

HILGARD FACULTY HOUSING
PROJECT IMPACT ANALYSIS

[18346F]
Prepared for
UNIVERSITY OF CALIFORNIA, LOS ANGELES



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

NOVEMBER 1, 2019

FINAL

TABLE OF CONTENTS

INTRODUCTION	1
PROPOSED PROJECT DESCRIPTION	3
ARCHITECTURAL CHARACTER.....	6
KNOWN HISTORIC RESOURCES IN THE PROJECT VICINITY	7
CALIFORNIA ENVIRONMENTAL QUALITY ACT	24
THRESHOLD FOR SIGNIFICANT IMPACTS.....	25
ANALYSIS OF PROPOSED PROJECT IMPACTS.....	26
DIRECT IMPACTS.....	26
INDIRECT IMPACTS.....	26
CUMULATIVE IMPACTS.....	29
CONCLUSION	32

INTRODUCTION

This Project Impact Analysis has been prepared to inform the Initial Study being prepared for the Hilgard Faculty Housing project proposed at the intersection of Hilgard Avenue and Lindbrook Drive in the Westwood neighborhood of the City of Los Angeles (**Figure 1**). The site at the northeast corner is an irregular, “kite” shaped lot bound by Hilgard Avenue to the west, the extant 28th Church of Christ, Scientist building to the north, two-story, multi-family housing to the east, and Lindbrook Avenue to the south. The University of California, Los Angeles (UCLA) purchased the vacant lot and is proposing to construct a new seven-story residential building for faculty housing through a design-build process.

