 7th Place through the placement of commercial uses, improvements to the streetscape, and integration with internal paseos and plazas.

MATERIAL REFERENCE

With respect to materiality, we propose the introduction of a fritted glass deck panel that references the historic materiality of the area's industrial past. Panels are introduced to modulate the exterior and fragment building massing with an ambiguous industrial materiality that is high-quality and contemporary in the proposed design, yet industrial in use.

[illegible]

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t 604.708.0188 f 604.484.9481 annettezarchitects.com

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MAUD ARCHITECTS

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				DRAWING DATE
				08/10/18

2143 VIOLET, LOS
ANGELES,
CALIFORNIA

PROJECT

PROJECT INTRODUCTION

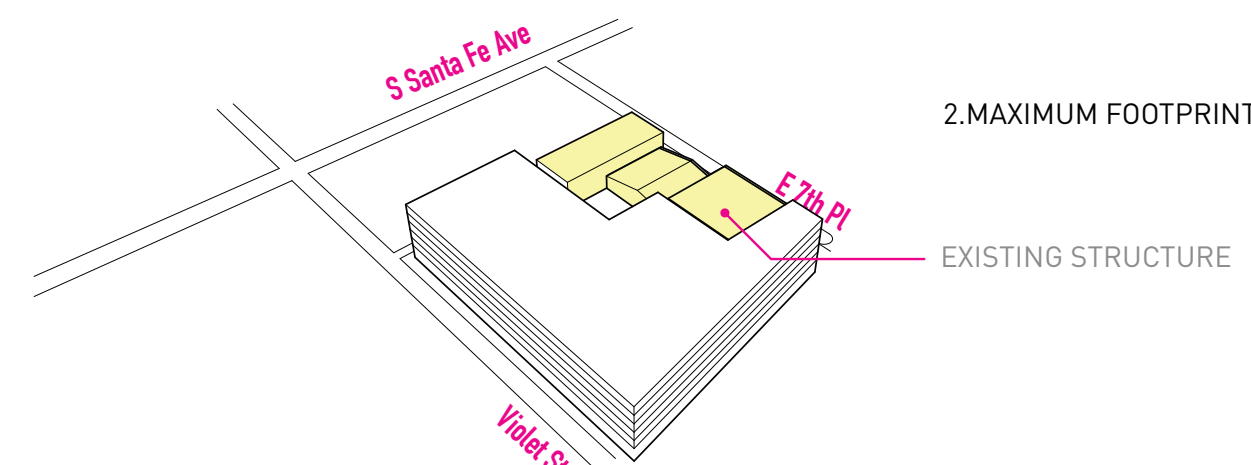
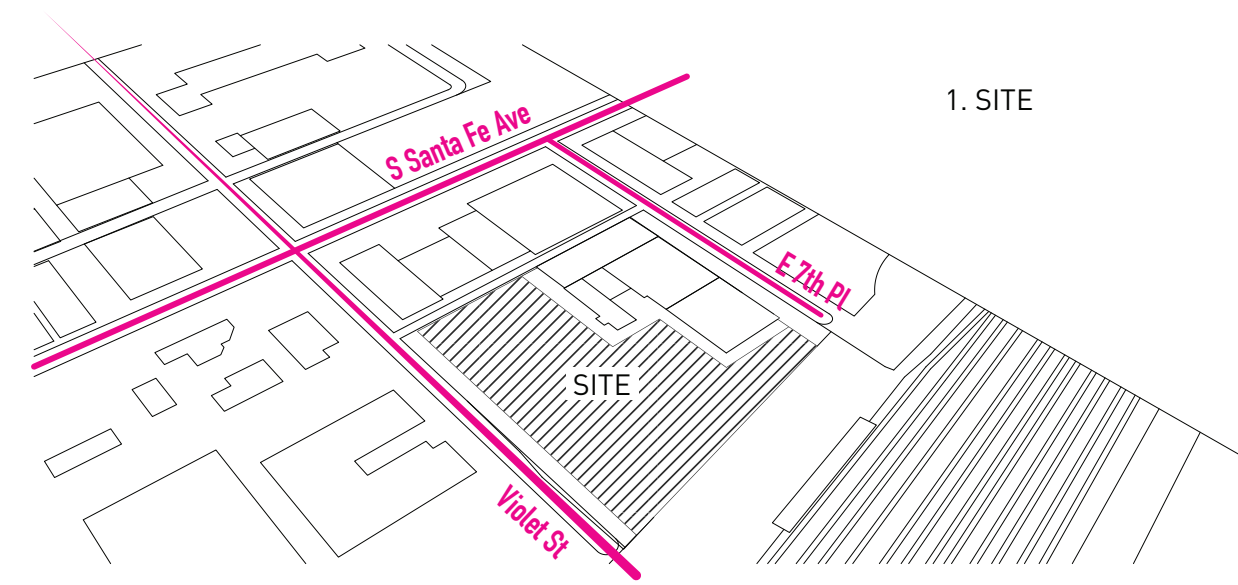
TITLE	DATE	BY	NO.	PRICE	REMARKS
1. The first of the three books of the Bible, the book of Genesis, is the book of beginnings. It tells of the beginning of the world, the beginning of man, and the beginning of the Christian era.					
2. The second of the three books of the Bible, the book of Exodus, is the book of deliverance. It tells of the deliverance of the Israelites from the land of Egypt, and of the giving of the law to Moses.					
3. The third of the three books of the Bible, the book of Leviticus, is the book of holiness. It tells of the laws of holiness, and of the sacrifices and offerings.					
4. The fourth of the three books of the Bible, the book of Numbers, is the book of journeying. It tells of the journeying of the Israelites from the land of Egypt to the land of Canaan.					
5. The fifth of the three books of the Bible, the book of Deuteronomy, is the book of repetition. It tells of the repetition of the laws of holiness, and of the journeying of the Israelites.					
6. The sixth of the three books of the Bible, the book of Joshua, is the book of conquest. It tells of the conquest of the land of Canaan by the Israelites.					
7. The seventh of the three books of the Bible, the book of Judges, is the book of judgment. It tells of the judgment of the Israelites, and of the judges who led them.					
8. The eighth of the three books of the Bible, the book of Ruth, is the book of redemption. It tells of the redemption of the Israelites, and of the king David.					
9. The ninth of the three books of the Bible, the book of Samuel, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
10. The tenth of the three books of the Bible, the book of Kings, is the book of history. It tells of the history of the Israelites, and of the king David.					
11. The eleventh of the three books of the Bible, the book of Isaiah, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
12. The twelfth of the three books of the Bible, the book of Jeremiah, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
13. The thirteenth of the three books of the Bible, the book of Lamentations, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
14. The fourteenth of the three books of the Bible, the book of Ezekiel, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
15. The fifteenth of the three books of the Bible, the book of Daniel, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
16. The sixteenth of the three books of the Bible, the book of Hosea, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
17. The seventeenth of the three books of the Bible, the book of Joel, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
18. The eighteenth of the three books of the Bible, the book of Amos, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
19. The nineteenth of the three books of the Bible, the book of Obadiah, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
20. The twentieth of the three books of the Bible, the book of Jonah, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
21. The twenty-first of the three books of the Bible, the book of Micah, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
22. The twenty-second of the three books of the Bible, the book of Nahum, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
23. The twenty-third of the three books of the Bible, the book of Habakkuk, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
24. The twenty-fourth of the three books of the Bible, the book of Zephaniah, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
25. The twenty-fifth of the three books of the Bible, the book of Haggai, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
26. The twenty-sixth of the three books of the Bible, the book of Zechariah, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
27. The twenty-seventh of the three books of the Bible, the book of Malachi, is the book of prophecy. It tells of the prophecy of the Israelites, and of the king David.					
28. The twenty-eighth of the three books of the Bible, the book of Matthew, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
29. The twenty-ninth of the three books of the Bible, the book of Mark, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
30. The thirtieth of the three books of the Bible, the book of Luke, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
31. The thirty-first of the three books of the Bible, the book of John, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
32. The thirty-second of the three books of the Bible, the book of Acts, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
33. The thirty-third of the three books of the Bible, the book of Romans, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
34. The thirty-fourth of the three books of the Bible, the book of Corinthians, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
35. The thirty-fifth of the three books of the Bible, the book of Galatians, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
36. The thirty-sixth of the three books of the Bible, the book of Ephesians, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
37. The thirty-seventh of the three books of the Bible, the book of Philippians, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
38. The thirty-eighth of the three books of the Bible, the book of Colossians, is the book of the Gospels. It tells of the life and teachings of Jesus Christ.					
39. The thirty-ninth of the three books of the Bible, the book of Thimo-					

PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	

DRAWING NUMBER

A.110

FORM & MASSING



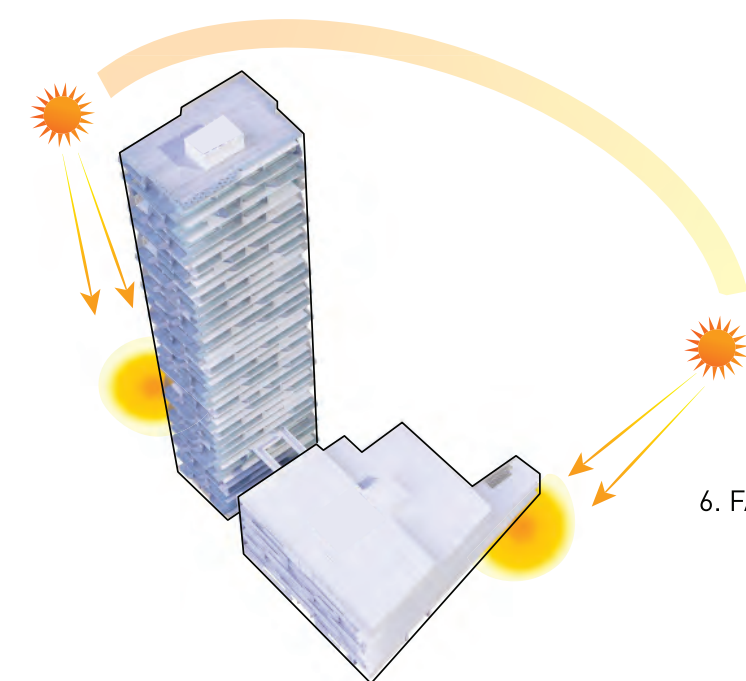
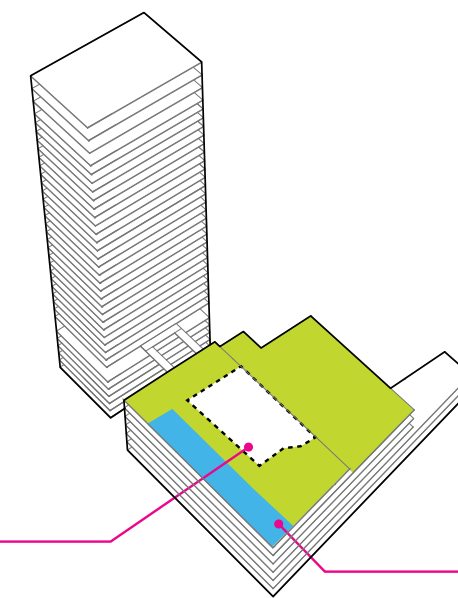
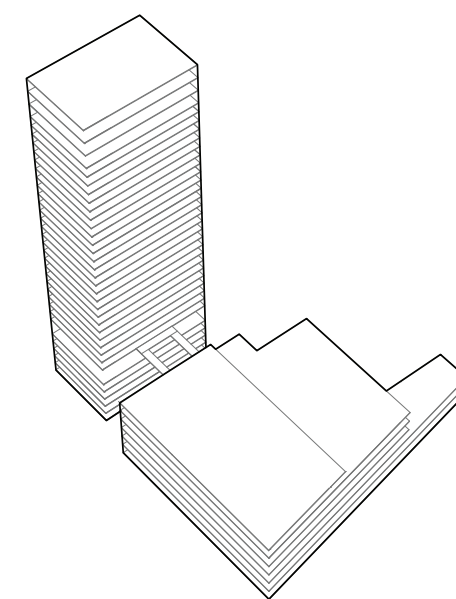
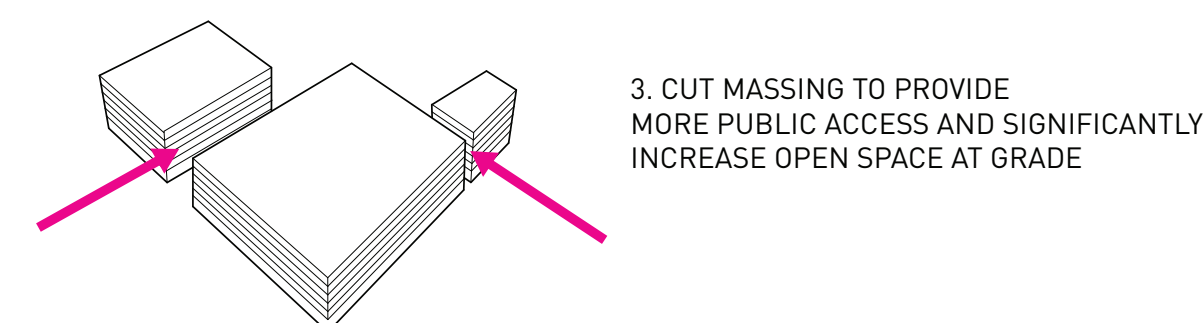
FORM & MASSING

BUILDING FORM

The proposal presents itself as a podium and tower form blurring the lines between public and private uses. The massing is articulated through angled brise-soleil/privacy screens, stepped deck edges lines and a generous shared podium roof terrace. A vastly increased public realm at grade with a high level of glazing grade supports an animated paseo with strong indoor-outdoor relationships.

CONSTRUCTION TYPE

The development is proposed in non-combustible steel or concrete structure (type I). The intent is to pursue the maximum supportable density for the proposed development site.



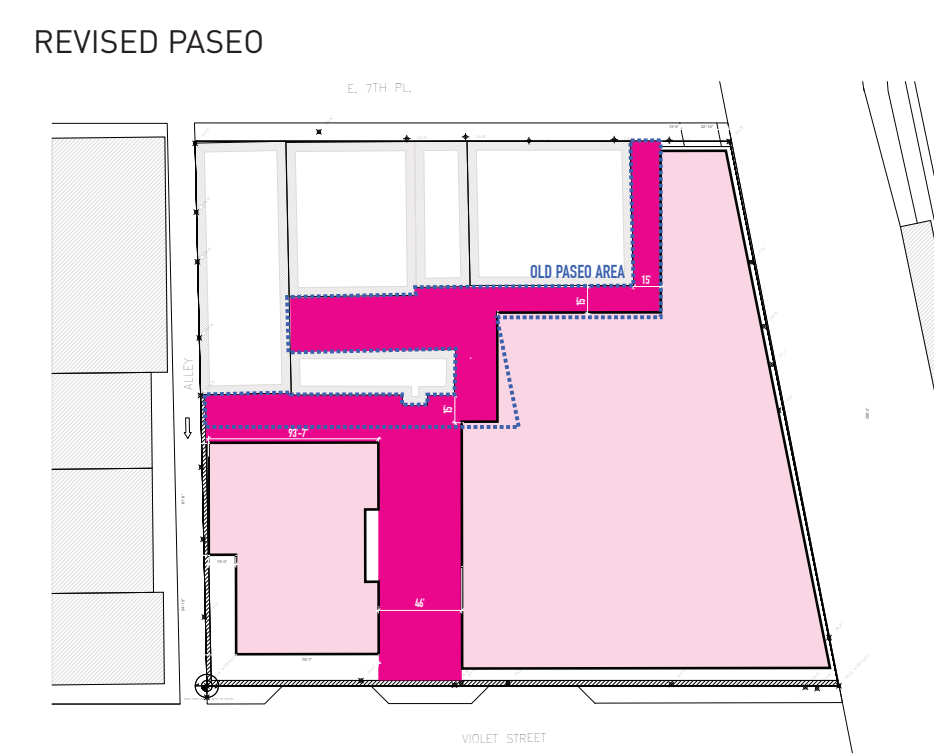
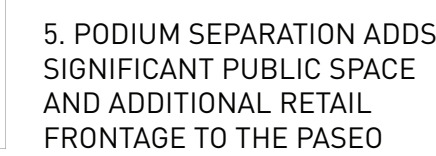
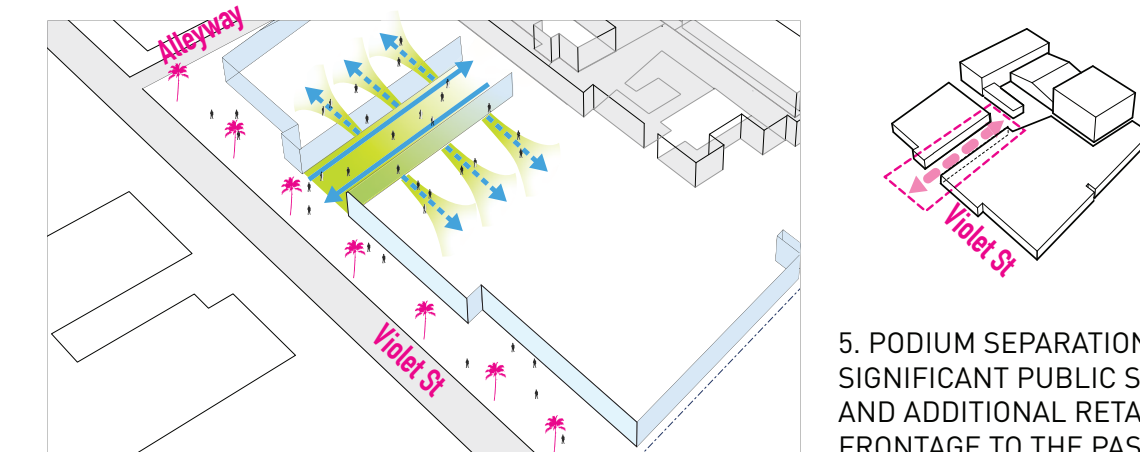
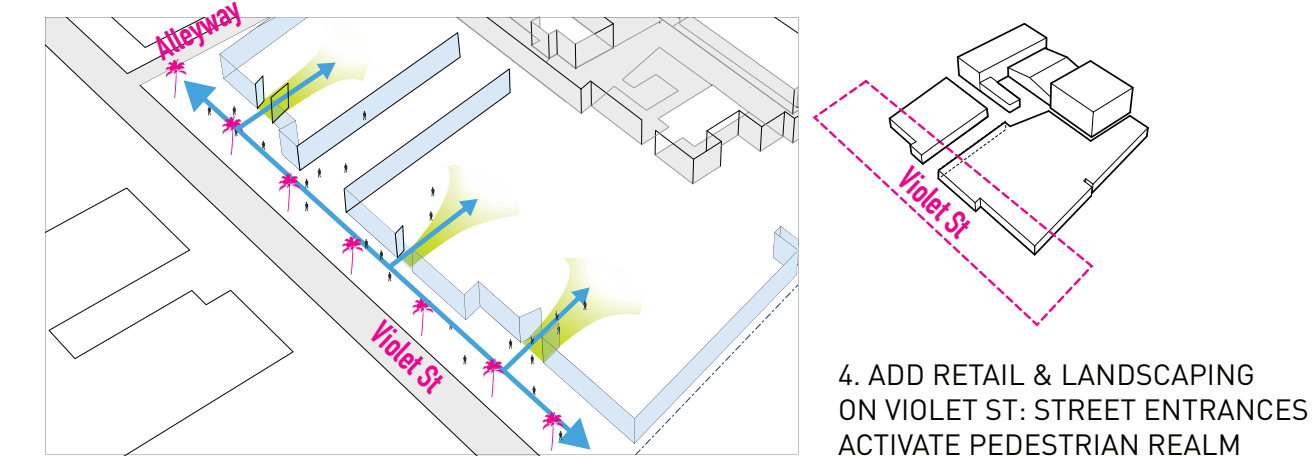
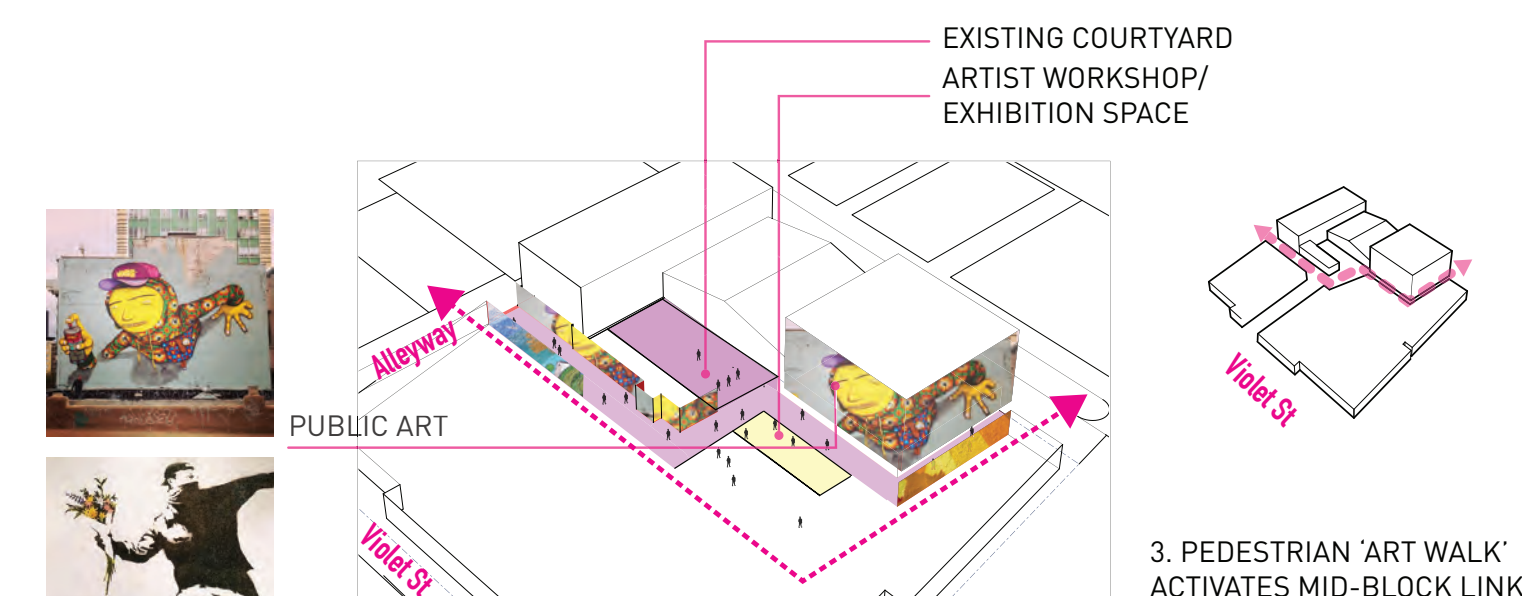
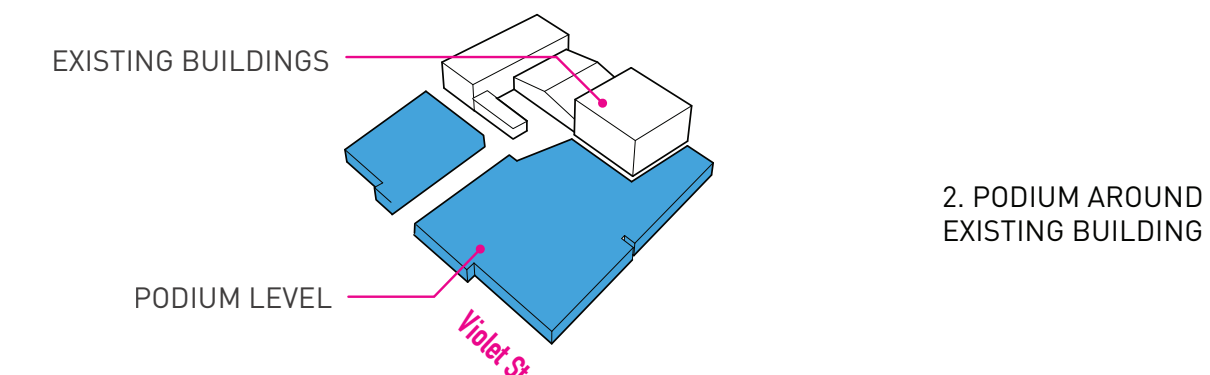
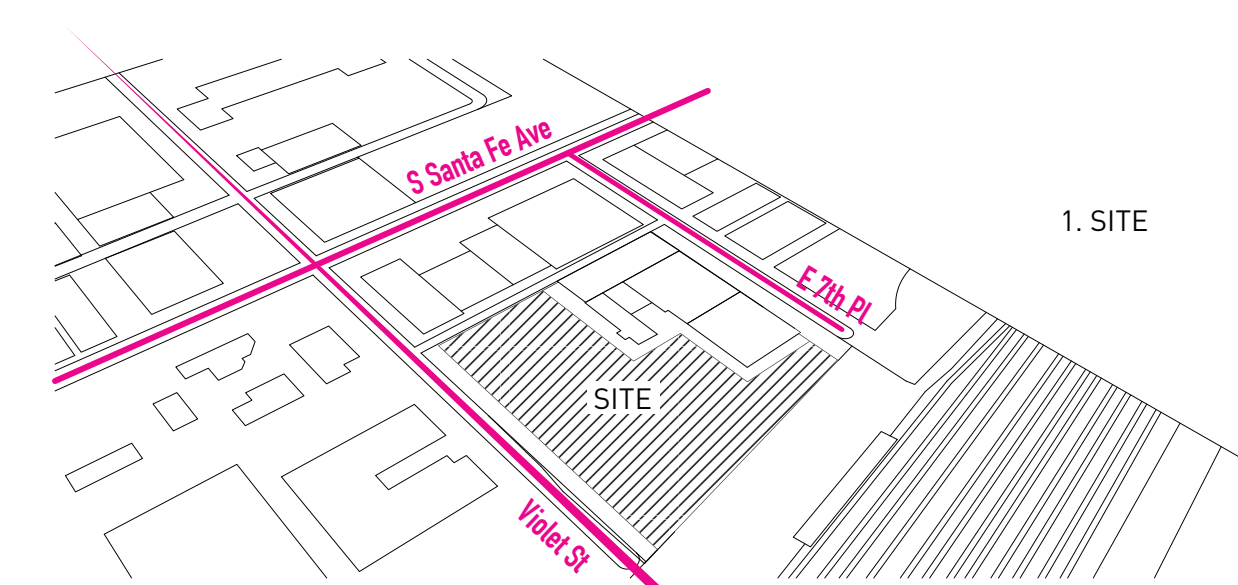
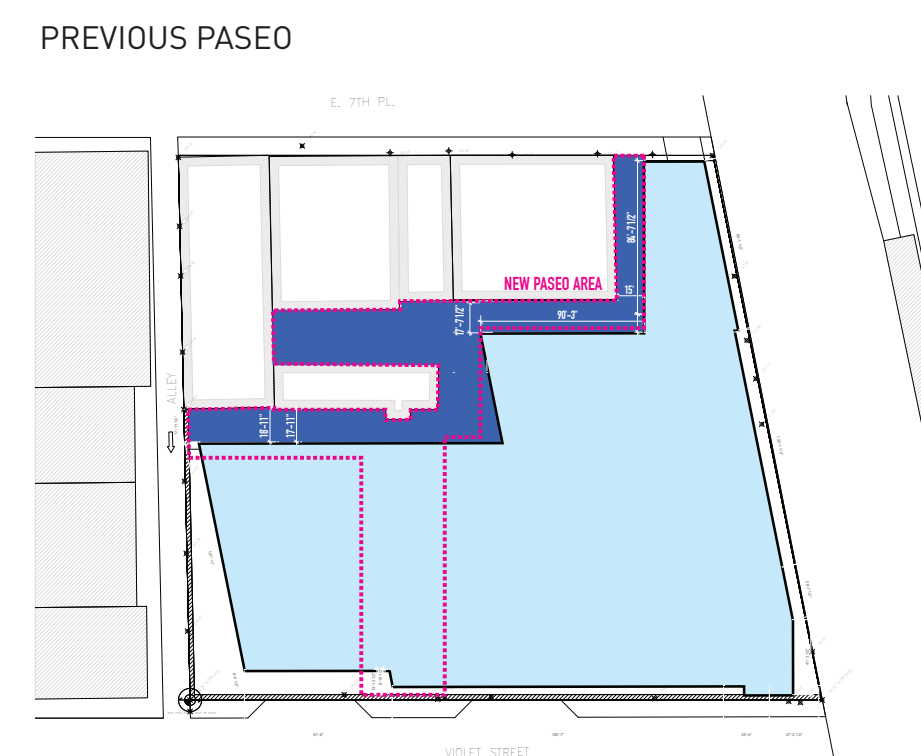
URBAN REALM