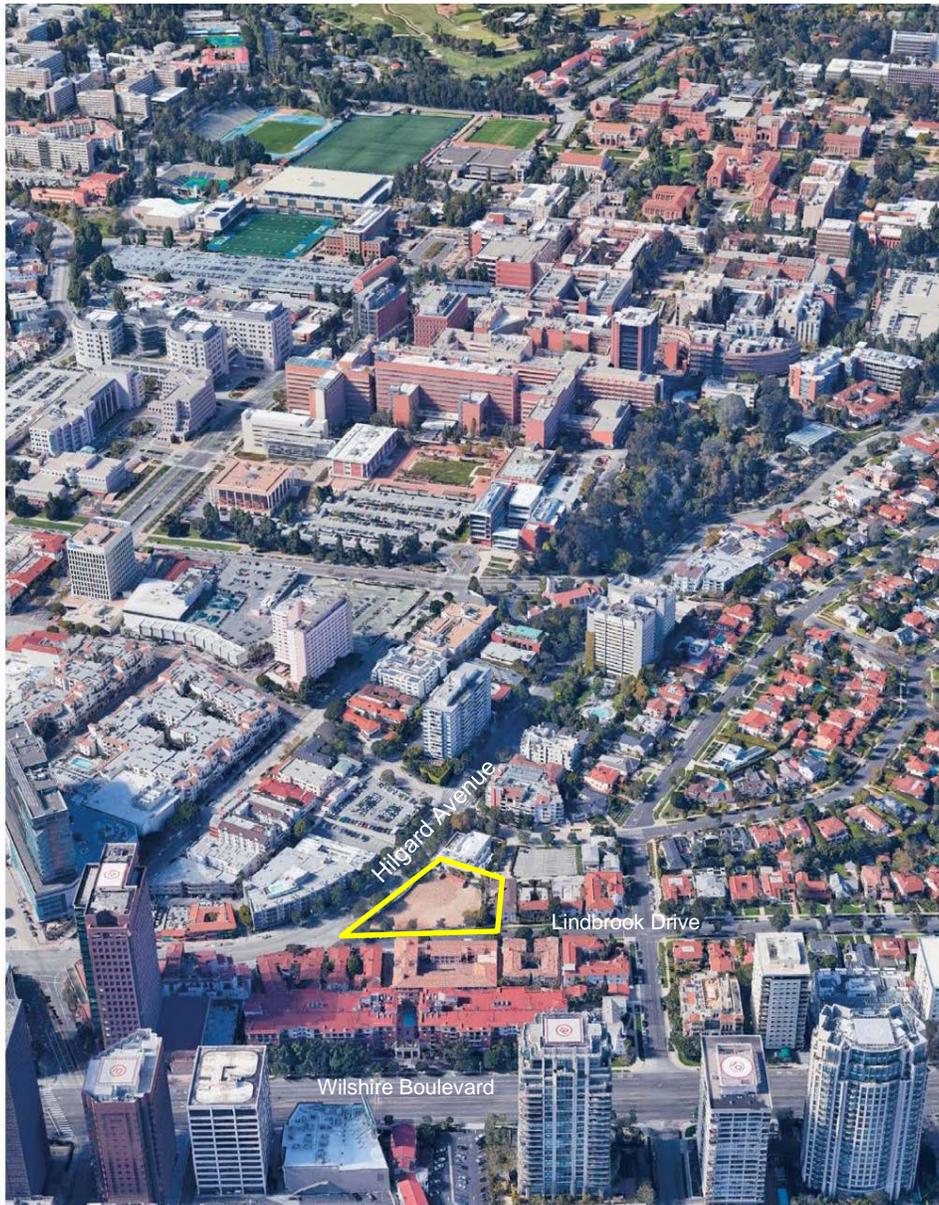


Figure 1: Project site located at Hilgard Avenue and Lindbrook Drive, outlined in yellow with UCLA campus to the north, Wilshire Boulevard corridor to the south, and Westwood Village to the west. Source: Detailed Project Program, Moore Ruble Yudell Architects & Planners, edited by Page & Turnbull.

The project site is located within close proximity to the UCLA campus at a nexus point with two distinct surrounding contexts. Hilgard Avenue has a mix of commercial uses, mid-rise apartments, and high-rise residential towers and hotels further north. Lindbrook Drive has a smaller scale with more low-density, two- to three-story residential context.

With no improvements currently on the project site, there will be no direct impacts to historic resources. For the purposes of the project's CEQA Initial Study, the project's potential indirect impacts and cumulative impacts to known historic resources in the subject site's immediate vicinity are analyzed. Thirteen designated and eligible historic resources are located on the blocks around the project site, including three listed Historic-Cultural Monuments (HCMs) and the nearby eligible Holmby Westwood historic district.

To conduct the project impact analysis, UCLA provided the final Hilgard Faculty Housing Detailed Project Program (DPP) prepared by Moore Ruble Yudell Architects & Planners to be issued in December 2019. This document is a test fit intended to guide the design-build team that will be selected to design and construct the project; the sample building illustrated in the document is not anticipated to be the final footprint, massing, or design. The DPP describes the general project scope, establishes the program and required parameters, such as building heights and parking spaces, as well as outlines the design performance criteria. It also outlines the guiding design principals for all site and building elements, including site planning strategies, building massing, and articulation.

Page & Turnbull conducted a site visit on September 24, 2019 to view and document surrounding known historic resources and the neighborhood context. All photographs in this memo were taken by Page & Turnbull at the site visit unless otherwise noted.

PROPOSED PROJECT DESCRIPTION

UCLA is seeking to build a market quality, contemporary residential environment at the proposed project site, with units that are appropriately scaled and outfitted. While seeking to optimize the unit count, UCLA also expects design excellence from the project that responds to its context.

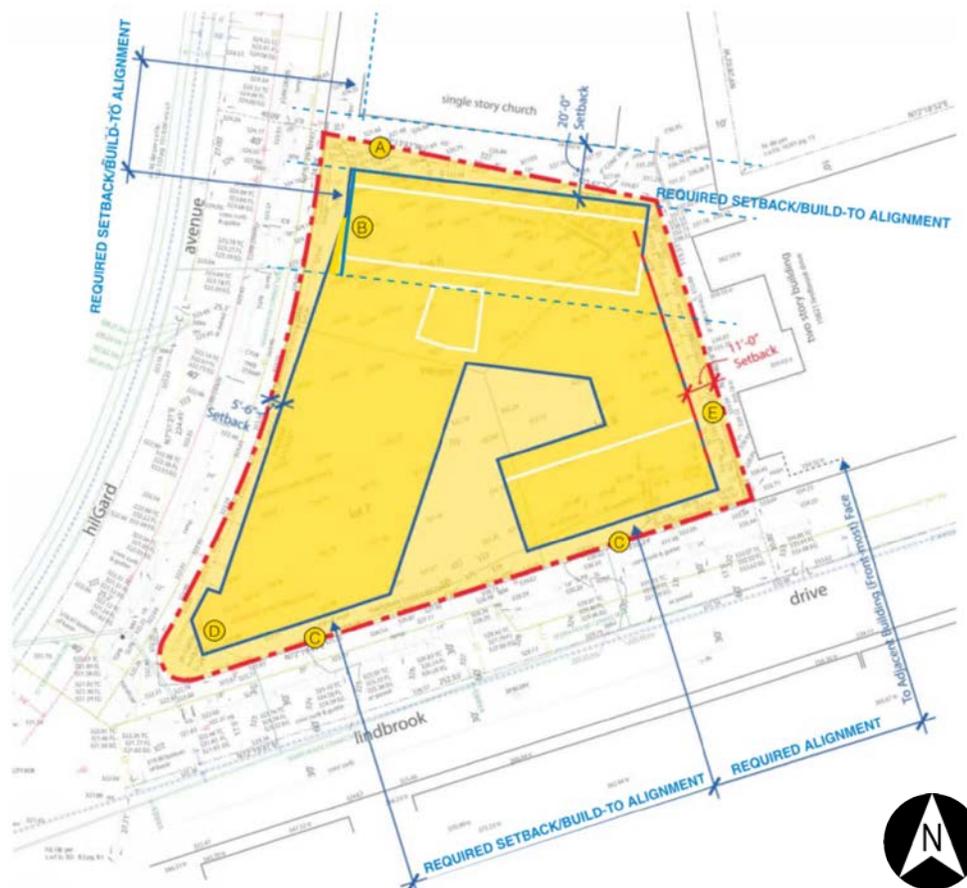


Figure 2: Project site (in yellow with dashed red line) located at Hilgard Avenue and Lindbrook Drive. Setbacks required by the DPP are illustrated. The blue outline is the test fit sample project, and not expected to be the final design. Source: Detailed Project Program, Moore Ruble Yudell Architects & Planners.

Based on the site planning and massing section of the DPP, the proposed project will have a minimum of 83 residential units. The DPP establishes the required property setbacks and edge controls (**Figure 2**).¹ The Hilgard Avenue (west) side will have a minimum 5'-6" setback, though at the northwest end, the built-to line will match for a minimum of 40'-0" (linear feet) the prevailing setback established by the adjacent 28th Church of Christ, Scientist building to the north. Along Lindbrook Drive at the south side, the front yard setback will match the prevailing setback established by the adjacent property at 10621 Lindbrook Drive. The east side next to 10621 Lindbrook Drive will have a minimum 11'-0" setback from the property line. The north side next to the church will have a minimum 20'-0" setback from the church's façade.

¹ Note, the City of Los Angeles' zoning requirements do not apply to a UCLA-owned property.

Deed restrictions limits the maximum building height to 78 feet, and the building will be no more than seven (7) stories tall (**Figure 3**). The building façade will also have a stepped massing at the north side by the church, with a 5' minimum setback at the top of the third floor and a 20' minimum setback at the top of the fifth floor (**Figure 4**). No other stepbacks or massing modulation is required in the DPP. Building massing to express the corner condition at Hilgard Avenue and Lindbrook Drive is required.