URBAN DESIGN

The proposal presents an active street edge with an open pedestrian plaza through the center of the site, connecting to a paseo to the north. The plaza/paseo acts as a community gathering area for residents and visitors alike.

Retail uses reinforce the street wall edge with generous setbacks and urban edge development including pedestrian furnishings, lighting and landscape.

Pedestrian flow is encouraged through and around the site with access through the increase of the public plaza and paseo spaces, main apartment lobby, commercial and artist production areas.

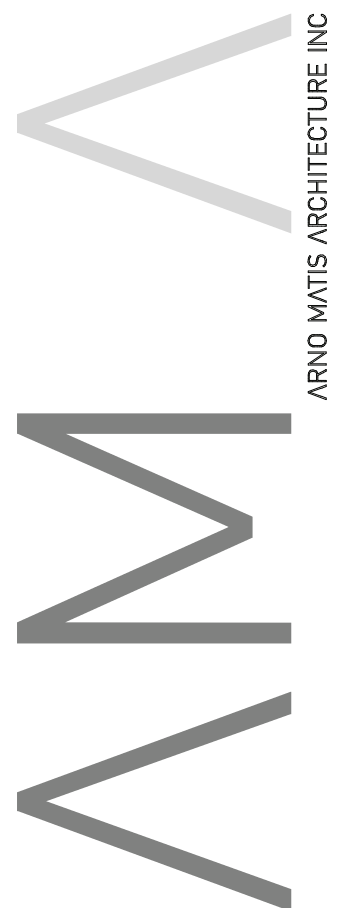


6. REVISED PODIUM RESULTS IN MORE OPEN SPACE

OLD PASEO AREA 10.462SF

NEW PASEO AREA 12,280 SF

= 1,818 SF INCREASE IN PASEO SPACE!

[illegible]

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t 604.708.0188 f 604.484.9481 artemediaarchitecture.com

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PROJECT

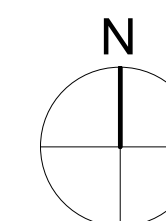
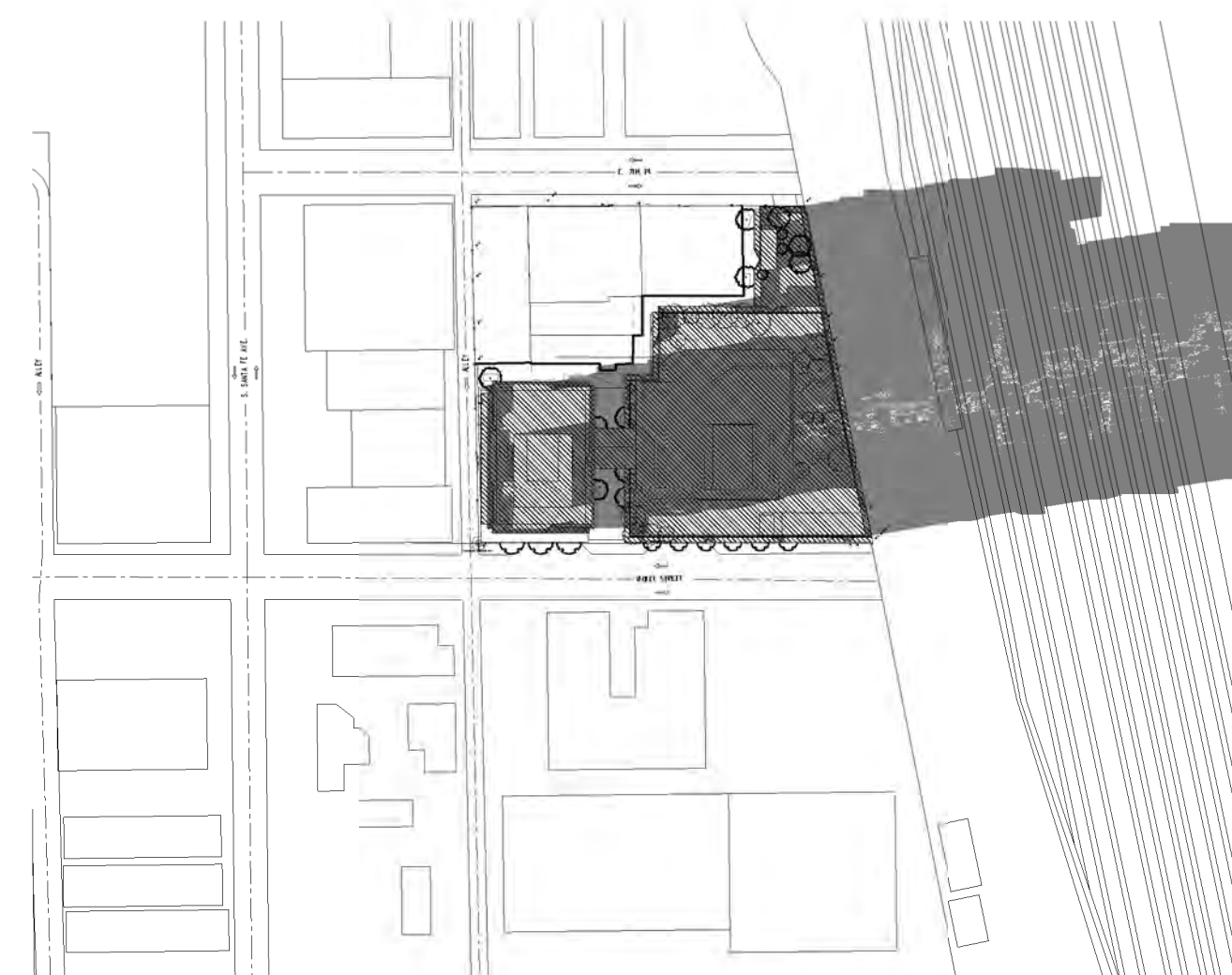
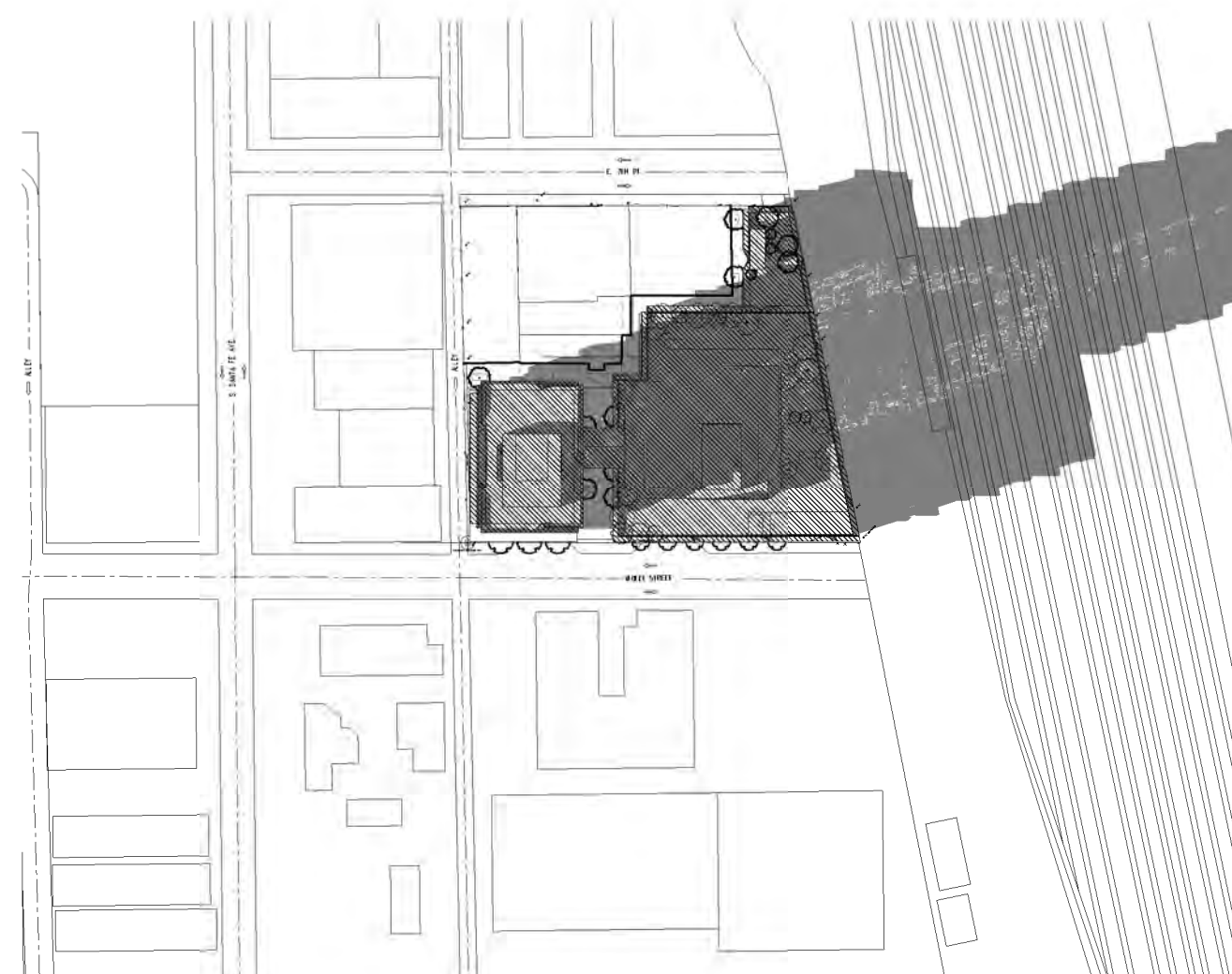
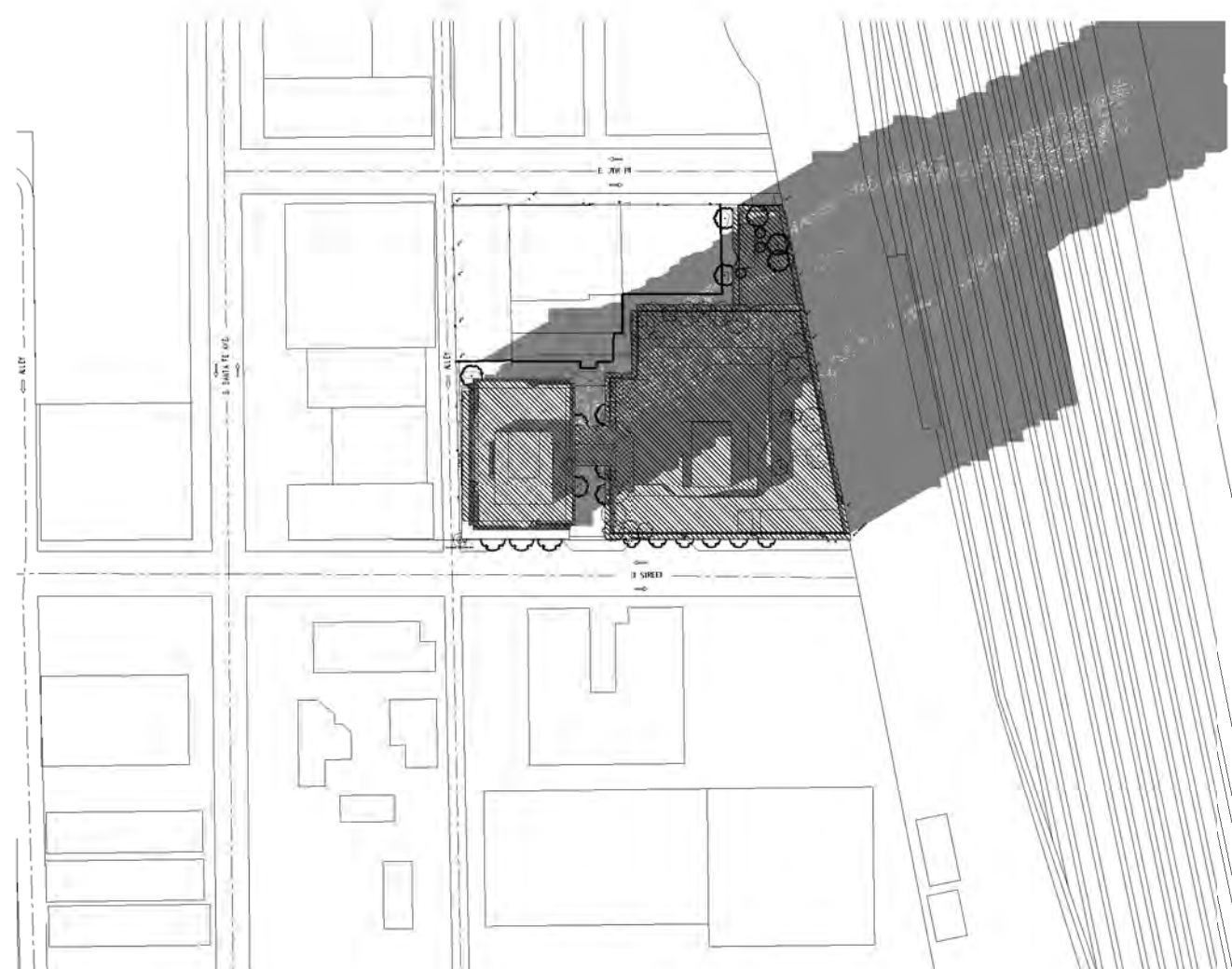
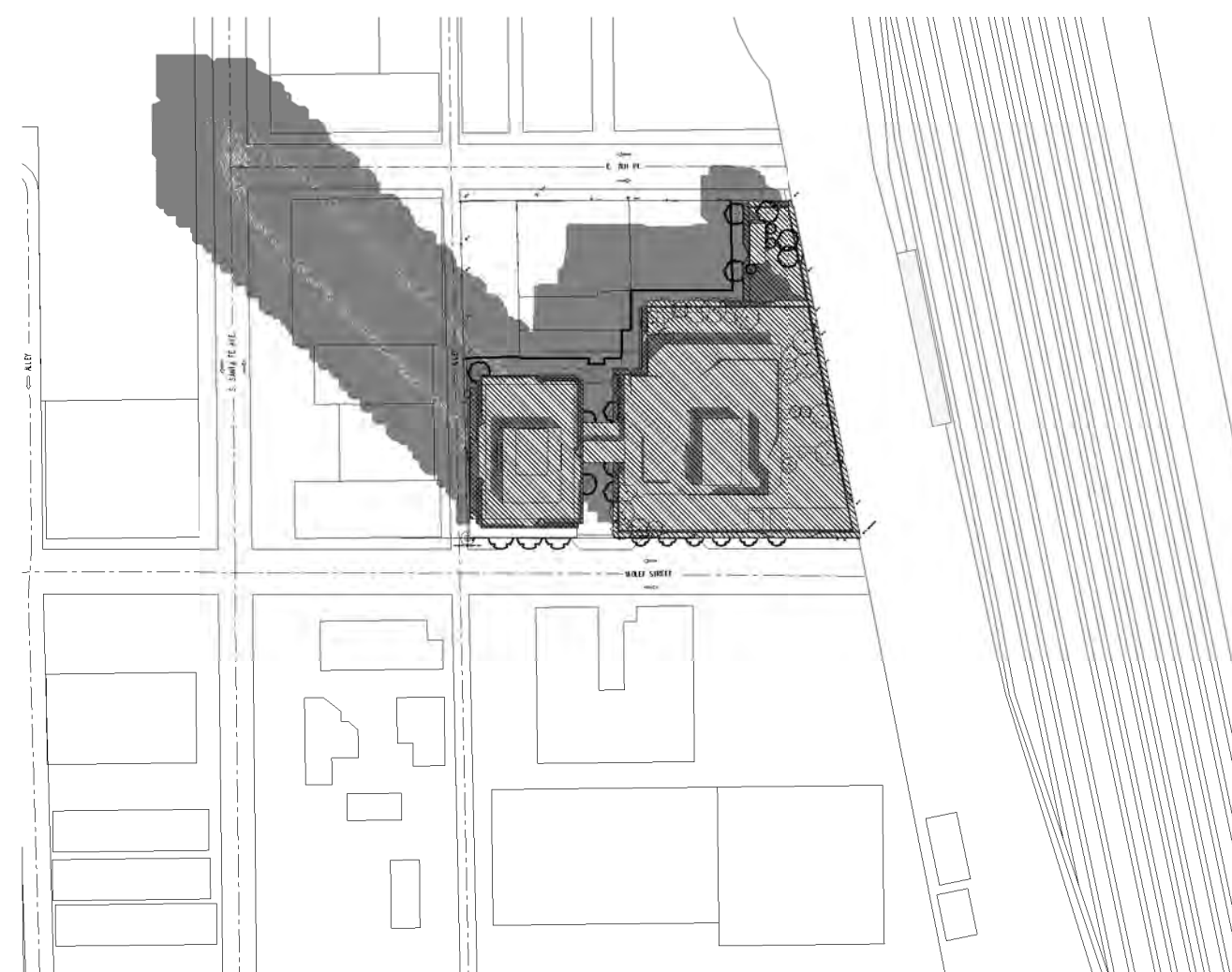
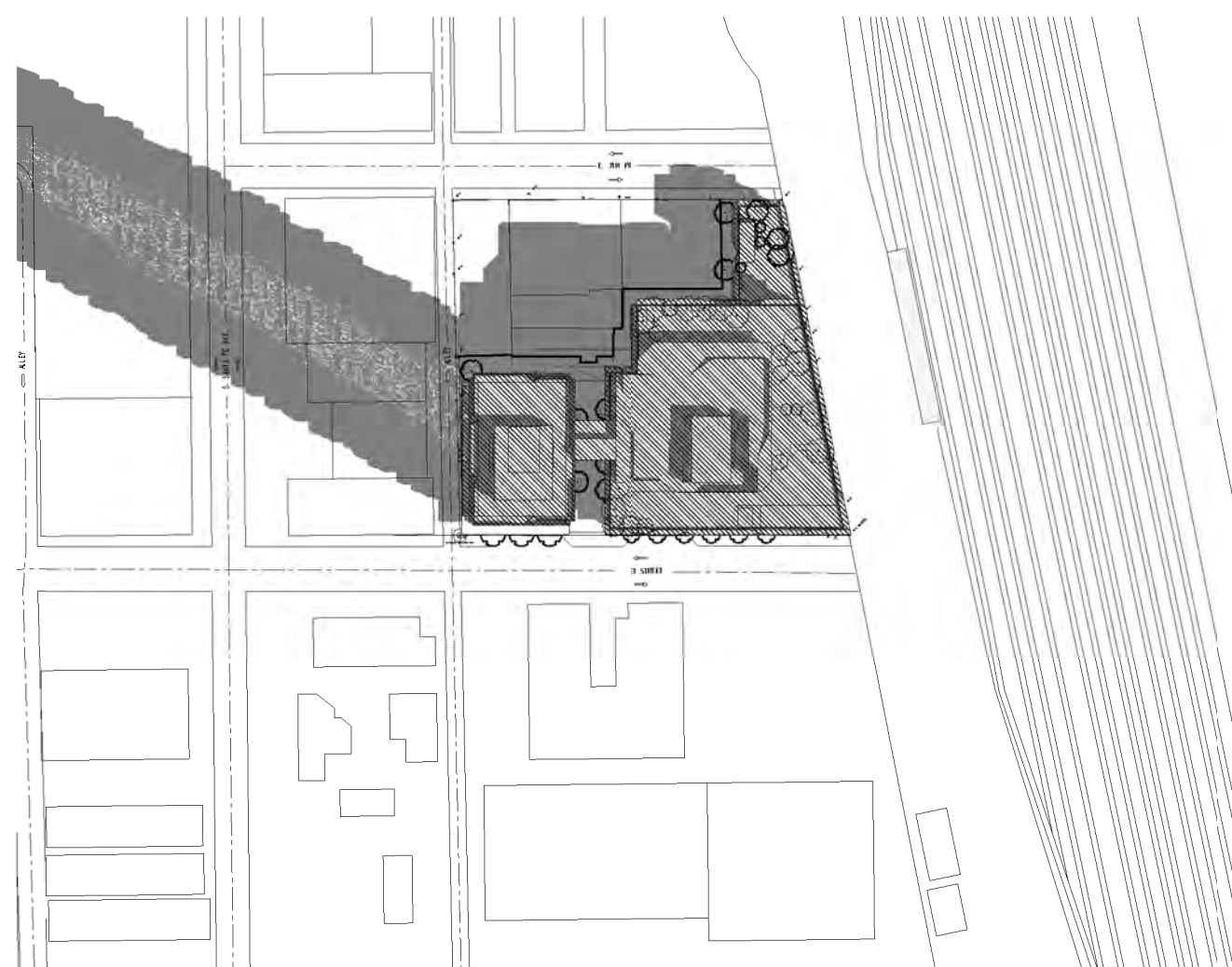
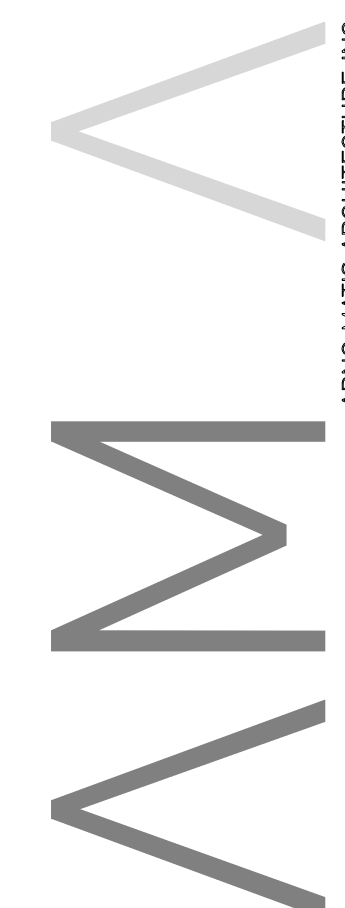
FORM AND MASSING