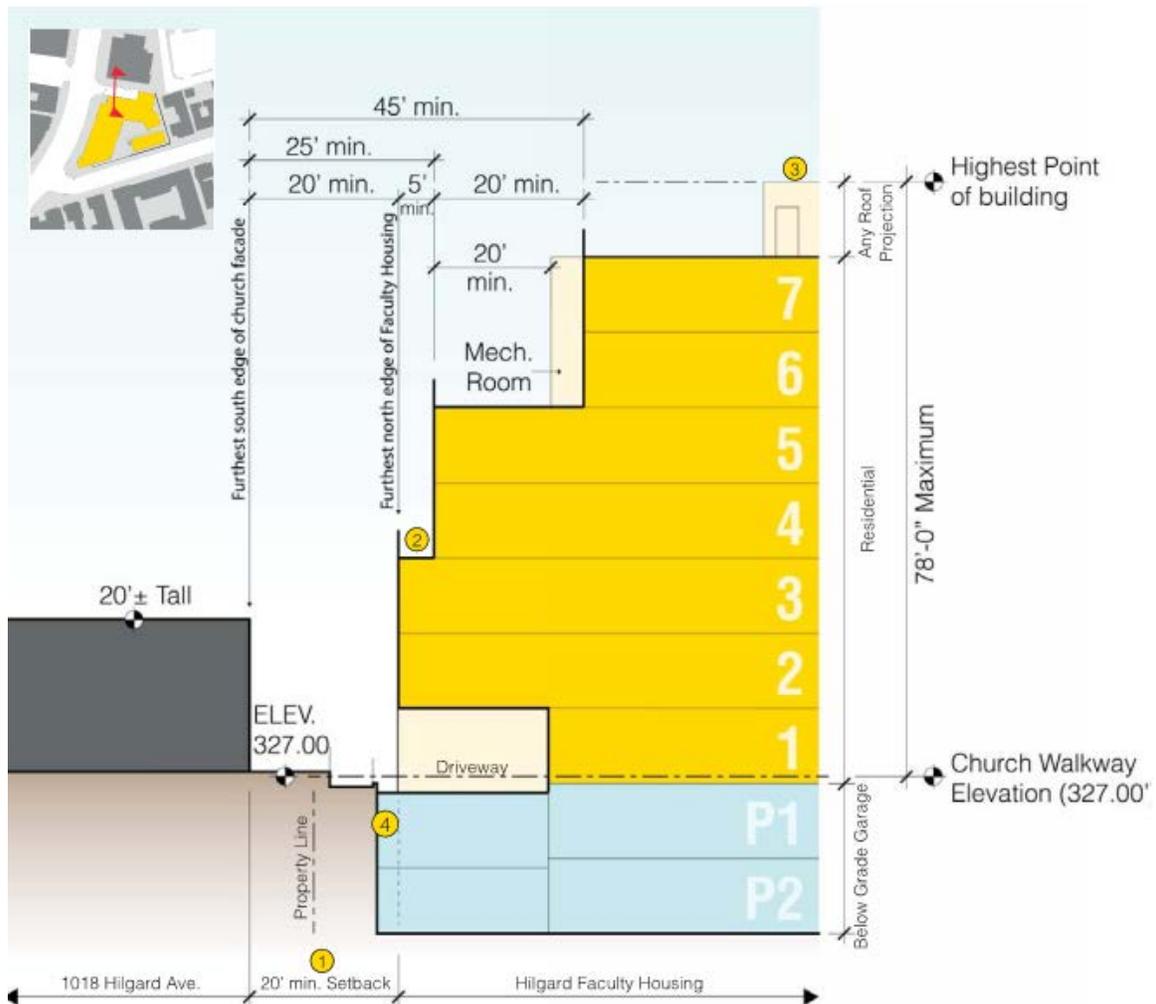


Figure 3: Section showing overall seven-story height and stepbacks at the north façade at the 3rd and 5th floors. Source: Detailed Project Program, Moore Ruble Yudell Architects & Planners.

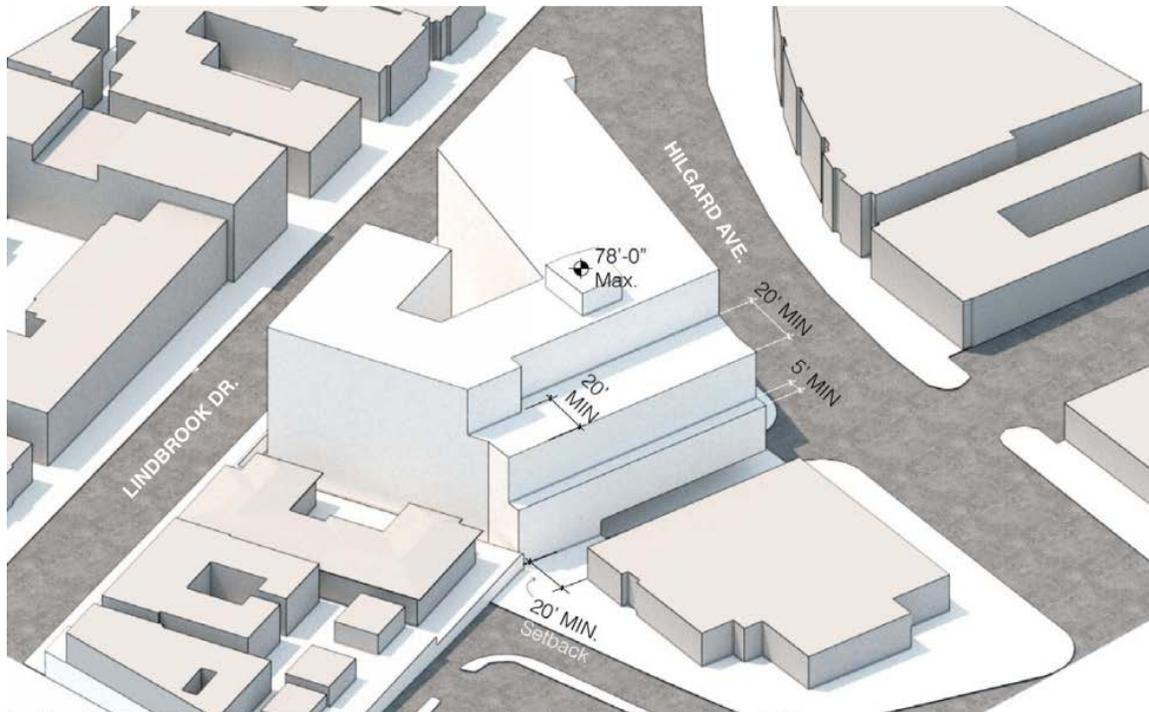


Figure 4: Massing diagram showing fit study with setbacks at north façade adjacent to the church.
Source: Detailed Project Program, Moore Ruble Yudell Architects & Planners.