TITLE

PROJECT NUMBER 201809	ISSUE NO.
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DRAWING NUMBER

A.111

[illegible]

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				08/10/18

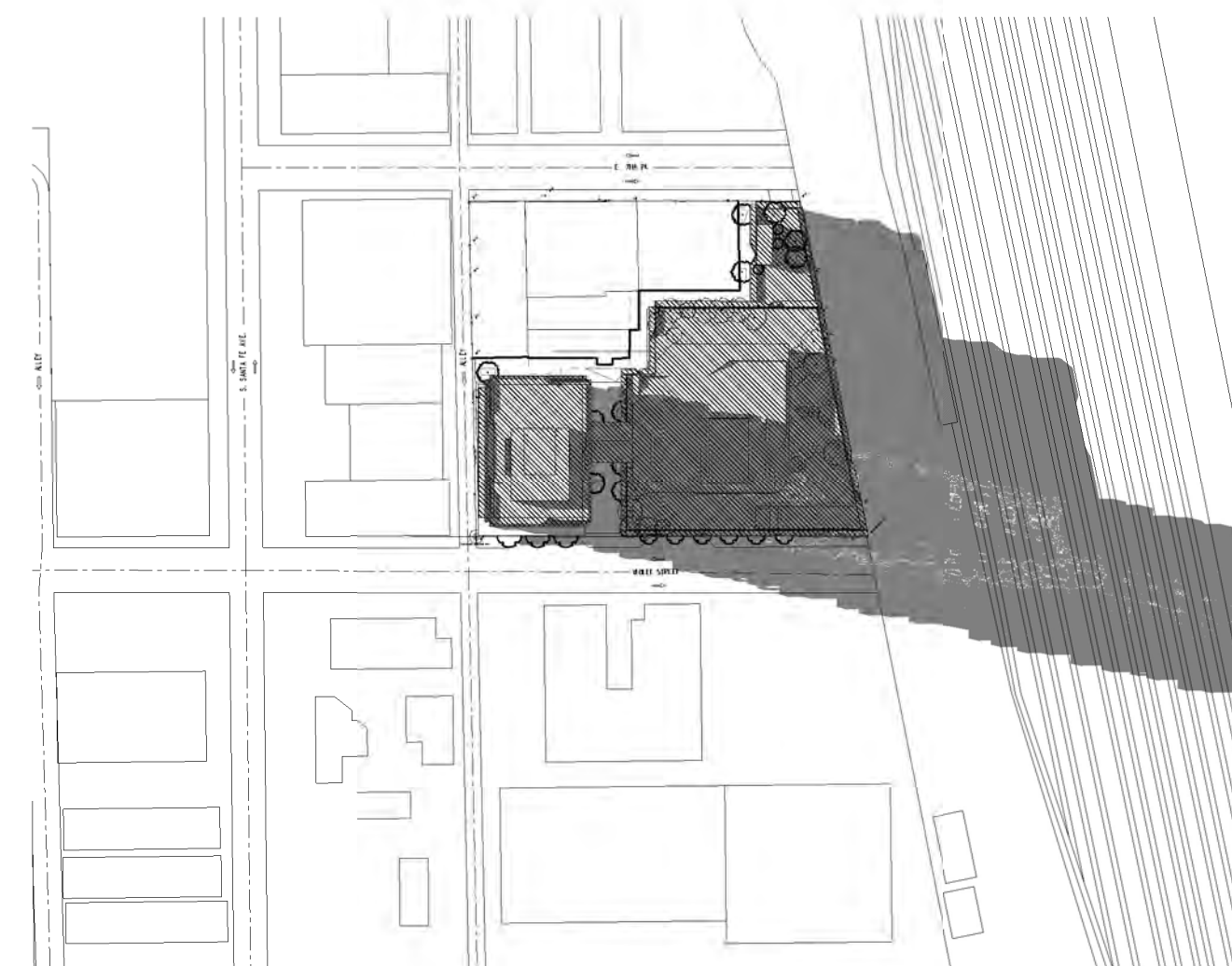
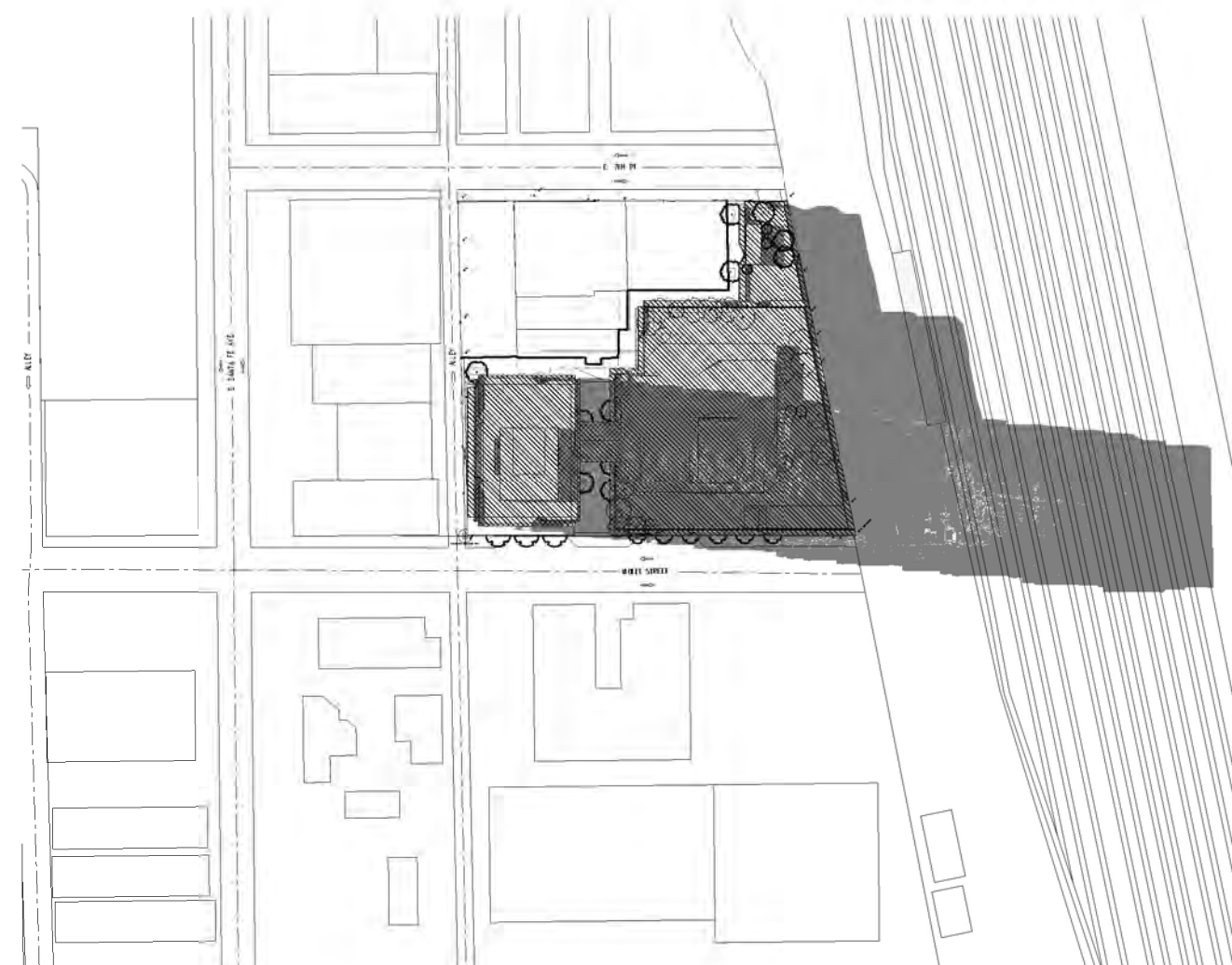
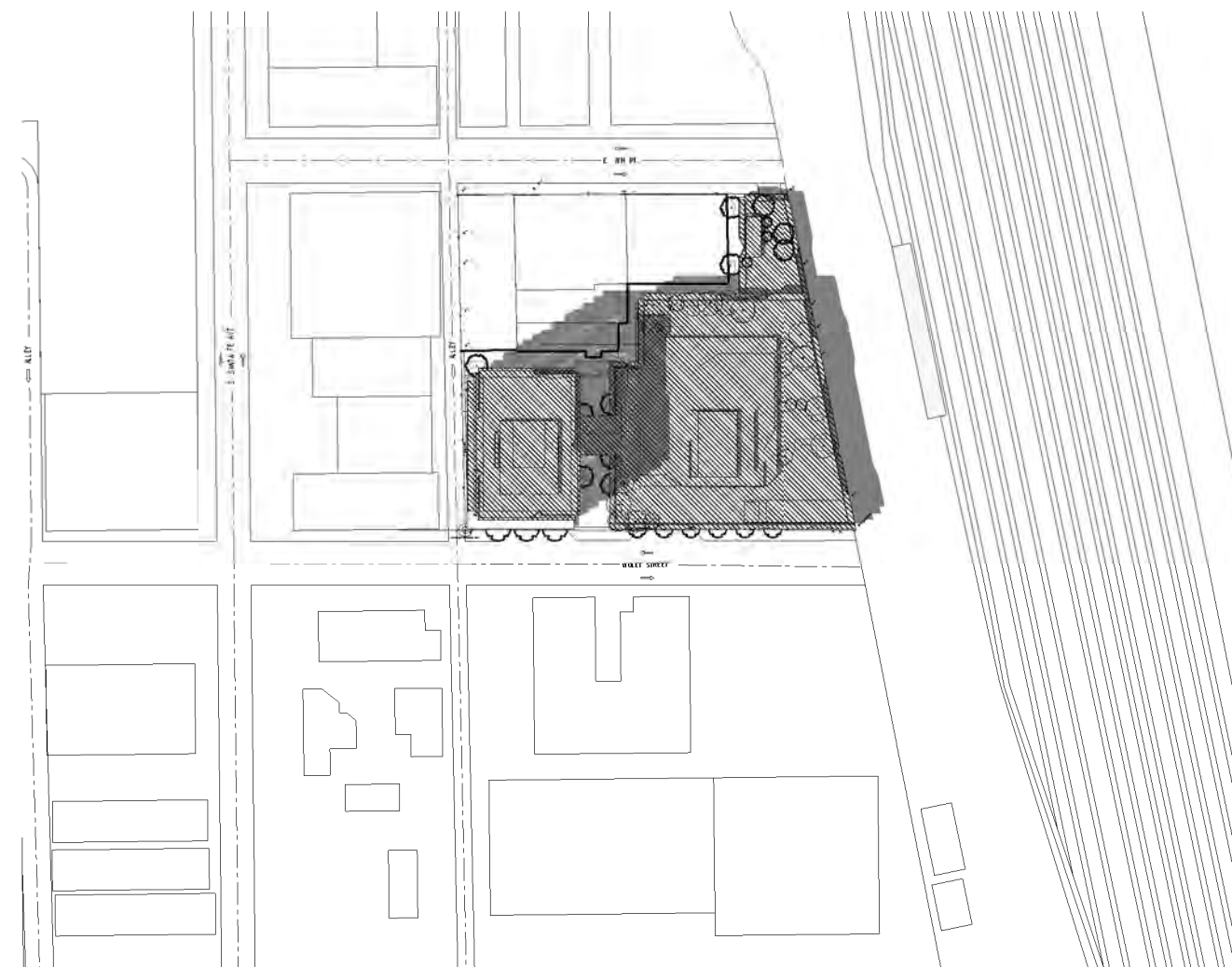
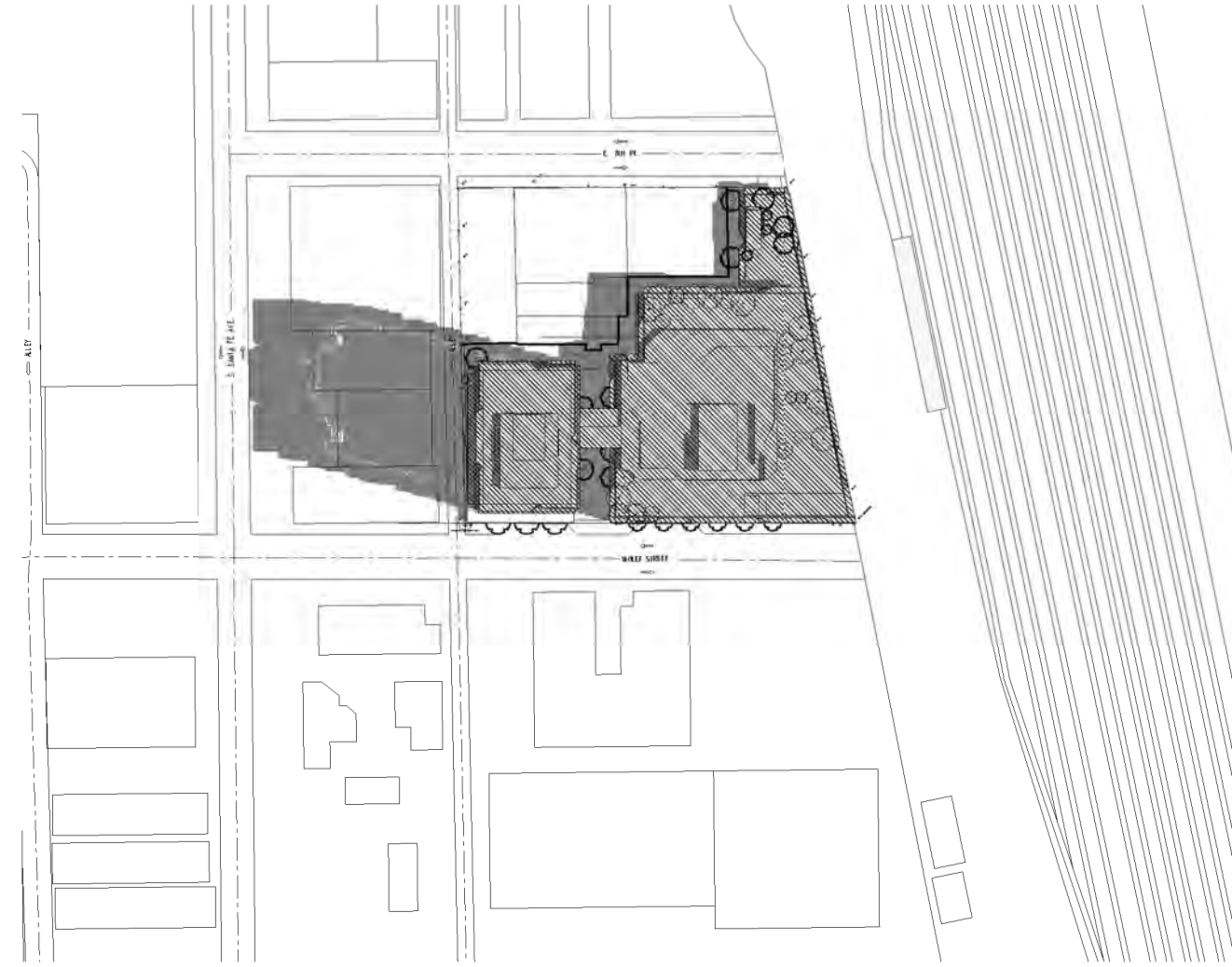
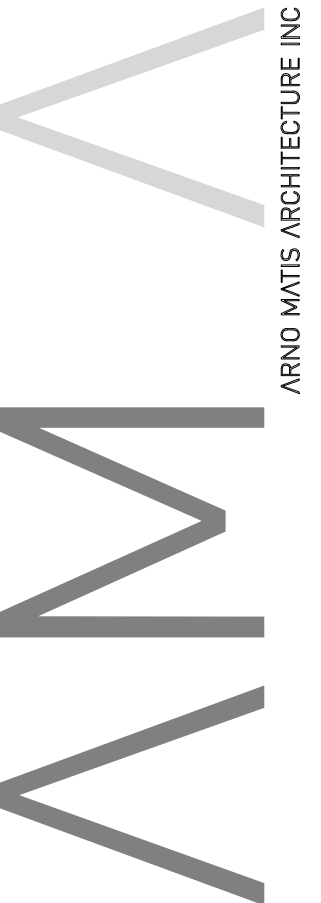
2143 VIOLET, LOS
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CALIFORNIA

PROJECT

SHADOW STUDIES
(SPRING EQUINOX)

TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	

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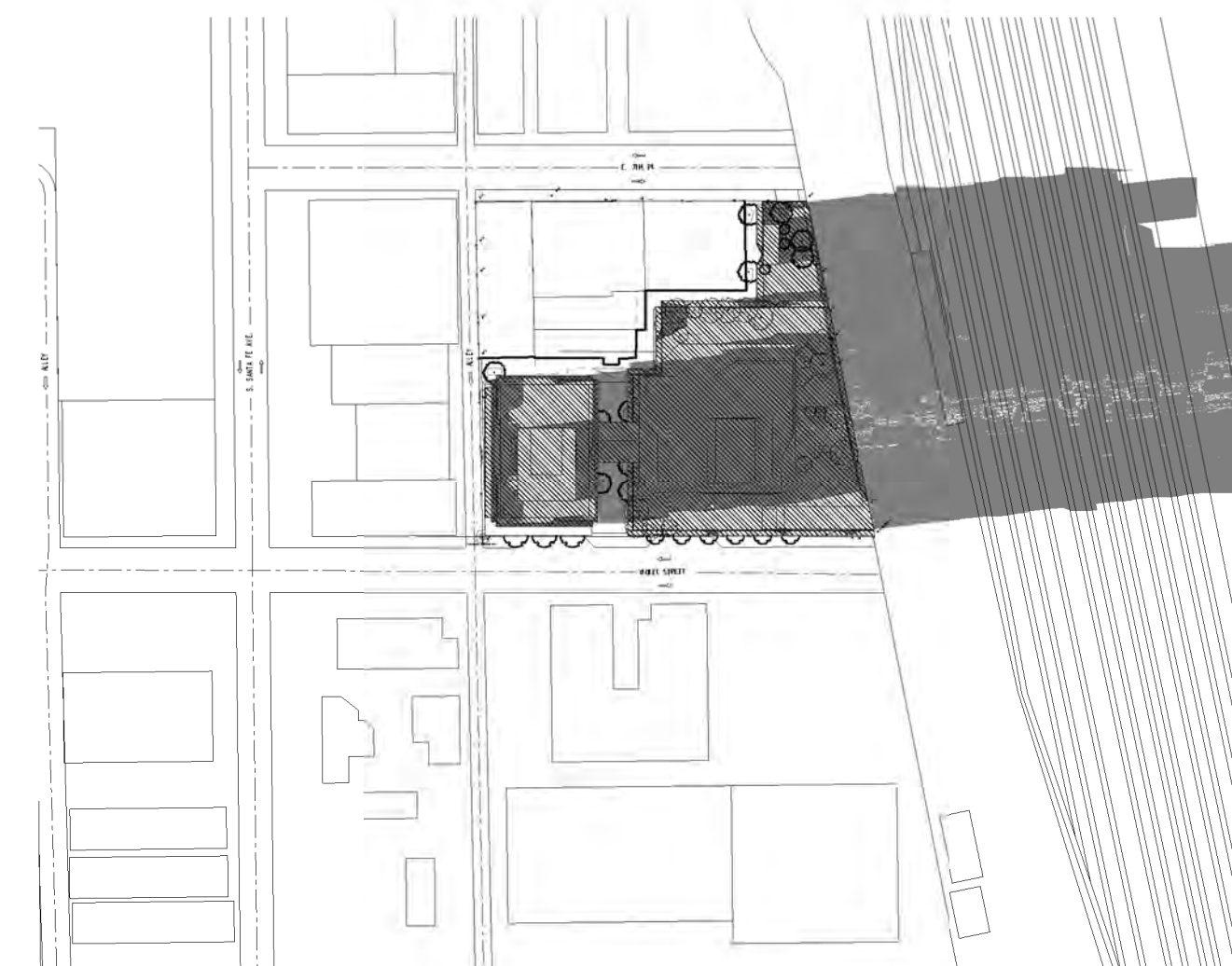
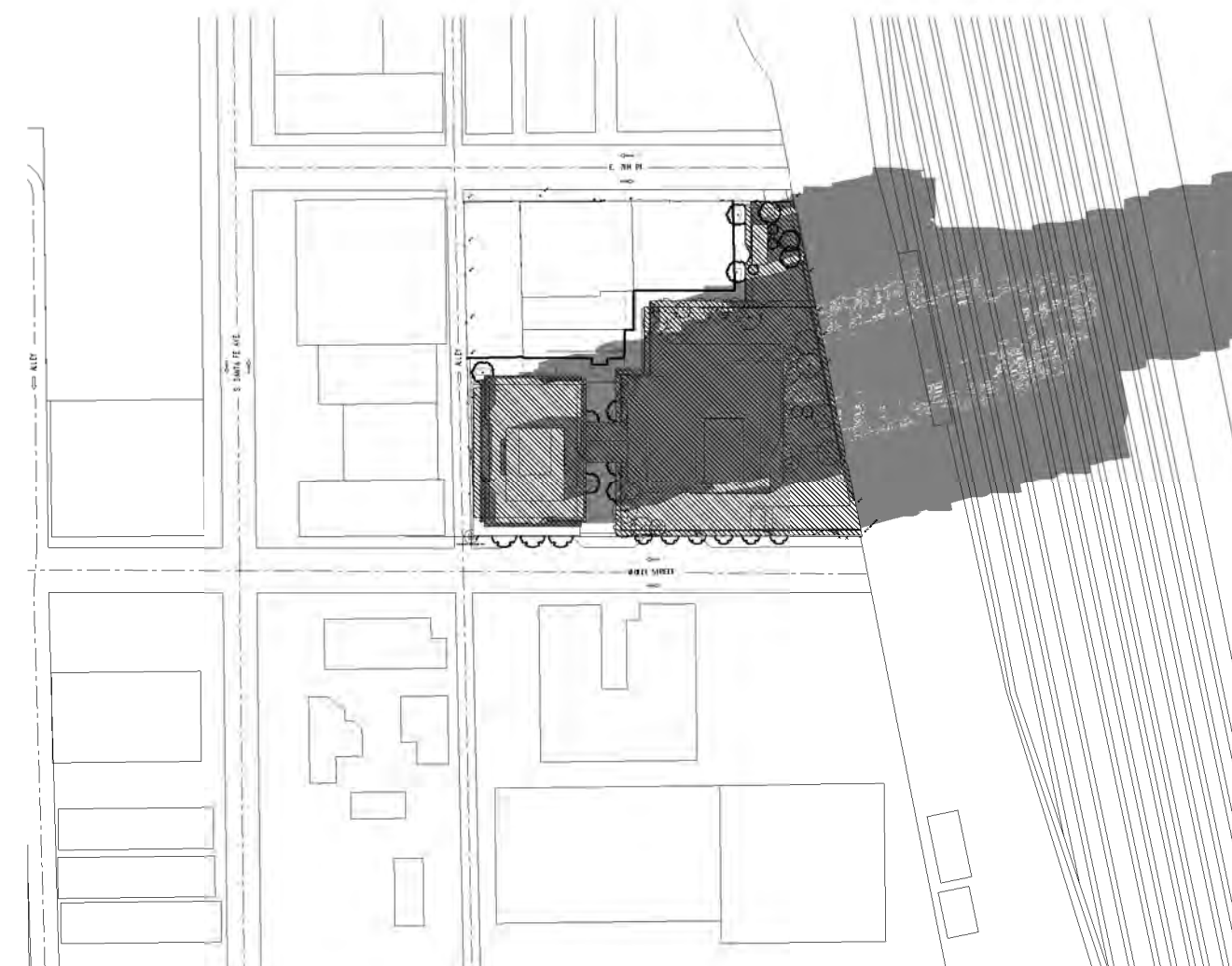
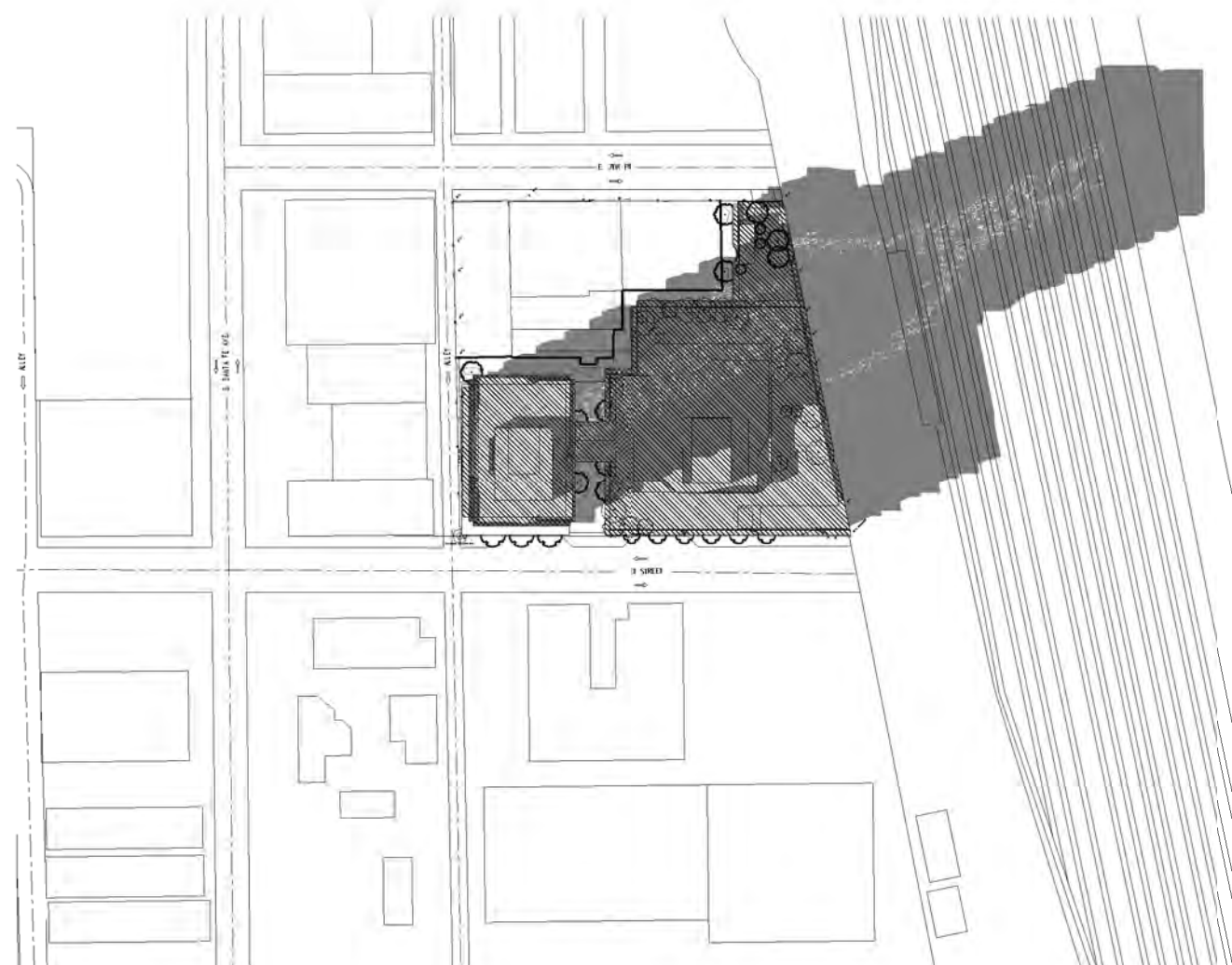
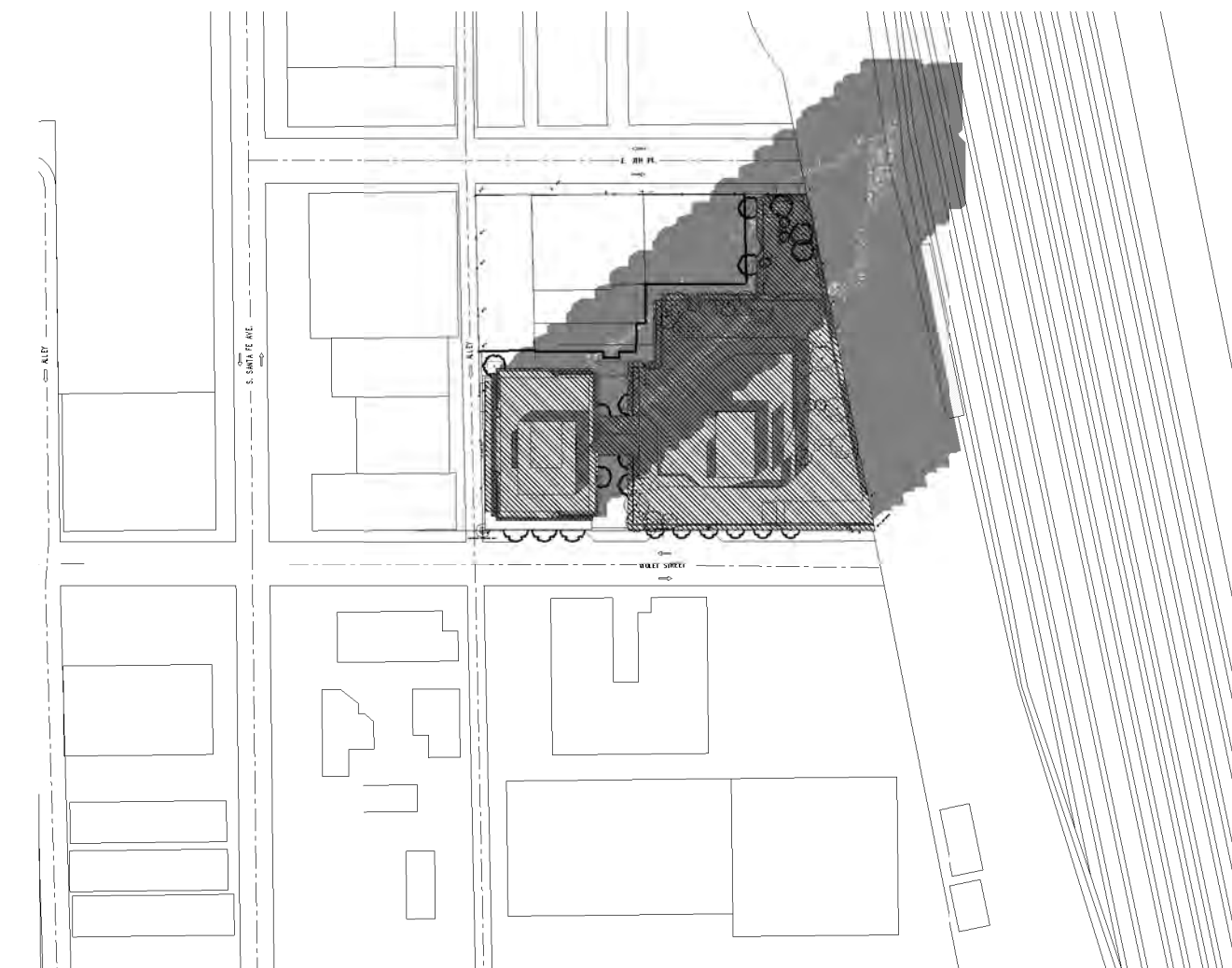
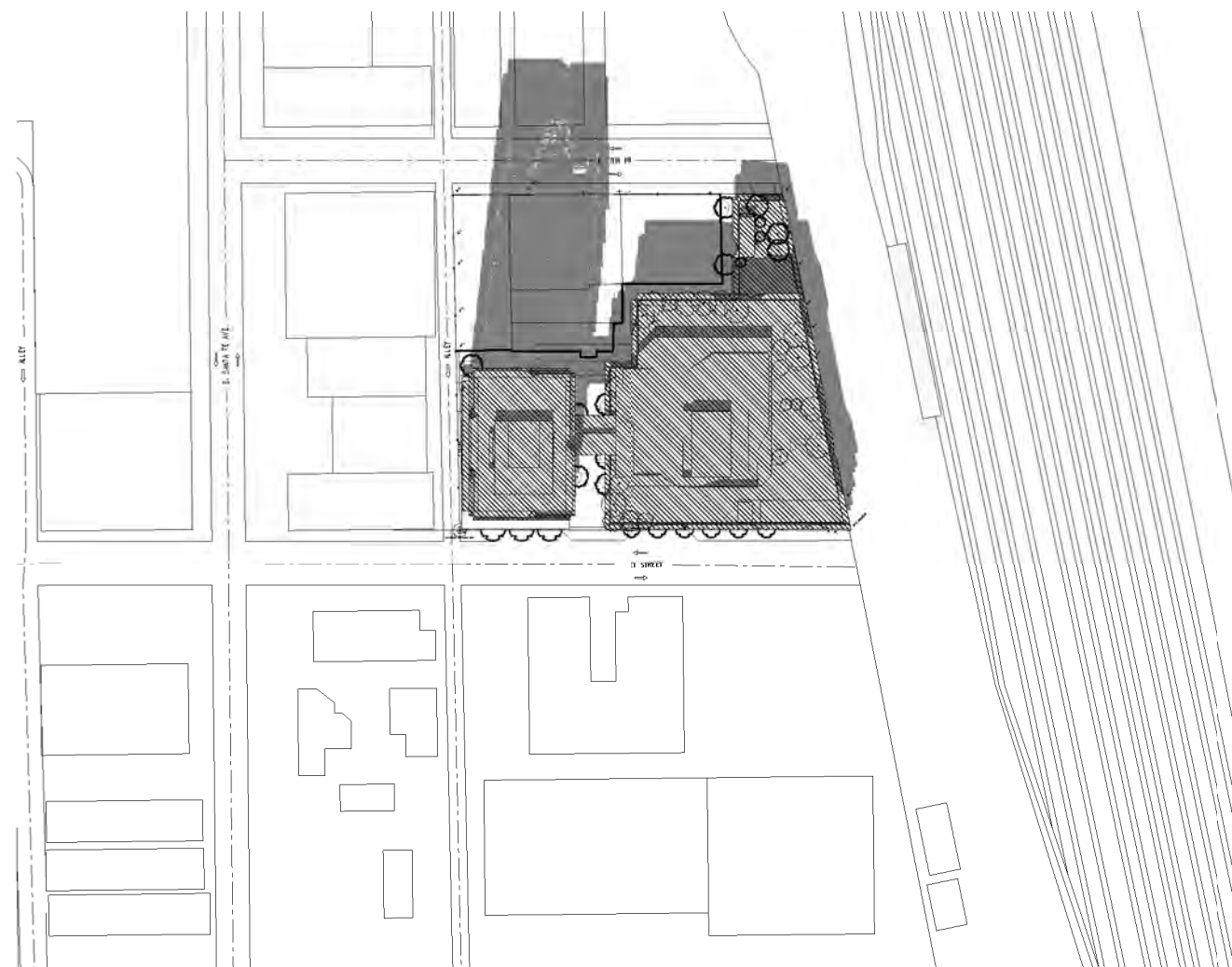
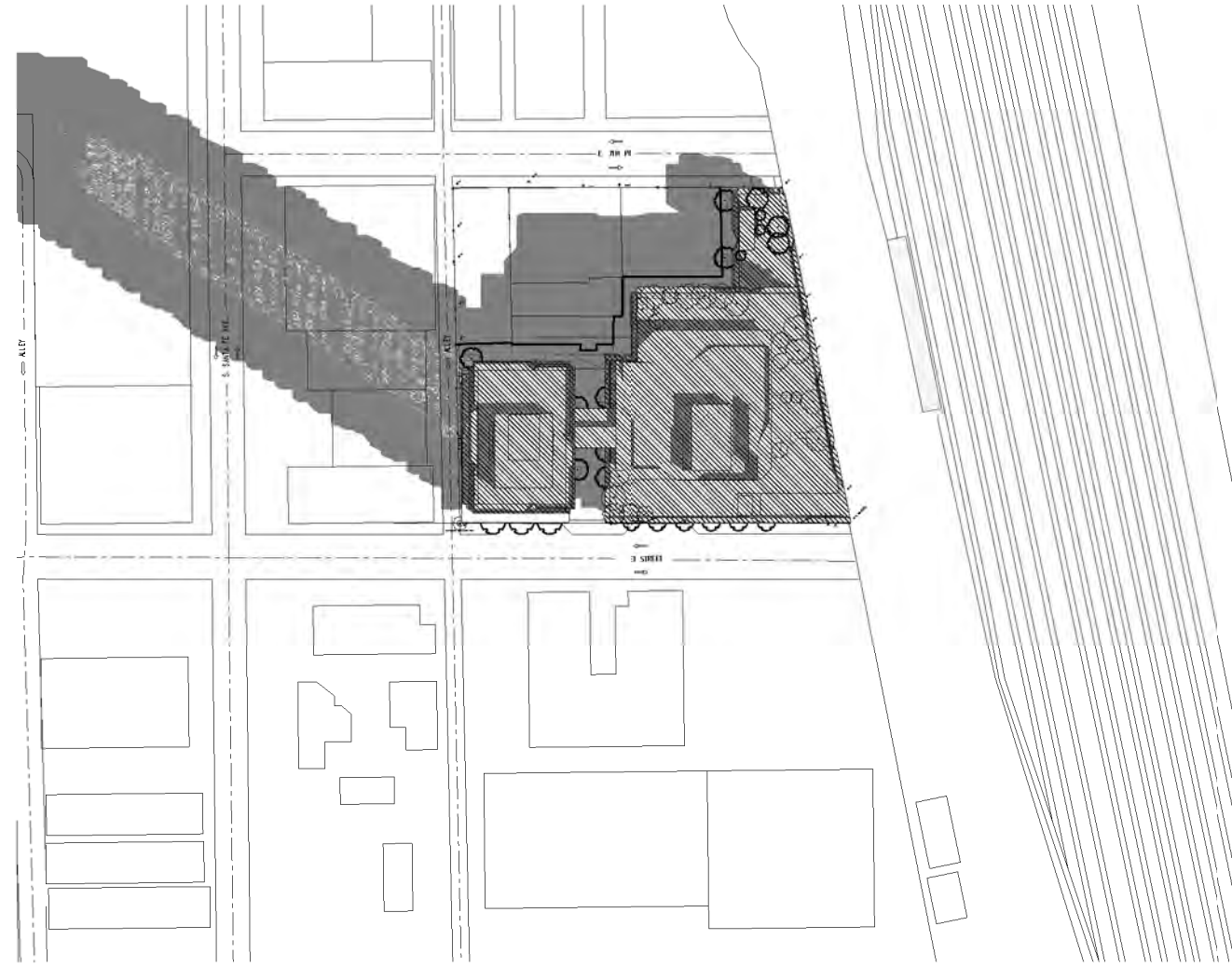
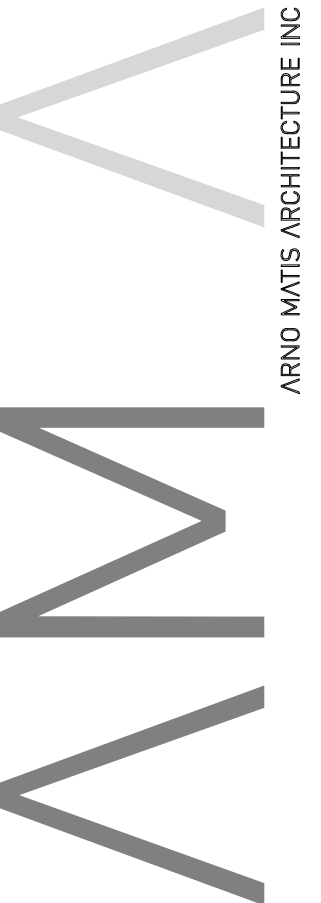
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				DRAWING DATE
				09/12/18

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PROJECT

SHADOW STUDIES (SUMMER SOLSTICE)

TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER	

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PROJECT

SHADOW STUDIES
(FALL EQUINOX)


TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER	

C:\Users\lana14\Downloads\201609_VIOLET_S8_WILL.rtf

RENDERING



VIEW FROM VIOLET STREET, LOOKING NORTHEAST
ARTISTIC RENDERING ONLY

[illegible]

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				09/12/18

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PROJECT

RENDERING 1 of 4

TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER A.116	

RENDERING



VIEW FROM E7TH STREET LOOKING SOUTHEAST
ARTISTIC RENDERING ONLY

[illegible]

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				DRAWING DATE
				08/10/18

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PROJECT

RENDERING 2 of 4

TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER A.117	

A low-angle, upward-looking photograph of a modern, multi-story building with a complex, geometric facade. The building features white and dark grey panels, creating a stepped, crystalline appearance. Several balconies are visible, some with green plants. The sky is blue with scattered white clouds. In the foreground, the top of a palm tree is visible on the left, and the leaves of a tree are on the right.

LOOKING UP FROM PASEO
ARTISTIC RENDERING ONLY

[illegible]

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				DRAWING DATE
				08/10/18

PROJECT

TITLE	
PROJECT NUMBER 201809	ISSUE NO.

DRAWING NUMBER

A.118

This architectural rendering depicts a vibrant, modern urban courtyard. The scene is framed by two multi-story buildings with bold, geometric, cantilevered balconies. These balconies are topped with lush green roofs and feature perforated metal screens. On the left, a ground-floor storefront is labeled 'CAFE' and has large glass windows. To the right, another storefront is labeled 'FALL' and 'BY MOD'. The central courtyard area is paved with a wide, light-colored path marked with dark, horizontal stripes. Several people are shown walking and sitting on the path, adding a sense of scale and life to the scene. In the foreground, there are colorful, abstract murals on low concrete walls. A large, leafy tree stands in the center, and other smaller trees and shrubs are planted throughout the courtyard. The sky is a clear, bright blue, and the overall atmosphere is one of a modern, pedestrian-friendly urban environment.

[illegible]

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TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	

A.119

PROGRAM

LEGEND:

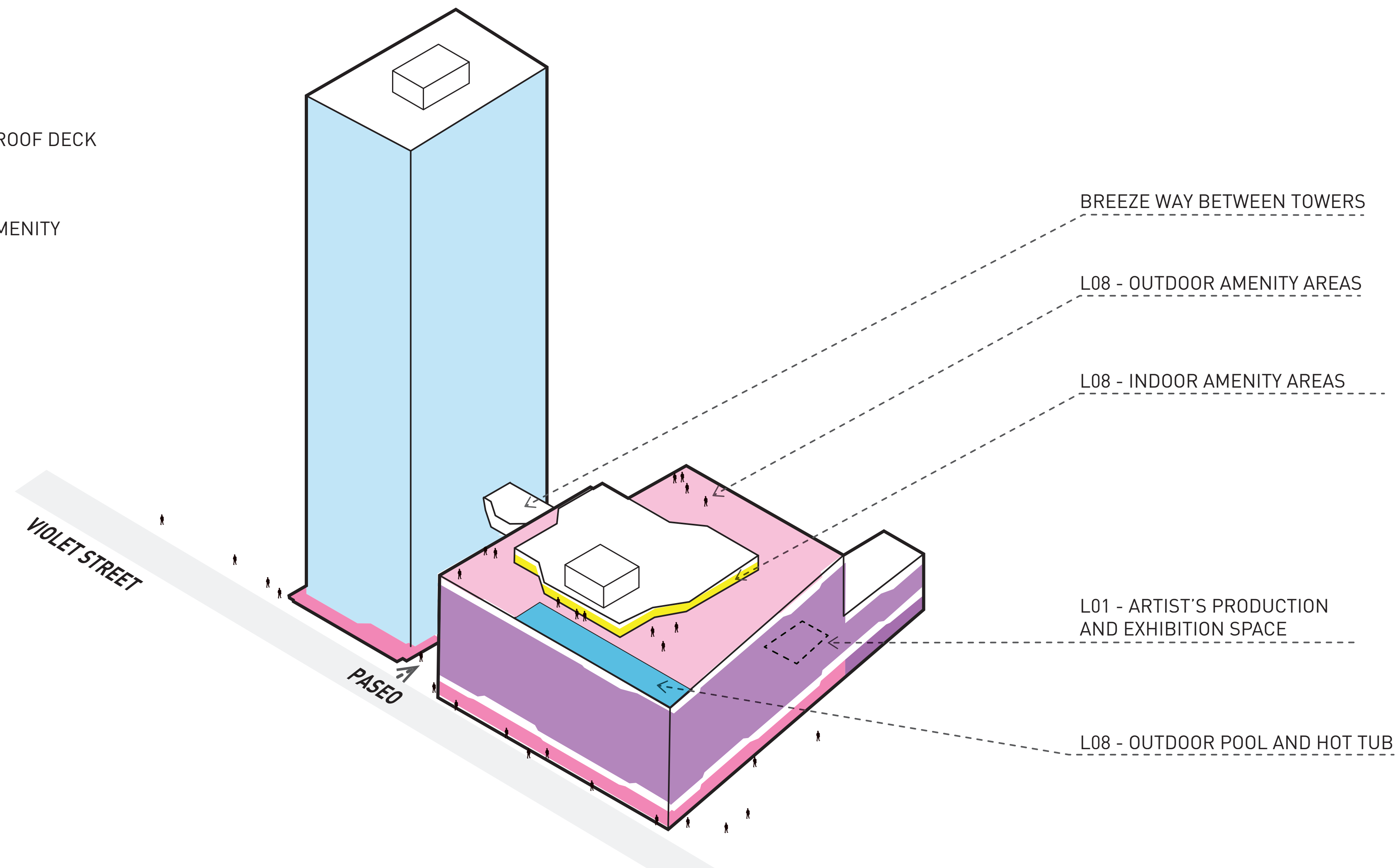
LIVE/WORK RENTAL UNITS

COMMERCIAL / OFFICE

CRU

COMMON ROOF DECK

INDOOR AMENITY



PODIUM ROOF AMENITIES



ROOFTOP LOUNGE AREAS



ROOFTOP POOL & SEATING

MID-BLOCK 'ARTWALK' PASEO



ART FAÇADE OPPORTUNITIES

PUBLIC SEATING



PUBLIC SEATING

'CREATIVE' RETAIL TO ACTIVATE STREETEDGE



RETAIL:
POSSIBLE USE: CAFE, BAKERY,
ARTISAN SHOP & RESTAURANT



COMMERCIAL:
POSSIBLE USE: INDUSTRIAL/
ARTISAN FABRICATION (CERAMIC,
WOOD -WORKING ETC.)



OFFICE:
POSSIBLE USE: GRAPHIC DESIGN,
PHOTOGRAPHY, CREATIVE-TECH
ETC.

[illegible]

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PROGRAM

TITLE

PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER	

DRAWING NUMBER

A.120

SUSTAINABLE DESIGN

The proposed development outlines a number of key features in support of the sustainable design objectives for the Arts District:

1 MIXED-USE PROGRAM

The mixed-use program with proposed synergistic program in support of living and working, supports an approach to a walkable community that reduces the reliance on transportation infrastructure. The proximity to the City center also supports a multi-modal transportation approach for those that wish to reduce their commute and reliance on the automobile.

2 TRANSPORTATION AND RESOURCE-SHARING

In support of planning objectives, the proposal may provide unique parking provisions where stalls could be reserved for electric vehicles and car-sharing. This flexible approach supports an innovative intent to reduce car use and further sustainability objectives.

3 ON-SITE AMENITIES/PODIUM ROOF PARK

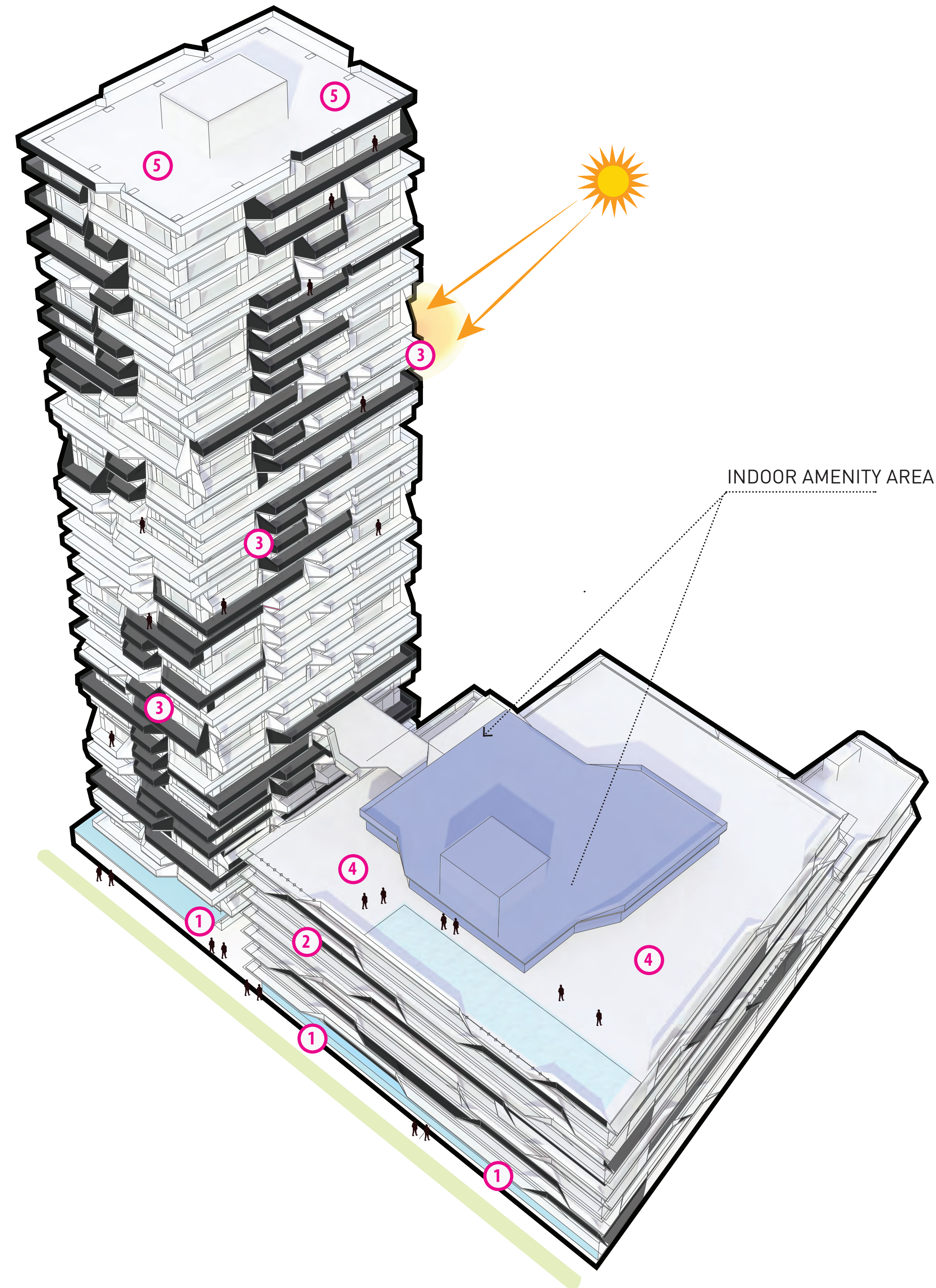

In support of planning objectives for vibrant and sustainable developments, the proposal includes provisions for a large roof park common amenity. The roof park will include a mix of hard and soft landscaped areas that will reduce the heat island effect and control storm runoff.

4 PASSIVE DESIGN/FAÇADE TREATMENT (RESPONSIVE DESIGN)

To address the desire for more sustainable development, the project proposes a passive strategy that is tightly integrated into the architectural character of the development. The “industrial stack” deck façade pattern not only provides for an animated play of light on the façade surfaces, it also provides passive shading. Angled privacy screens on decks also provide passive shading for lower sun angles.

LEGEND:

- 1 HIGH GLAZED RETAIL FRONT
- 2 COMMERCIAL / OFFICE
- 3 ANGLED BRISE-SOLEIL & PRIVACY SCREEN
- 4 PODIUM ROOF AMENITY
- 5 WHITE ROOF TO REDUCE HEAT GAIN

[illegible]

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SUSTAINABLE DESIGN

TITLE

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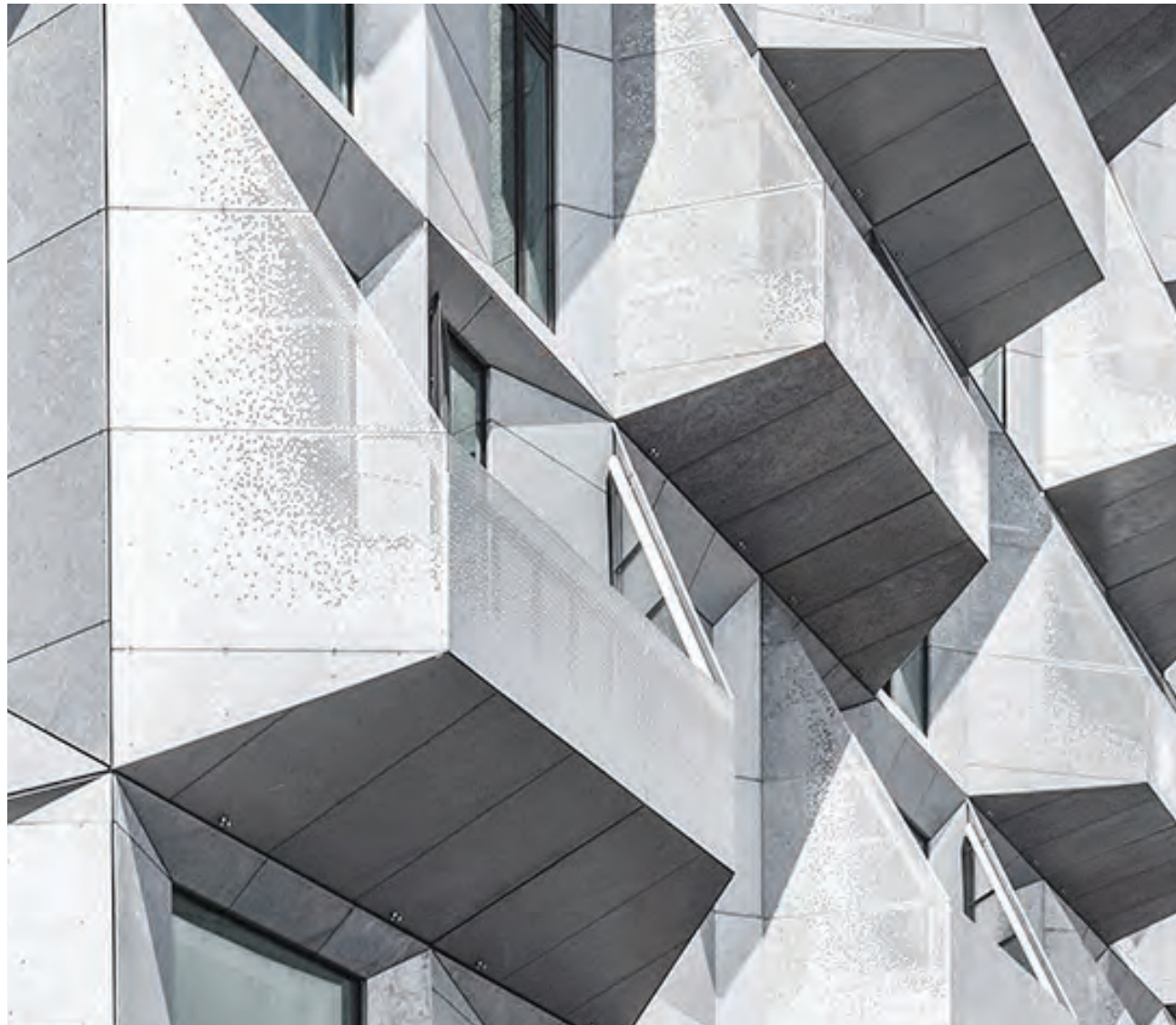
DRAWING NUMBER

A.122

FACADE/MATERIALS

FACADE

ANGLED PRIVACY SCREENS (BLACK AND WHITE)



PAINTED CONCRETE DECK EDGE (BLACK AND WHITE)



FRITTED GLASS PRIVACY SCREEN (BLACK AND WHITE)

[illegible]

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PROJECT

FACADE & MATERIALS

TITLE

PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	

DRAWING NUMBER

A.123

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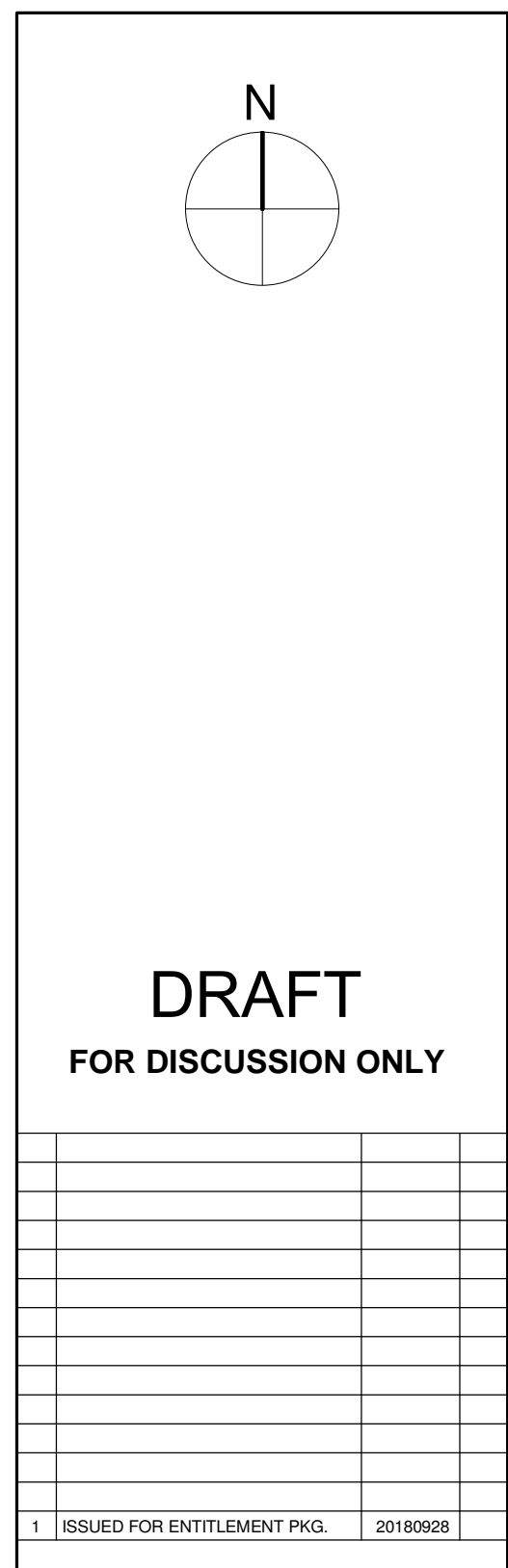
PROJECT

PLANS -
COVERSHEET

TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	
A.200	

c:\Users\jma14\Downloads\201809_VIOLET 38 WILL.M

AREA SCHEDULE - P6 LEVEL	
Name	Area
BICYCLE STORAGE	461 SF
OFFICE - MEP	2347 SF
OFFICE ELEVATOR LOBBY	565 SF
PARKING	59611 SF
RES. ELEVATOR LOBBY	208 SF
RESIDENTIAL - MEP	174 SF
RESIDENTIAL - MEP	176 SF



DRAFT
FOR DISCUSSION ONLY

ISSUED FOR ENTITLEMENT PKG.	20180928
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				DRAWING DATE
				10/12/18

2143 VIOLET, LOS
ANGELES,
CALIFORNIA

PROJECT
P6 PARKING PLAN

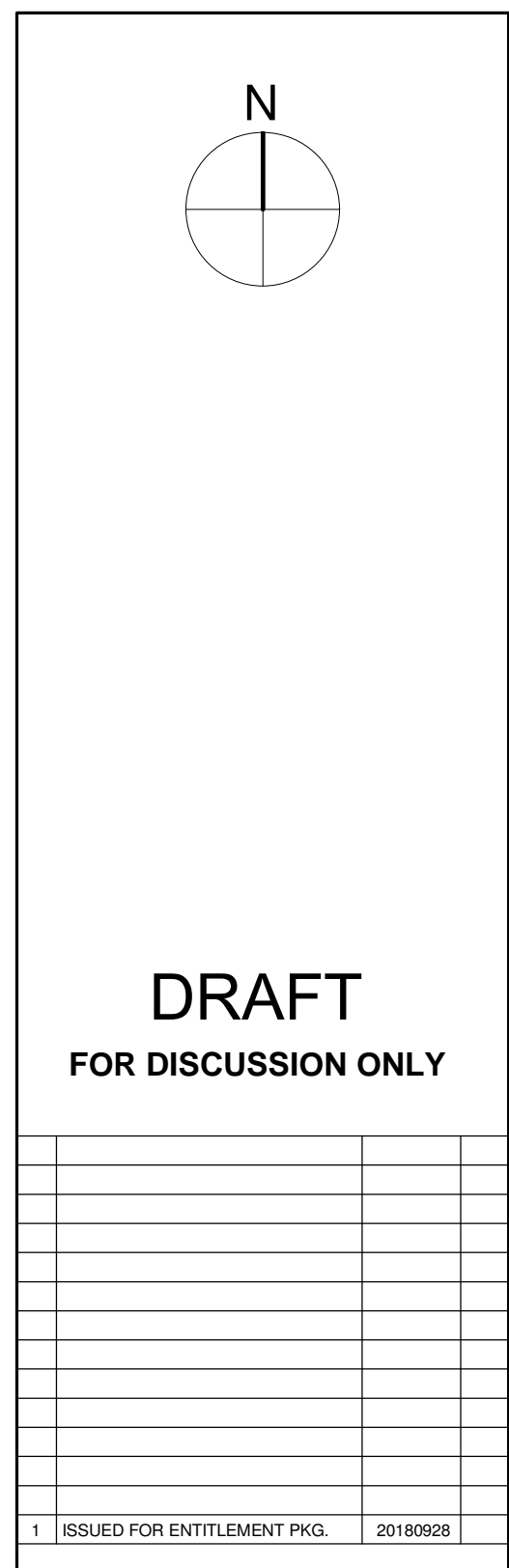
TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	

A.201

Do Not Scale Drawings: Refer to Project Statistics for proposed Building Heights Dimensions and Areas

AREA SCHEDULE - P5 LEVEL	
Name	Area
BICYCLE STORAGE	999 SF
OFFICE - MEP	1808 SF
OFFICE ELEVATOR LOBBY	565 SF
PARKING	59612 SF
RES. ELEVATOR LOBBY	208 SF
RESIDENTIAL - MEP	174 SF
RESIDENTIAL - MEP	176 SF

AREA SCHEDULE - P5 LEVEL	
Name	Area
BICYCLE STORAGE	999 SF
OFFICE - MEP	1808 SF
OFFICE ELEVATOR LOBBY	565 SF
PARKING	59612 SF
RES. ELEVATOR LOBBY	208 SF
RESIDENTIAL - MEP	174 SF
RESIDENTIAL - MEP	176 SF



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t 604 708 0188 f 604 484 9481 armoniaeforarchitecture.com

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2143 VIOLET, LOS
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PROJECT

P5 PARKING PLAN

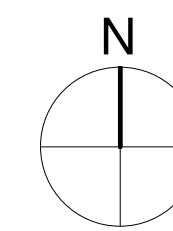
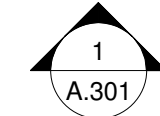
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PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER	

A.202

Do Not Scale Drawings: Refer to Project Statistics for proposed Building Heights Dimensions and Areas

AREA SCHEDULE - P2-P4 TYP. LEVEL	
Name	Area
BICYCLE STORAGE	999 SF
OFFICE - MEP	1808 SF
OFFICE ELEVATOR LOBBY	565 SF
PARKING	59612 SF
RES. ELEVATOR LOBBY	208 SF
RESIDENTIAL - MEP	174 SF
RESIDENTIAL - MEP	176 SF

AREA SCHEDULE - P2-P4 TYP. LEVEL	
Name	Area
BICYCLE STORAGE	999 SF
OFFICE - MEP	1808 SF
OFFICE ELEVATOR LOBBY	565 SF
PARKING	59612 SF
RES. ELEVATOR LOBBY	208 SF
RESIDENTIAL - MEP	174 SF
RESIDENTIAL - MEP	176 SF



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	WC	SW		1/16" = 1'-0"
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				10/12/18

2143 VIOLET, LOS
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PROJECT

P2-P4 TYP. PARKING
PLAN

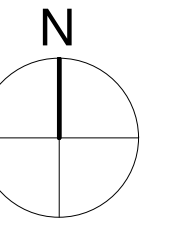
TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	

A.203

Do Not Scale Drawings: Refer to Project Statistics for proposed Building Heights Dimensions and Areas


AREA SCHEDULE - P1 LEVEL	
Name	Area
BICYCLE STORAGE	917 SF
BICYCLE STORAGE: 1	917 SF
OFFICE - MEP	1808 SF
OFFICE - MEP	920 SF
OFFICE - MEP: 2	2729 SF
OFFICE ELEVATOR LOBBY	565 SF
OFFICE ELEVATOR LOBBY: 1	565 SF
PARKING P01	56037 SF
PARKING P01: 1	56037 SF
RES. ELEVATOR LOBBY	208 SF
RES. ELEVATOR LOBBY: 1	208 SF
RESIDENTIAL - MEP	2909 SF
RESIDENTIAL - MEP	176 SF
RESIDENTIAL - MEP: 2	3085 SF

AREA SCHEDULE - P1 LEVEL	
Name	Area
BICYCLE STORAGE	917 SF
BICYCLE STORAGE: 1	917 SF
OFFICE - MEP	1808 SF
OFFICE - MEP	920 SF
OFFICE - MEP: 2	2729 SF
OFFICE ELEVATOR LOBBY	565 SF
OFFICE ELEVATOR LOBBY: 1	565 SF
PARKING P01	56037 SF
PARKING P01: 1	56037 SF
RES. ELEVATOR LOBBY	208 SF
RES. ELEVATOR LOBBY: 1	208 SF
RESIDENTIAL - MEP	2909 SF
RESIDENTIAL - MEP	176 SF
RESIDENTIAL - MEP: 2	3085 SF



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	WC	SW		1/16" = 1'-0"
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				10/12/18

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CALIFORNIA

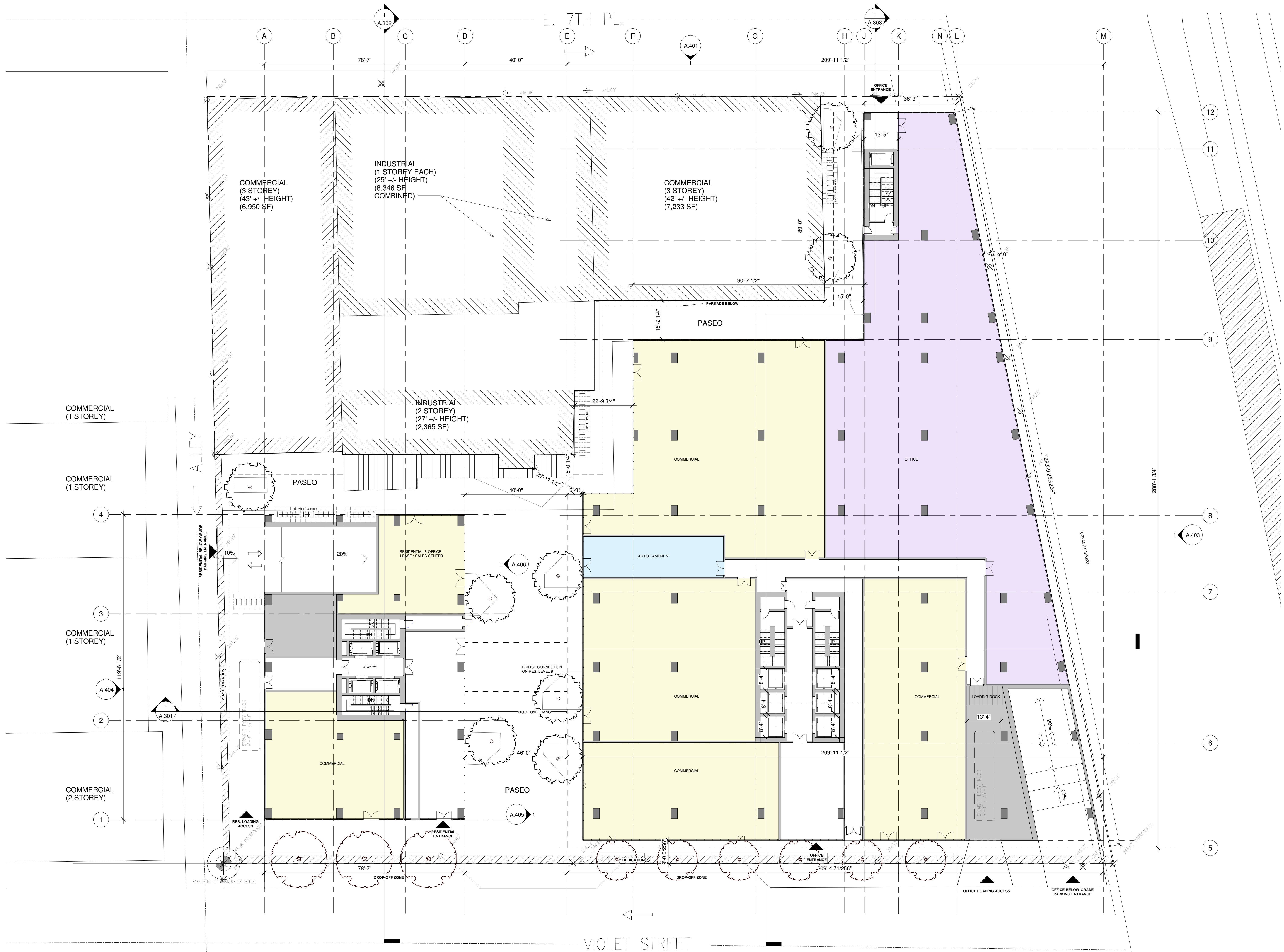
PROJECT

P1 PARKING PLAN

TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER	

A.204

Do Not Scale Drawings: Refer to Project Statistics for proposed Building Heights Dimensions and Areas



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			DRAWING DATE
			10/12/18

2143 VIOLET, LOS ANGELES, CALIFORNIA

PROJECT

LEVEL 1 (GROUND) PLAN

TITLE	ISSUE NO.
PROJECT NUMBER 201809	1
DRAWING NUMBER	A.205

Do Not Scale Drawings: Refer to Project Statistics for proposed Building Heights Dimensions and Areas



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				1/16" = 1'-0"
				DRAWING DATE
				10/12/18

2143 VIOLET, LOS
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CALIFORNIA

PROJECT

RES. BLDG. LEVEL
2-5 / OFFICE BLDG.
LEVEL 2-3 TYP.
PLAN

PROJECT NUMBER 201809	ISSUE NO.
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DRAWING NUMBER	
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A.206

Do Not Scale Drawings: Refer to Project Statistics for proposed Building Heights Dimensions and Areas



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				1/16" = 1'-0"
				DRAWING DATE
				10/12/18

2143 VIOLET, LOS
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PROJECT	
RES. BLDG. LEVEL 2-5 / OFFICE BLDG. LEVEL 4-6 TYP. PLAN	
TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER A.207	

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				0/12/18

2143 VIOLET, LOS
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PROJECT	RES.BLDG./OFFICE BLDG.LEVEL 7
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TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER	

A.208

Do Not Scale Drawings: Refer to Project Statistics for proposed Building Heights Dimensions and Areas



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				1/16" = 1'-0"
				DRAWING DATE
				10/12/18

2143 VIOLET, LOS
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CALIFORNIA

PROJECT

RESIDENTIAL/OFFICE
AMENITY.
RESIDENTIAL BLDG
LEVEL 8

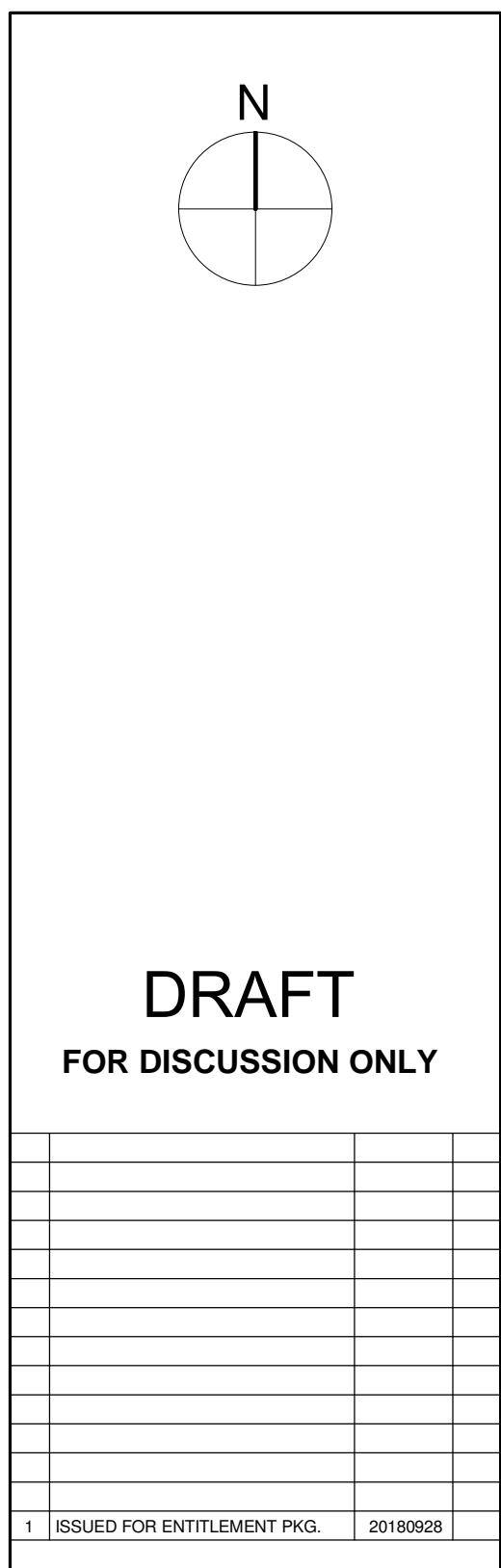
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DRAWING NUMBER	

A.209

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				10/12/18

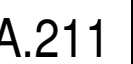
2143 VIOLET, LOS
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PROJECT	
RES. BLDG. LEVEL	
6-23 TYP. PLAN	

TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER	

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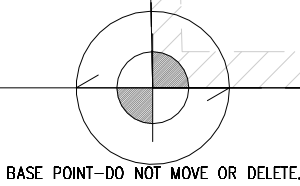
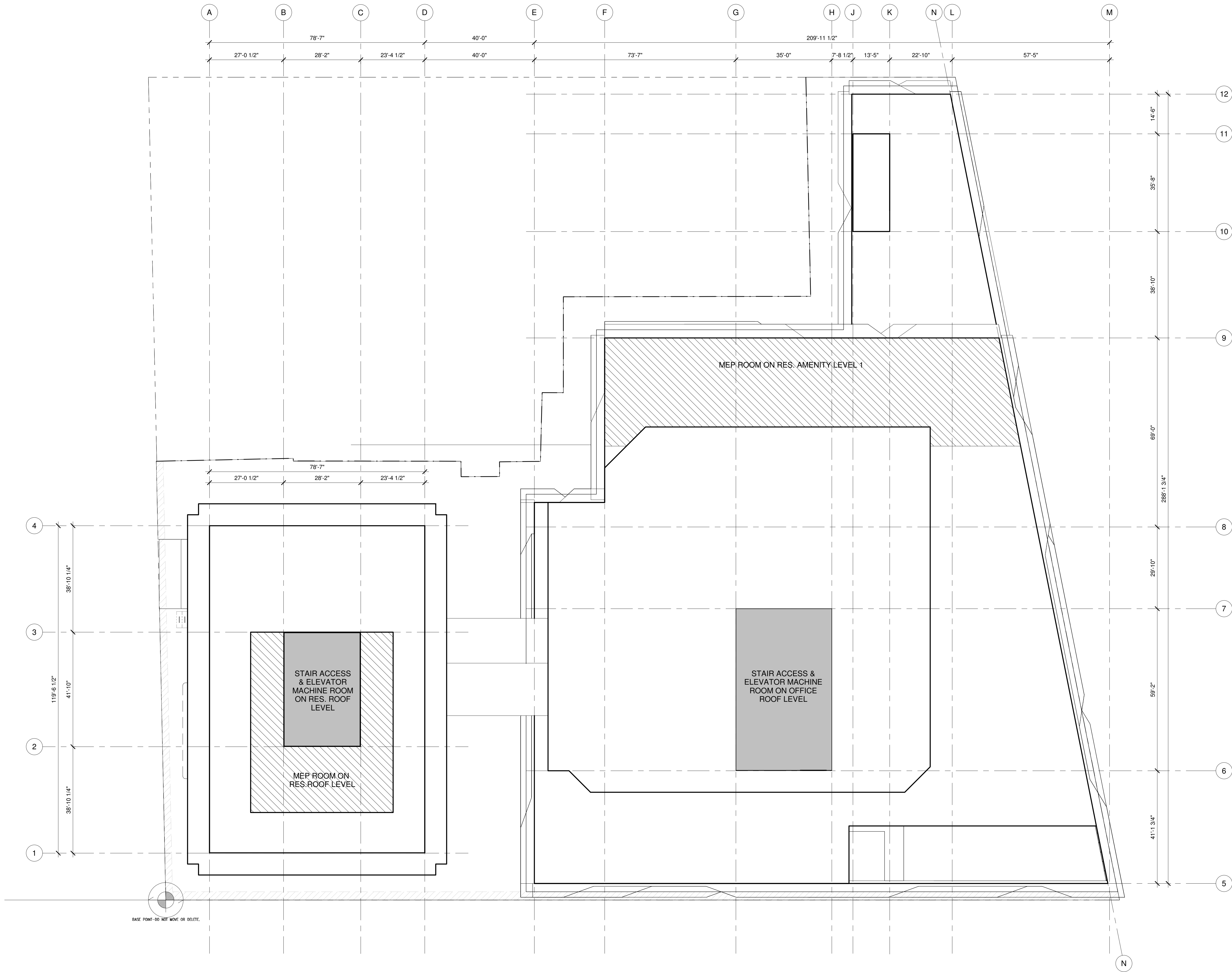
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Do Not Scale Drawings: Refer to Project Statistics for proposed Building Heights Dimensions and Areas



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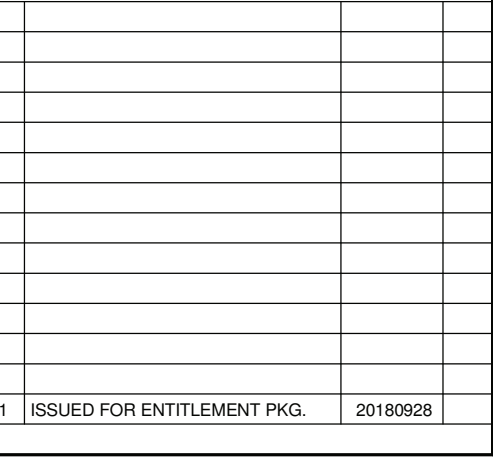
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			DRAWING DATE
			10/12/18
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PROJECT			
ROOF PLAN			
TITLE			
PROJECT NUMBER		ISSUE NO.	
201809		1	
DRAWING NUMBER		A.213	



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				10/01/18

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PROJECT

SECTIONS - COVERSHEET

TITLE

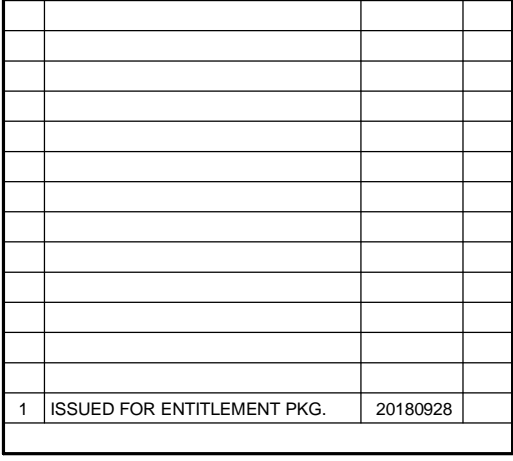
PROJECT NUMBER
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SUE NO.

DRAWING NUMBER

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A.300



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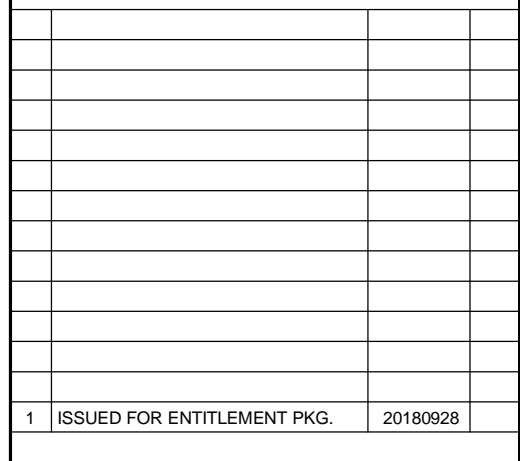
2143 VIOLET, LOS
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PROJECT

SECTION A-A

TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	

A.301



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2143 VIOLET, LOS
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PROJECT

SECTION B-B

TITLE

PROJECT NUMBER 201809	ISSUE NO.
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A.302

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				10/01/18

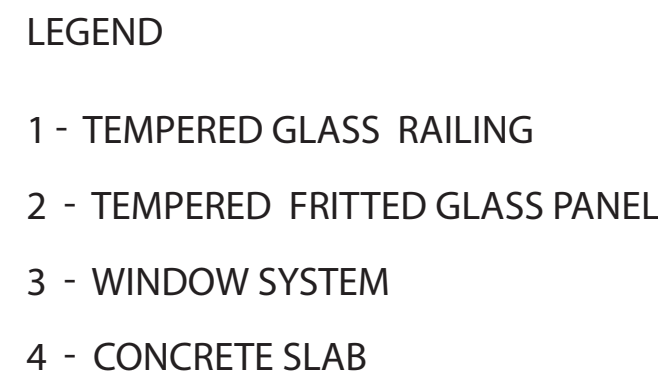
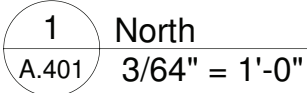
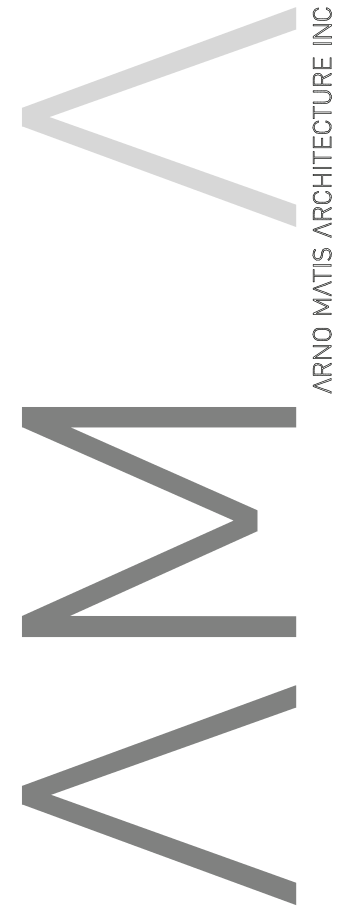
2143 VIOLET, LOS
ANGELES,
CALIFORNIA

PROJECT

ELEVATIONS -
COVERSHEET

TITLE	
PROJECT NUMBER 201809	ISSUE NO.
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DRAWING NUMBER	
	A.400

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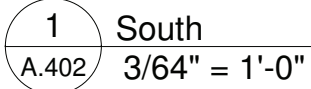
2143 VIOLET, LOS
ANGELES,
CALIFORNIA

PROJECT

NORTH ELEVATION

TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	

A.401



- 1 - TEMPERED GLASS RAILING
- 2 - TEMPERED FRITTED GLASS PANEL
- 3 - WINDOW SYSTEM
- 4 - CONCRETE SLAB

1	ISSUED FOR ENTITLEMENT PKG.		20180628	



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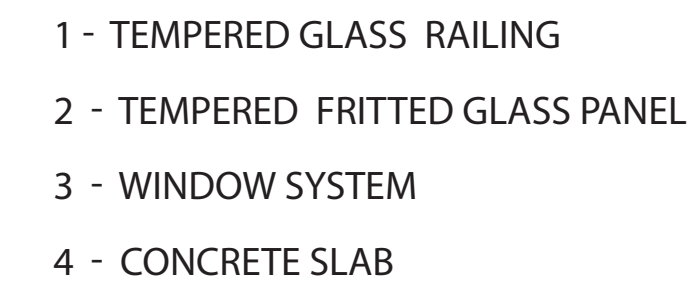
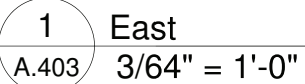
2143 VIOLET, LOS
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PROJECT

SOUTH ELEVATION

TITLE	
PROJECT NUMBER 201809	ISSUE NO. 1
DRAWING NUMBER	

A.402

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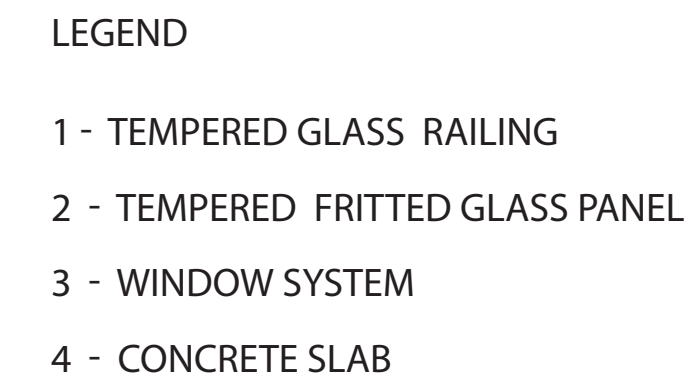
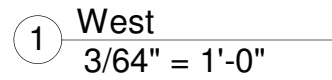
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PROJECT

TITLE	
PROJECT NUMBER 201809	ISSUE NO.

DRAWING NUMBER	A.403
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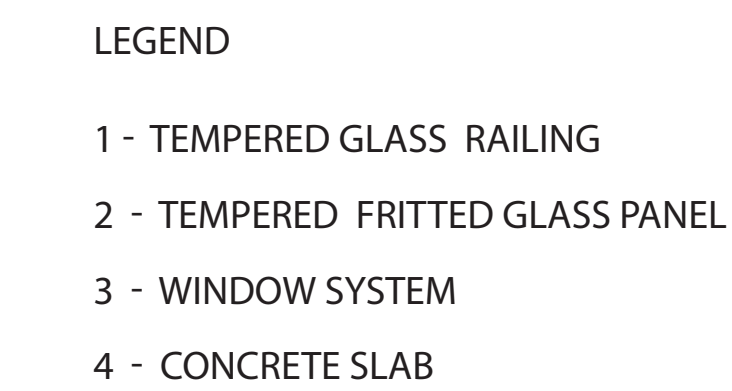
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ANGELES,
CALIFORNIA

PROJECT

WEST ELEVATION

TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	
A.404	



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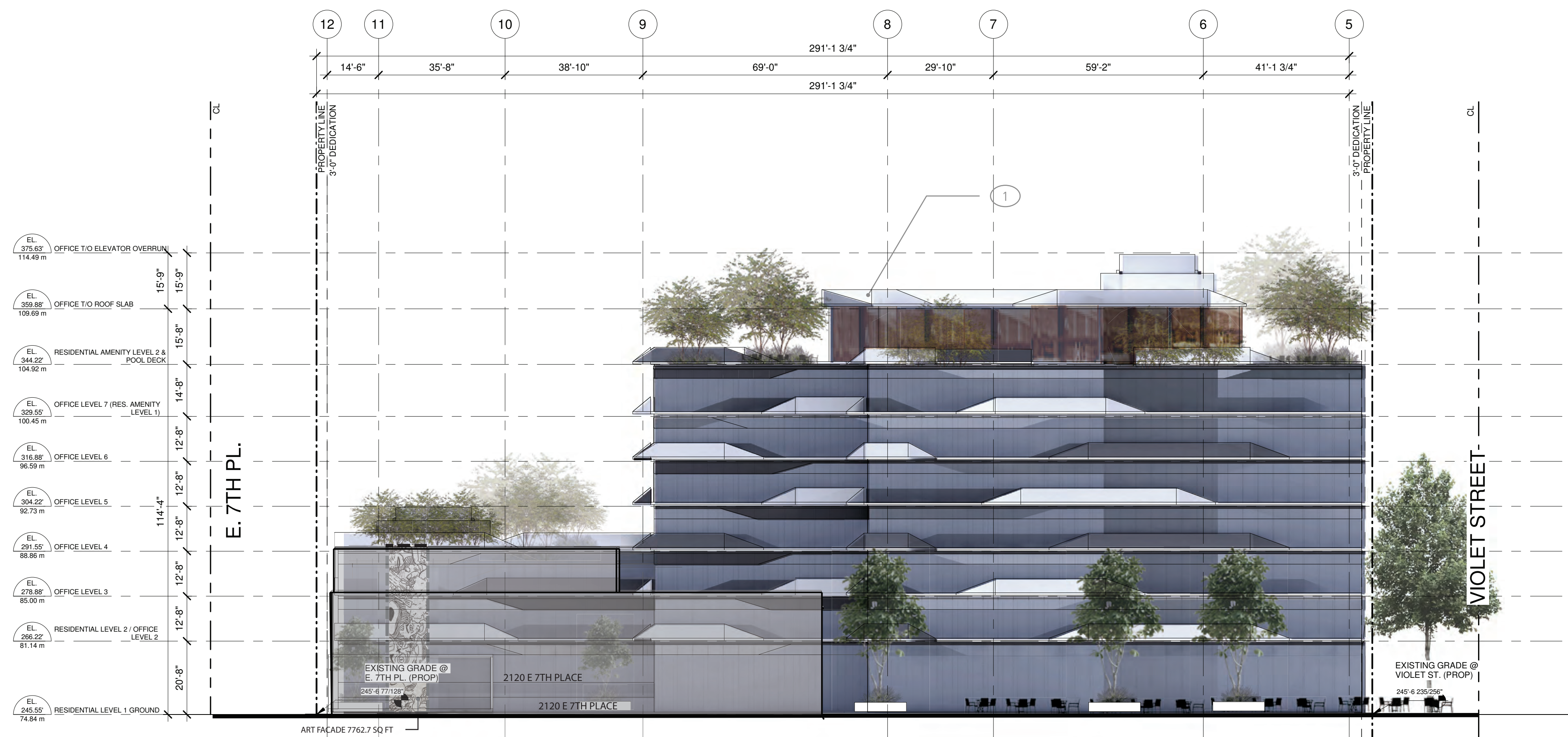
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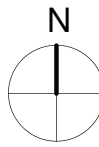
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ANGELES,
CALIFORNIA

PROJECT

OFFICE BLDG. WEST
ELEVATION

TITLE	
PROJECT NUMBER 201809	ISSUE NO.
	1
DRAWING NUMBER	
A.405	







Attachment E – Related Projects List

TABLE 6
2143 VIOLET STREET PROJECT
RELATED PROJECTS

No.	Project Location	Land Use	Size		Trip Generation						
					Daily	AM			PM		
				IN		OUT	TOTAL	IN	OUT	TOTAL	
52	527 Colyton St	Condominiums	310	du	2,095	36	116	152	121	74	195
		Retail	11.4	ksf							
		Production Space	11.7	ksf							
53	1100 E 5th St	Apartments (Live/Work du)	220	du	2,583	79	119	198	133	74	207
		Commercial	49	ksf							
54	600 S San Pedro Street	Apartments	303	du	636	38	25	63	30	37	67
		Retail	20	ksf							
55	655 S San Pedro Street	Apartments	81	du	539	8	33	41	33	17	50
56	656 S Stanford Ave	Apartments	82	du	545	8	34	42	33	18	51
57	641 Imperial Street	Residential	140	du	1,093	34	60	94	61	48	109
		Office	14.7	ksf							
58	2901 E Olympic Bl	Apartments	4400	du	19,382	463	1,044	1,507	1,123	804	1,927
		Retail	185	ksf							
		Office	125	ksf							
		Medical Office	25	ksf							
		Daycare	15	ksf							
		Library	15	ksf							
59	2407 E 1st St	Apartments	50	du	354	12	14	26	16	9	35
		Office	8.5	ksf							
		Retail	3.4	ksf							
60	810 E 3rd St	Apartments	4	du	1,487	37	32	69	87	48	135
		Restaurant	3.5	ksf							
		Retail	6.2	ksf							
61	1206 E 6th Street	Apartments	1305	du	17,302	456	576	1032	727	700	1427
		Hotel	510	Rooms							
		Condominiums	431	du							
		Theater	400	Seats							
		Commercial	127.6	ksf							
		Office	253.5	ksf							
		School	300	Students							
62	554 S San Pedro St	Apartments	303	du	636	38	25	63	30	37	67
		Commercial	19.9	ksf							
63	443 S Soto St	School	625	Students	277	131	112	243	32	25	57
64	1024 S Mateo St	Apartments	104	du	2,238	153	83	236	90	131	221
		Office	101.983	ksf							
		Restaurant	16.279	ksf							
		Retail	5.83	ksf							
		Arts & Production	5.519	ksf							
65	755 S Wall St	Office	53.2	ksf	2,499	112	79	191	164	141	305
		Apartments	323	du							
		Retail	4.4	ksf							
66	508 E 4th St	Apartments	41	du	167	8	12	20	8	6	14
67	2001 E Washington Bl	Industrial	187	ksf	3,578	-27	18	-9	8	-18	-10
68	300 S Main St	Apartments	471	du	4,691	143	243	386	257	153	410
		Retail	5.19	ksf							
		Restaurant	27.8	ksf							
69	100 S Boyle Ave	Affordable Housing	44	du	522	14	16	30	23	22	45
		Retail	8	ksf							
70	2053 E 7th St	Hotel	53.4	ksf	476	19	15	34	23	17	39
71	401 E 7th St	Affordable Housing	99	du	404	20	30	50	19	15	34
72	443 S Soto St	Elementary School	625	Students	806	155	127	282	79	96	175
73	777 S Alameda St	Restaurant	117.375	ksf	916	-134	-172	-306	-157	35	-122
		Retail	66.155	ksf							
		Office	850.444	ksf							
		Hotel	125	rooms							

Transportation Improvements

Arts District Park
6th Street Bridge
7th Street Bridge Streetscape

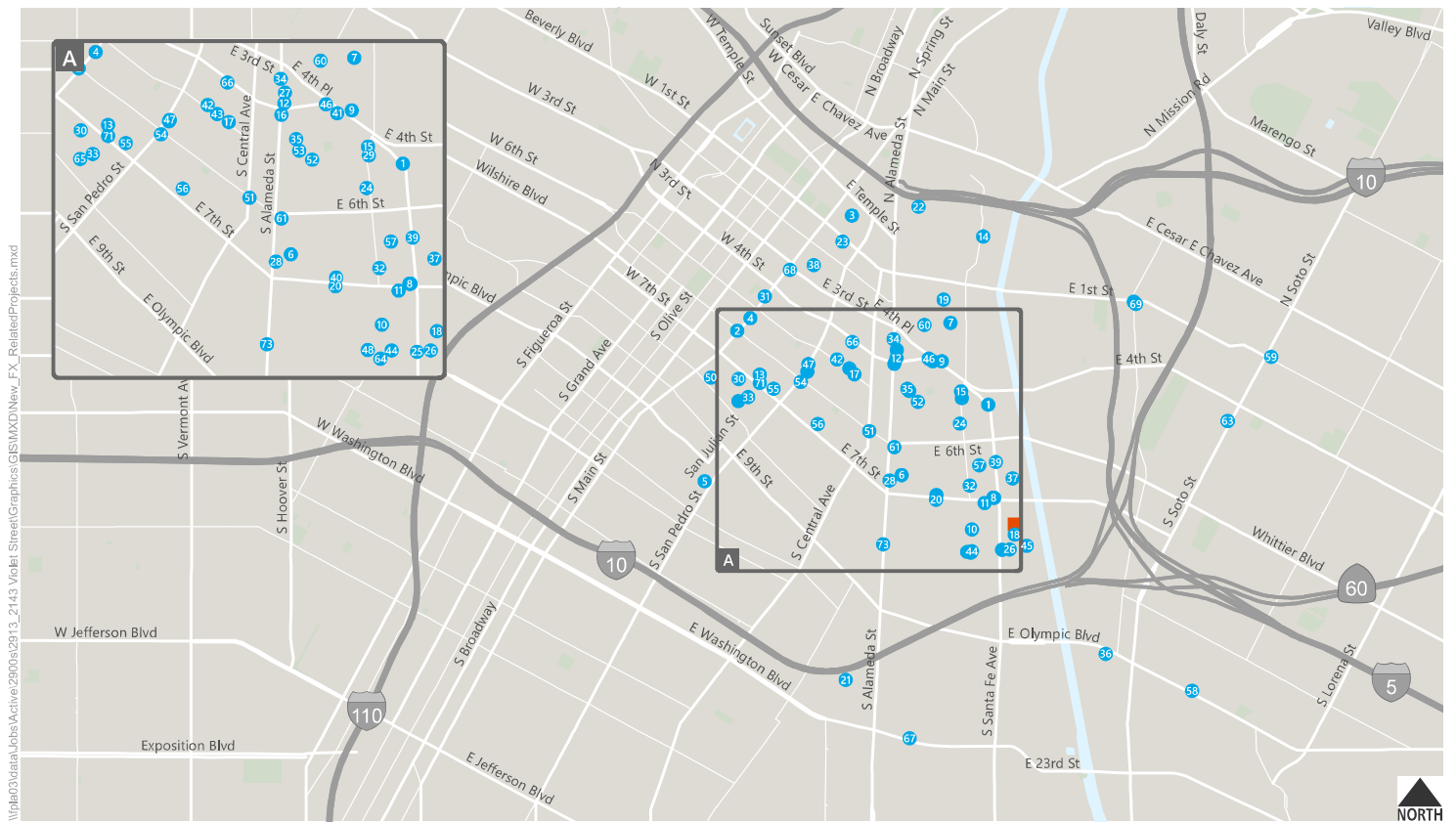
Notes:

du = dwelling unit; ksf = one-thousand square feet

Related projects list based on information provided by LADOT on March 25, 2018.

[a] Projects were not included in information provided by LADOT. Projects and land use from third party research. Trip generation estimates based on ITE rates.

[b] Projects were not included in information provided by LADOT. Projects and land use from LADCP Major Projects Website.



Project Site Related Projects



Figure 6

Related Projects

Appendix C.2

Archaeological Records Search

May 12, 2020

11115

Stephanie Eyestone-Jones
Eyestone Environmental
2121 Rosecrans Avenue, Suite 3355
El Segundo, California 90245
Contact: Stephanie Eyestone-Jones

Subject: Archaeological Resources Assessment for the 2143 Violet Street Project, City of Los Angeles, Los Angeles County, California

Dear Ms. Eyestone-Jones:

This letter documents the archaeological resources assessment conducted by Dudek for the 2143 Violet Street Project (Project), located in the Central City North Community Plan Area of the City of Los Angeles (City), California. The City is the lead agency responsible for compliance with the California Environmental Quality Act (CEQA).

All cultural resources fieldwork and reporting for this Project has been conducted by staff meeting the Secretary of the Interior's Professional Qualifications Standards. Dudek archaeologist, Jennifer De Alba, BA, contributed to the present report. Dudek archaeologist, Linda Kry, BA, contributed to the present report and provided management oversight. Archaeological findings and recommendations and report finalization was completed by Adam Giacinto, MA, RPA. Micah Hale, PhD, RPA reviewed recommendations for regulatory compliance. The present study documents the results of a California Historical Resources Information System (CHRIS) records search conducted at the South Central Coastal Information Center (SCCIC), a Native American Heritage Commission (NAHC) Sacred Lands File (SLF), an analysis of the sensitivity of the Project site to contain archaeological resources, as well as management recommendations.

PROJECT LOCATION

The Project site is located in the Central City North Community Plan Area of the City of Los Angeles, approximately 14 miles east of the Pacific Ocean (Attachment A: Figure 1). The 96,523-square-foot site (Project site) is located within an urban area at 2143 Violet Street. The Project is bound by Violet Street to the south, an alley to the west, property used primarily for parking lots to the west, and East 7th Place to the north. The Project falls on public land survey system (PLSS)

Township 1 South, Range 14 West, within an unsectioned portion of the *Los Angeles*, CA 7.5-minute USGS Quadrangle (Attachment A: Figure 2).

PROJECT DESCRIPTION

The Project proposes a new mixed-use development on a site located in the Central City North Community Plan area of the City of Los Angeles. The Project would include up to 347 new live-work units, and approximately 187,374 square feet of new office space, 21,858 square feet of new retail/restaurant floor area, and a 926 square-foot community room that residents could use for art creation. These new uses would be located in two buildings, a 36-story residential tower with a maximum height of 425 feet and an eight-story office building comprised of seven levels of office space and a partial eighth level with indoor and exterior amenity spaces with a maximum height of 131 feet. In addition, five existing buildings within the northern portion of the Project site that comprise approximately 56,686 square feet would be retained with office, retail, restaurant, warehouse, and live-work units. Two existing buildings that contain four live-work units and two existing open sheds would be removed. Upon completion, up to 569,448 square feet of floor area would be located within the Project site, including the existing floor area to remain, resulting in a maximum floor area ratio (FAR) of 6.0:1. The Project would also provide approximately 828 vehicular parking spaces and 257 bicycle parking spaces within six subterranean parking levels. It is estimated that approximately 239,500 cubic yards of export material (e.g., concrete and asphalt surfaces) and soil would be hauled from the Project site during the demolition and excavation phase.

ENVIRONMENTAL SETTING AND CURRENT CONDITIONS

The northern portion of the Project site is currently developed with seven buildings that comprise approximately 63,530 square feet of floor area and range in height from one to three stories and used for 6,983 square feet of office, 25,739 square feet of retail, 2,109 square of warehouse, and 10 live-work units comprised of 28,699 square feet. The Project site also includes two sheds and surface parking areas generally located on the southern half of the Project site. There is a deteriorated metal framed structure in the southwest corner that has been partially demolished. The Project site is located within a highly urbanized area, surrounded by existing and planned development. Surrounding uses in the immediate vicinity of the Project site include commercial, office and residential uses to the north; a recycling center and a distribution facility to the south; commercial and office uses to the west; and rail lines and the Los Angeles River to the east.

The Project site is situated in the valley representing Downtown Los Angeles, approximately 14 miles northeast of the Pacific Ocean and directly west of the Los Angeles River. Existing development is underlain by Quaternary alluvium and marine deposits, generally dating between

the Pliocene and the Holocene. Soils are dominated by the Urban land, commercial, complex, associated with low-slope alluvial conditions. Due the size and nature of past development associated with the surroundings structures and existing paved area all native subsurface soils with potential to support the presence of cultural deposits have likely been disturbed. However, there is always some possibility that subsurface Native American resources could be present, as have been encountered in areas within and surrounding Union Station, approximately 1 mile to the northeast.

REGULATORY CONTEXT

This section includes a discussion of the applicable state laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed Project.

State

The California Register of Historical Resources (CRHR)

In California, the term “historical resource” includes, but is not limited to, “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations [CCR] 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further, the following CEQA statutes (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological and historic:

- PRC Section 21083.2(g) defines “unique archaeological resource.”
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical

resources survey (meeting the requirements of PRC Section 5024.1(q)), it is an “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA 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” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (3) 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 inclusion in the California Register as determined by a lead agency for purposes of CEQA (CEQA Guidelines Section 15064.5(b)(2)).

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a)–(c)).

Section 21083.2(g) defines a unique archaeological resource as an 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:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2(g)).

Impacts on non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as a TCR (PRC Sections 21074(c) and 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact NAHC within 24 hours (Section 7050.5(c)). NAHC will notify the “most likely descendant.” With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

Local Regulations

Los Angeles Historic-Cultural Monuments

Local landmarks in the City of Los Angeles are known as Historic-Cultural Monument (HCMs) and are under the aegis of the Planning Department, Office of Historic Resources. They are defined in the Cultural Heritage Ordinance as follows (Los Angeles Municipal Code Section 22.171.7, added by Ordinance No. 178,402, effective April 2, 2007):

Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

This definition has been broken down into four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria – the HCM:

1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
2. Is associated with the lives of Historic Personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

BACKGROUND RESEARCH

SCCIC Records Search

On April 30, 2018, Dudek completed a search of the California Historical Resources Information System at the SCCIC, located on the campus of California State University, Fullerton of the Project site and a 0.5 mile record search area. This search included mapped prehistoric, historical, and built-environment resources; California Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and ethnographic references. The confidential records search results are also provided in Appendix B.

Previously Conducted Cultural Resource Studies

Results of the cultural resources records search indicated that 38 previous cultural resource studies have been conducted within the records search area between 1986 and 2017 (Table 1). One was conducted within the Project site.

Table 1. Previous Technical Studies Within a 0.5-Mile of the Project Site

SCCIC Report No.	Authors	Date	Title	Within or Outside Project Site
LA-02577	Wlodarski, Robert J.	1992	Results of a Records Search Phase Conducted for the Proposed Alameda Corridor Project, Los Angeles County, California	Outside
LA-02644	Wlodarski, Robert J.	1992	The Results of a Phase 1 Archaeological Study for the Proposed Alameda Transportation Corridor Project, Los Angeles County, California	Outside
LA-02788	Brown, Joan C.	1992	Archaeological Literature and Records Review, and Impact Analysis for the Eastside Corridor Alternatives Los Angeles, California	Outside
LA-03103	Greenwood, Roberta S.	1993	Cultural Resources Impact Mitigation Program Angeles Metro Red Line Segment 1	Outside

Table 1. Previous Technical Studies Within a 0.5-Mile of the Project Site

SCCIC Report No.	Authors	Date	Title	Within or Outside Project Site
LA-03115	Wlodarski, Robert J.	1995	Addendum Report: Results of a Phase 1 Archaeological Study of the Proposed Construction of the Whittier Boulevard Shaft Site East Central Interceptor Sewer Project, East-west Alignment, Los Angeles County	Outside
LA-03813	Anonymous	1992	An Archival Study of a Segment of the Proposed Pacific Pipeline, City of Los Angeles, California	Outside
LA-04211	Brechbiel, Brant A.	1998	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: La 058-03 in the City of Los Angeles, California	Outside
LA-04220	Lee, Portia		Seismic Retrofit of Olympic Boulevard Bridge Over the Los Angeles River	Outside
LA-04448	Richard Starzak	1994	Section 106 Documentation for the Metro Rail Red Line East Extension in the City and County of Los Angeles, California	Outside
LA-04625	Starzak, Richard	1994	Historic Property Survey Report for the Proposed Alameda Corridor From the Ports of Long Beach and Los Angeles to Downtown Los Angeles in Los Angeles County, California	Outside
LA-04834	Ashkar, Shahira	1999	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Anaheim, Los Angeles and Orange Counties	Outside

Table 1. Previous Technical Studies Within a 0.5-Mile of the Project Site

SCCIC Report No.	Authors	Date	Title	Within or Outside Project Site
LA-04835	Ashkar, Shahira	1999	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles and Riverside Counties	Outside
LA-04883	Storey, Noelle	2000	Negative Archaeological Survey Report - Highway Project Description	Outside
LA-05440	Sylvia, Barbara	2001	Negative Archaeological Survey Report:07-la-5-25.9/27.0-07-174-053511, Soundwall Construction Along Route 5 Southbound	Outside
LA-06837	Greenwood, Roberta S.	2003	Cultural Resources Monitoring: Northeast Interceptor Sewer Project	Outside
LA-07074	O'Neil, Stephen and Joan Brown	2003	Monitoring of Construction During Trenching at the New Cemetery, Mission San Gabriel California	Outside
LA-07425	McMorris, Christopher	2004	City of Los Angeles Monumental Bridges 1900-1950: Historic Context and Evaluation Guidelines	Outside
LA-07427	McMorris, Christopher	2004	Caltrans Historic Bridge Inventory Update: Metal Truss, Movable, and Steel Arch Bridges	Outside
LA-08252	Snyder, John W., Mikesell, Stephen, and Pierzinski	1986	Request for Determination of Eligibility for Inclusion in the National Register of Historic Places/Historic Bridges in California: Concrete Arch, Suspension, Steel Girder and Steel Arch	Within
LA-08518	Taniguchi, Christeen	2004	Historic Architectural Survey and Section 106 Compliance for a Proposed Wireless Telecommunications Service Facility Located on a Warehouse Building in the City of Los Angeles (Los Angeles County), California	Outside

Table 1. Previous Technical Studies Within a 0.5-Mile of the Project Site

SCCIC Report No.	Authors	Date	Title	Within or Outside Project Site
LA-08735	Bonner, Wayne H.	2007	Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC Candidate La2299a (SCE Repetto Substations), 1371 Monterey Pass Road, Monterey Park, Los Angeles County, California	Outside
LA-09110	Bonner, Wayne H.	2007	Cultural Resources Records Search and Site Visit Results for Sprint Nextel Candidate LA73XC116B (Hardwood), South Santa Fe Avenue, Los Angeles, Los Angeles County, California	Outside
LA-09271	Strauss, Monica, Candace Ehringer, and Angel Tomez	2007	Archaeological Resources Assessment and Evaluation of "Maintenance of Way" Building for the Asphalt Plant No. 1 Street Services Truck Route Project City of Los Angeles, California	Outside
LA-09844	Anonymous	2001	Draft: Los Angeles Eastside Corridor, Revised Cultural Resources Technical Report, Final Supplemental Environmental Impact Statement/Final Subsequent Environmental Impact Report	Outside
LA-10451	Chasteen, Carrie	2008	Finding of Effect - 6th Street Viaduct Seismic Improvement Project	Outside
LA-10452	Smith, Francesca	2007	Historical Resources Evaluation Report - 6th Street Viaduct Seismic Improvement Project	Outside
LA-10506	Greenwood, Roberta S., Scott Savastio, and Peter Messick	2004	Cultural Resources Monitoring: North Outfall Sewer - East Central Interceptor Sewer Project	Outside

Table 1. Previous Technical Studies Within a 0.5-Mile of the Project Site

SCCIC Report No.	Authors	Date	Title	Within or Outside Project Site
LA-10638	Tang, Bai "Tom"	2010	Preliminary Historical/ Archaeological Resources Study, Southern California Regional Rail Authority (SCRRA) River Subdivision Positive Train Control Project, City of Los Angeles, Los Angeles County, California	Outside
LA-10789	Carmack, Shannon and Cheryle Hunt	2010	Cultural Resources Technical Report for the Olympic and Mateo Street Improvements Project, City of Los Angeles, Los Angeles County, California	Outside
LA-10887	Starzak, Richard, Alma Carlisle, Gail Miller, Catherine Barner, and Jessica Feldman	2001	Historic Property Survey Report for the North Outfall Sewer-East Central Interceptor Sewer, City of Los Angeles, County of Los Angeles, California	Outside
LA-11048	Speed, Lawrence	2009	American Recovery and Reinvestment Act (ARRA) Funded Security Enhancement Project (PRJ29112359) - Improved Access Controls, Station Hardening, CCTV Surveillance System, and Airborne Particle Detection at Los Angeles Station and Maintenance Yard, LA, CA	Outside
LA-11166	Slawson, Dana N.	2011	Archaeological Monitoring Report - Asphalt Plant No. 1 Project, 2484 East Olympic Boulevard, Los Angeles, California	Outside
LA-11409	Horne, Melinda C.	2000	Construction Phase Cultural Resources Monitoring and Treatment Plan for the City of Los Angeles North Outfall - East Central Interceptor Sewer Project	Outside
LA-11642	Daly, Pam and Sikes, Nancy	2012	Westside Subway Extension Project, Historic Properties and Archaeological Resources Supplemental Survey Technical Reports	Outside

Table 1. Previous Technical Studies Within a 0.5-Mile of the Project Site

SCCIC Report No.	Authors	Date	Title	Within or Outside Project Site
LA-11785	Rogers, Leslie	2012	Final Environmental Impact Statement/Final Environmental Impact Report for the Westside Subway Extension	Outside
LA-12381	Fulton, Phil	2013	Cultural Resources Assessment Class I Inventory, Verizon Wireless Services Metro Relo Facility City of Los Angeles, Los Angeles County, California	Outside
LA-12586	Glenn, Brian and Maxon, Patrick	2008	Archaeological Survey Report for the 6th Street Viaduct Improvement Project City of Los Angeles Los Angeles County, California	Outside
LA-13239	Gust, Sherri	2017	Extent of Zanja Madre	Outside

Previously Recorded Cultural Resources

SCCIC records indicate that a total of 84 previously recorded cultural resources fall within the search area, none of which are within the Project site. Of these, 80 are historic-era buildings or structures. The remaining resources include four historic-era archaeological sites (P-19-003683, P-19-003777, P-19-004192, and P-19-004193). These sites consist of refuse scatters dating to between 1880 and 1945 (P-19-003693), between 1850 and 1915 (P-19-003777), and between 1914 and 1945 (P-19-004192 and P-19-004193). Table 2, below, summarizes these archaeological sites in additional detail. No prehistoric sites or resources documented to be of specific Native American origin have been previously recorded within a 0.5-mile of the Project site.

Table 2. Previously Recorded Archaeological Resources Within a 0.5-Mile of the Project Site

Primary Number	Trinomial	Age	Resource Type	Description	Recorded By and Year	Proximity to Project Site
P-19-003683		Historic	Site	Historic-era refuse scatter	2003 (Alice Hale)	Outside

Table 2. Previously Recorded Archaeological Resources Within a 0.5-Mile of the Project Site

P-19-003777	CA-LAN-003777H	Historic	Site	Historic-era refuse scatter	2008 (Candace Ehringer, Frank Humphries, EDAW, Inc.); 2011 (Dana Slawson, Greenwood and Associates)	Outside
P-19-004103	CA-LAN-004103	Historic	Site	Historic-era refuse scatter	2009 (Barbara Tejada, Erin Smith, Marla Mealey, Katie Brown, and Patricia McFarland, Cal. Dept. of Parks & Rec)	Outside
P-19-004192	CA-LAN-004192H	Historic	Site	Historic-era refuse scatter	2010 (L. Solis, N. Orsi, URS Corporation)	Outside

Overview of the Zanja System

The zanja network was Los Angeles' original irrigation system, and the network is thought to have run throughout the city in various branches, predominantly along major roads. The water conveyance system consisted of interconnected ditches known as "zanjas" and was established in 1781 at the same time that El Pueblo de la Reyna de Los Angeles (The Town of Los Angeles) was founded. The first segment of the system was known as the Zanja Madre, and is thought to have run from a point on the Los Angeles River north of the city, south near present-day Main Street, originally terminating near the Plaza close to present-day Union Station (Gumprecht 2001: 58). The Zanja Madre was eventually extended south along Los Angeles Street until reaching East 1st street. Though researchers and the public often use the term "Zanja Madre" to refer to the larger water conveyance network, this term more accurately describes just the initial component established during the Spanish Period. The segments that were added on later were numbered and grouped based on what part of the city they reached and from where on the Los Angeles River they drew water. The size of Los Angeles did not necessitate an expansive system for the first half of the nineteenth century, and there were only three additional segments by 1849. As the city rapidly grew, water became a growing concern particularly because much of the land was agricultural and irrigation was crucial to farmers' success. As a result, several new zanja segments were constructed after 1855 (Gumprecht 2001: 58-61).

By 1870, the Zanja Madre, being the most important canal in the system, was maintained at a width of ten feet along its entire length, and eight other zanja segments had also been built within the city (Gumprecht 2001: 61). By the late nineteenth century, there were a total of 19 zanja segments. As the city became more populated and more open zanjas were built throughout the city center, an increasing number of fatal drownings began to occur. Another concern surrounding the zanjas was their use as waste disposal and for bathing and laundry by many in the fledgling city (Gumprecht 2001: 62-63; Sklar 2008: 19). This fact led to dysentery and other health problems becoming a common problem in the city causing anger and outrage among the citizens. As early as the 1850s the zanjas were so filthy that wealthy Angelenos refused to get their drinking water from them; instead paying for water taken directly from the river (Gumprecht 2001: 62-63). Public outcry over the drownings and the overall cleanliness of the zanjas reached a point where the city was forced to take action which resulted in almost all of the zanja segments being enclosed either by concrete piping, or wooden flumes by the mid-1880s (Meares 2016; Mulholland 2002: 18; Gumprecht 2001: 73, 88). The late nineteenth century saw the beginning of the abandonment of the zanjas and Zanja No. 5 was reportedly the first to be abandoned in 1888 (Gumprecht 2001: 89). By 1904, the last two zanjas, the Woolen Mill Ditch and Zanja No. 8-R were abandoned. At this point, any zanja segment that had not been adopted into the city's water system was either destroyed or built over (Gumprecht 2001: 97).

Zanjas Near the Project Site

Dudek reviewed information detailing the original Zanja Madre network and subsequently constructed segments, including William Hall's 1888 study of irrigation in Southern California (Hall 1888), and Blake Gumprecht's work on the History of the Los Angeles River (Gumprecht 2001). The review suggests that a portion of the zanja network may be present within the vicinity of the Project site. A series of maps prepared by Cogstone Environmental (Gust 2012; Attachment C: Confidential Report LA-13239) for the Downtown Los Angeles indicates that two separate branches of the same zanja segment, Zanja No. 1, are mapped near the Project site; the western branch of Zanja No. 1 approximately 0.17 miles west of the Project site, and eastern branch of Zanja No. 1 approximately 0.36 miles east of the Project site, on the east side of the now channelized Los Angeles River.

The zanja segment that is mapped nearest to the Project site approximately 0.17 miles to the west, has been identified in Gumprecht 2001 and Hall 1888 as Zanja No. 1, which was described by Hall as a wooden flume, that was noted as not located, but described to be 800 feet in length, followed by a section that is cement pipe measuring 16 inches in diameter and 3,200 feet in length, once again, not located, and lastly, a portion that is open ditch that extends to the city boundary (present-day Washington Boulevard) and was 9,625 feet in length. As described in Hall's 1888 work, Zanja

No. 1 was the western branch of the low-service system, so named because this group of canals distributed water that was taken from a lower elevation of the Los Angeles River, while the high-system distributed water that was taken from a higher elevation on the river.

According to the sources referenced, Zanja No. 1 extended from the end of Zanja No. 6-1, at South Hewitt Street, between and East 1st and East 2nd Streets. The segment then trends southeast towards the intersection of South Garey Street and East 2nd Street, then redirects and trends southward, generally along the east side of South Garey Street, Molino Street, and Mateo Street and terminating at the intersection of Mateo Street and Washington Boulevard (Gumprecht 2001: 72; Hall 1888: 545; Gust 2012).

Based on the method of construction for Zanja No. 1, specifically portions constructed of wooden flume and open ditch, and nature of this feature, which originally ran along roads just below the ground surface, it is very unlikely that even if a portion of Zanja No. 1 ran through the Project site, it would remain intact. Development over the course of the twentieth century would likely have resulted in the destruction of much of the zanjias; though it is always possible remnant portions are still buried below the surface or were adopted into the city's infrastructure. The zanja network required construction and maintenance staff. As such, historical refuse deposits created by these workers could be found in association with the zanja alignments. It should be noted, that no sources consulted identify Zanja No. 1 as running within or adjacent to the Project site; so though their existence subsurface is possible, it appears unlikely they would be identified within the Project site during Project implementation.

Native American Correspondence

NAHC Sacred Lands File Search

As noted above, Native American remains are protected by state law. Dudek contacted the Native American Heritage Commission (NAHC) on May 1, 2018 and requested a review of the Sacred Lands File (SLF) review. The NAHC replied via email on May 3, 2018 stating that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project. No additional tribal outreach was conducted by Dudek. This outreach was conducted for informational purposes only and did not constitute formal government-to-government consultation as specified by Assembly Bill 52. For further discussion regarding AB 52, refer to the report *Tribal Cultural Resources Report for the 2143 Violet Street Project, City of Los Angeles, Los Angeles County, California* as prepared by Dudek for the Project.

Review of Historic Aerials and Topographic Maps

Dudek consulted historic maps and aerial photographs to understand development of the Project site and surrounding properties. Topographic maps are available from 1894 to the present (NETR 2018a) and aerial images are available from 1948 to the present (NETR 2018b). Sanborn maps were available for the years 1906, 1906-1950, and 1953 (Sanborn Map Company 1906, 1906-1950, and 1953).

The first USGS topographic map showing the Project site dates to 1894 and at this time is undeveloped. In this map the railroad lines are visible to the east, as is the Los Angeles River. There were several small developments in the general vicinity and much of the streets had already been laid out. The topographic maps show little change until 1928 when the railroad lines had been extensively expanded and included offshoots to the west. These maps also show that there was a dramatic increase in the density of the development in the area. At this time the Project site was still largely undeveloped though there are four structures depicted at the eastern edge of the block where the Project site is located. Additionally, a rail line is depicted as running north through the Project site then paralleling its northern boundary. According to these maps the Project site was developed sometime before 1956. Topographic maps from later decades do not show extensive changes within the Project site aside from a general increase in density in the city overall.

Historic aerials from 1948 shows that the area at this time was undeveloped though it appeared to be the only section of the block that remained so. In 1952 a rectangular structure appears along the southern border of the Project site and it appears to have been used as a storage yard of some kind. The remainder of the block had also been extensively redeveloped and many of the buildings that were present on the 1948 aerial appeared to have been replaced by this time. The area appeared to be used as a storage yard with the only construction being the rectangular structure along the southern border until the site was razed sometime after 2014.

The earliest Sanborn Map depicting the Project site, from 1906, shows the southern half of the Project area as void of structures. There were four small structures spread out within the northern section of the Project site, one located on the western edge of the Project site, one on the northern edge, and two on the eastern edge of the Project site. One of the structures on the eastern edge of the Project site is labeled “OFFICE” and is located adjacent to the neighboring Tennessee Iron Works property. The 1906-1950 Sanborn Map depicts the block between Violet Street and East 7th Place, formally depicted as Atlantic Street, as an industrial zone primarily for the Freight Transport Co. The 1906-1950 Sanborn Map also shows that the southern half of the Project site was used for the storage of baled cotton and contained both a loading dock and a baled cotton warehouse. At the time, a rail line bisected the Project site just north of the loading dock and

stopped along the western edge of the Project site. There was also an increase in development within the northern section of the Project site. Commercial and industrial buildings covered approximately 75 percent of the northern area. The 1953 Sanborn Map shows no significant changes to the Project site, since the 1906-1950 map. No references were made depicting any zanja segments in or around the Project site.

FIELD SURVEY

Given that the Project site is completely developed with limited exposed ground surface, an archaeological pedestrian survey was not warranted.

SENSITIVITY ANALYSIS

Archaeological Sensitivity

No archaeological resources were identified within, or in the vicinity of the Project site through SCCIC records, SLF review, or archival research. The archaeological record for the surrounding 0.5-mile area includes no previously recorded prehistoric archaeological sites and four historic-age refuse deposits. Additionally, no resources identified within this records search area are documented in association with historic-era zanja features. As previously noted, one segment of the zanja network, Zanja No. 1, has been represented on historical maps west of the Project site and a thorough review of historic sources, including historical documents, academic research, maps, and aerials have not shown Zanja No. 1 to be located within or directly adjacent the Project site. Furthermore, the Project site was extensively developed by the early 1950s and has been substantially disturbed as a result. Considering these factors, the potential for buried prehistoric-era and historic-era archaeological deposits to exist within the Project site is considered to be relatively low.

MANAGEMENT RECOMMENDATIONS

No archaeological resources were identified within the Project site or immediate vicinity as a result of the records searches and archival review. Segments of the zanja network, specifically Zanja No. 1, has been mapped in the vicinity of the Project site, though no documentation was found depicting this segment within or immediately adjacent to the Project site. Based on these results, and in consideration of the severity of past impacts to subsurface soils that would have occurred during construction of the buildings occupying the Project site, it appears there is little potential that any intact archaeological resources are present that could be impacted as a result of Project implementation. However, it is always possible that intact archaeological deposits and/or features are present at subsurface levels.

Based on reviewed information, the following recommendations are provided to ensure that impacts to unanticipated archaeological resources and human remains during construction activities would be less than significant.

RECOMMENDATIONS

While no archaeological resources are anticipated to be affected by the Project, the possibility exists that unknown intact archaeological resources may be present subsurface. Therefore, the following standard City mitigation measure would be implemented:

MM-CUL-1: A qualified archaeologist shall be retained to perform periodic inspections of excavation and grading activities at the Project Site. The frequency of inspections shall be based on consultation with the archaeologist and the City of Los Angeles Department of City Planning and shall depend on the rate of excavation and grading activities and the materials being excavated. If archaeological materials are encountered, the archaeologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage. The archaeologist 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 archaeologist, and a copy of the archaeological survey report shall be submitted to the Department of City Planning. Ground-disturbing activities may resume once the archaeologist's recommendations have been implemented to the satisfaction of the archaeologist.


Unanticipated Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete his/her inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

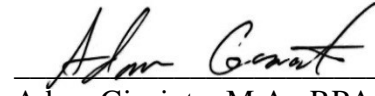
Subject: Archaeological Resources Assessment for the 2143 Violet Street Project, City of Los Angeles, Los Angeles County, California

Should you have any questions relating to this report and its findings, please do not hesitate to contact me directly at lkry@dudek.com or phone at (626) 590-1739 or Adam Giacinto at agiacinto@dudek.com or phone at (225) 892-7622.

Sincerely,



Linda Kry, B.A.
Archaeologist



Adam Giacinto, M.A., RPA
Archaeologist

cc: Micah Hale, Dudek

*Att: A: Figures
B. (Confidential) SCCIC Records Search Information
C: (Confidential) Report LA-13239
D: NAHC SLF Search Results*

REFERENCES

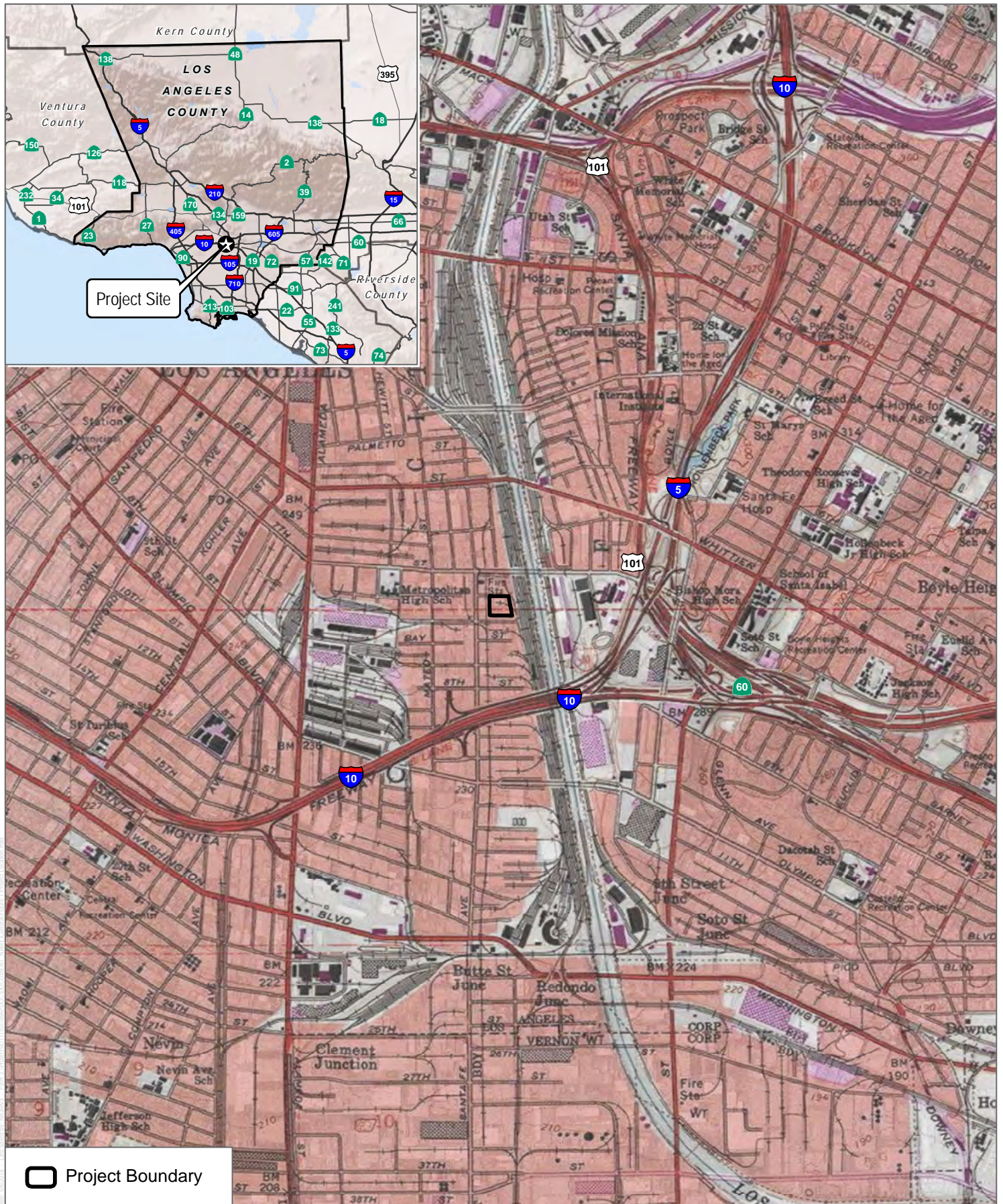
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Subject: Archaeological Resources Assessment for the 2143 Violet Street Project, City of Los Angeles, Los Angeles County, California

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ATTACHMENT A

Figures



SOURCE: USGS Topo 7.5 Minute Series Los Angeles Quadrangle

FIGURE 1
Project Location
2143 Violet Street

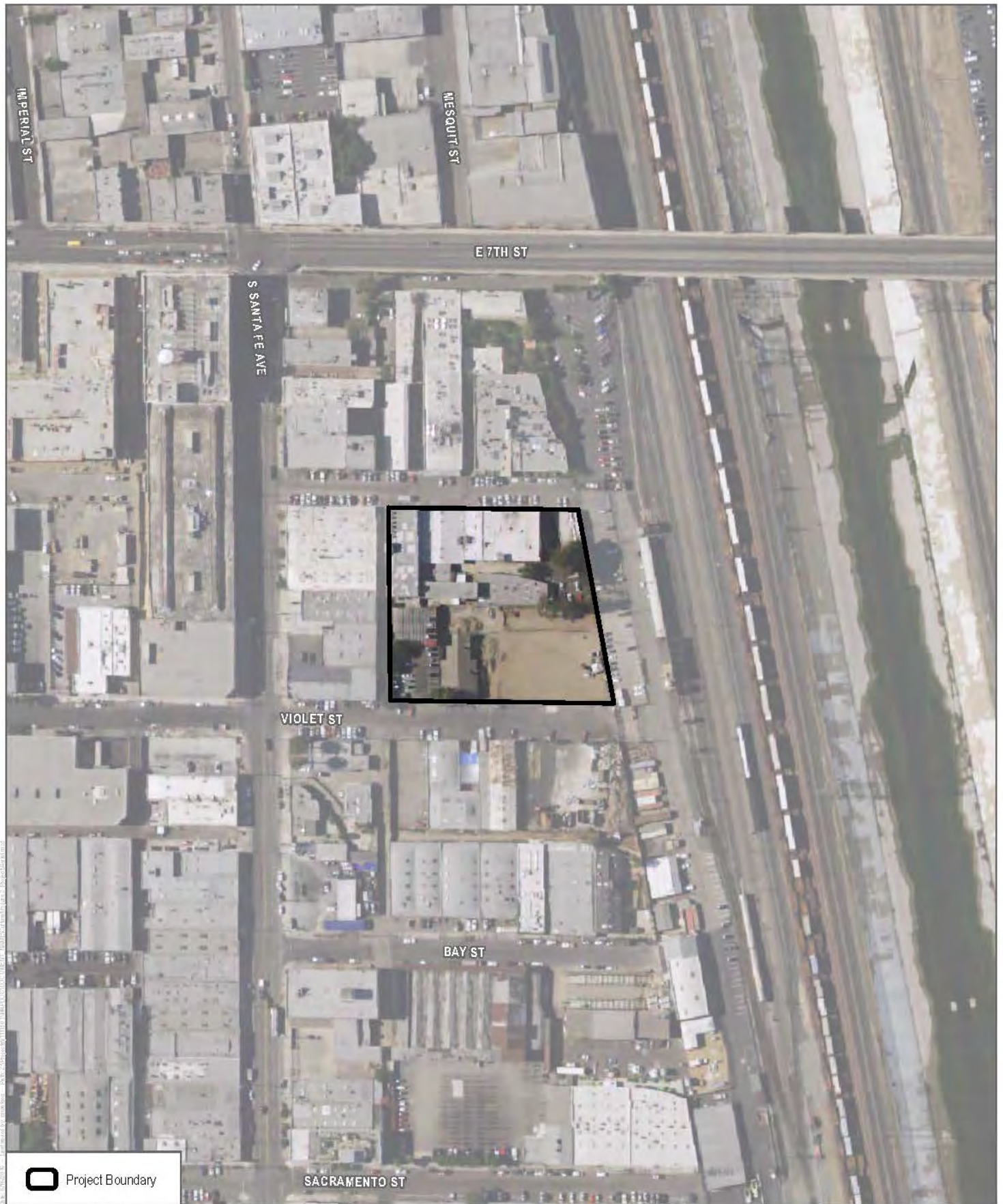


FIGURE 2
Project Area Map
 2143 Violet Street

ATTACHMENT B

Confidential SCCIC Records Search Results

ATTACHMENT C

Confidential Report LA-13239

ATTACHMENT D

NAHC SLF Results

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95501
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: _____

County: _____

USGS Quadrangle

Name: _____

Township: _____ Range: _____ Section(s): _____

Company/Firm/Agency:

Contact Person: _____

Street Address: _____

City: _____ Zip: _____

Phone: _____ Extension: _____

Fax: _____

Email: _____

Project Description:

____ Project Location Map is attached

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710



May 3, 2018

Erica Nicolay
Dudek

Sent by E-mail: enicolay@dudek.com

RE: Proposed 2143 Violet Street (11115) Project, City of Los Angeles; Los Angeles USGS
Quadrangle, Los Angeles County, California

Dear Ms. Nicolay:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
(916) 373-3714

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

**Native American Heritage Commission
Native American Contact List
Los Angeles County
5/3/2018**

Fernandeno Tataviam Band of Mission Indians

Alan Salazar, Chairman Elders Council
1019 Second St., Suite 1 Tataviam
San Fernando, CA, 91340
Phone: (805) 423 - 0091

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
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Fernandeno Tataviam Band of Mission Indians

Jairo Avila, Tribal Historic and Cultural Preservation Officer
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Fax: (818) 837-0796
jairo.avila@tataviam-nsn.us

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Chairperson
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Fax: (562) 761-6417
gtongva@gmail.com

Fernandeno Tataviam Band of Mission Indians

Beverly Salazar Folkes, Elders Council
1931 Shady Brooks Drive Tataviam
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Phone: (805) 558 - 1154
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Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street Gabrielino
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Phone: (310) 403 - 6048
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Gabrieleno Band of Mission Indians - Kizh Nation

Andrew Salas, Chairperson
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San Fernando Band of Mission Indians

Donna Yocum, Chairperson
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Phone: (503) 539 - 0933 Tataviam
Fax: (503) 574-3308
ddyocum@comcast.net

Gabrieleno/Tongva San Gabriel Band of Mission Indians

Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTtribalcouncil@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 2143 Violet Street Project, Los Angeles County.