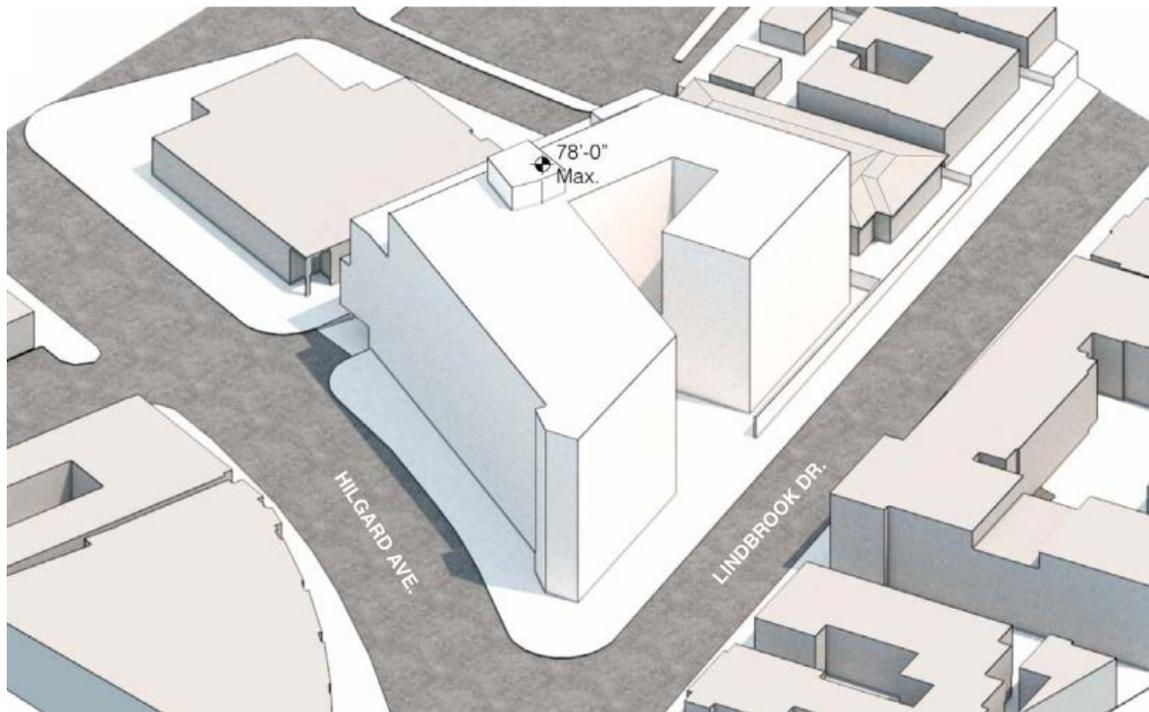


Figure 5: Massing diagram showing fit study with maximum height and courtyard accessed from Lindbrook Drive.
Source: Detailed Project Program, Moore Ruble Yudell Architects & Planners.

In recognition of the courtyard typology common to Southern California, the DPP requires a central courtyard sufficient to provide daylight and partial views out from the middle of the site (**Figure 5**). A courtyard opening will be required on the Lindbrook Drive side of the building that is consistent in character with existing residential buildings in this area.

Aside from the required setbacks, the DPP requires a zone of articulation at the two street-front facades to encourage scale and façade treatments. This two- to five-foot depth is intended for building articulation, such as window bays, shading elements, building massing push/pull, or other color of finish articulation. Access to parking entry is preferred on Hilgard and parking is intended to be at maximum two levels below grade. Areas in the required setbacks that are not paved will be planted and irrigated. The project is required to achieve USGBC LEED “Silver” at a minimum and comply with the California Green Building Standards Code for residential buildings and UC Sustainability Policy.

ARCHITECTURAL CHARACTER

In addition to the scale and massing requirements, the DPP outlines a few essential elements that the architectural design must have:

- Simple masses articulated to create contemporary expression and compositions of light and shadow
- White, light color cement plaster walls
- Push pull of exterior massing
- Horizontal shadow lines animate facades
- Tactile materials and attention to detail provide visual interest for pedestrians
- Outdoor stairways and open walkways.
- Site walls and gardens that address topography

The DPP also outlines design principles and guidelines that are not required, but are intended for the new building to respond to local scale and character with a contemporary interpretation. Massing articulation and materiality at the lower-scale Lindbrook Drive is encouraged. At the lower two floors, consideration will be given as to how the building addresses the streets by using front doors, windows, porches, and verandas to define private space. The design should provide façade articulation that speaks to the scale and rhythm of adjacent buildings, or make a meaningful contrast.

The exterior finish material will be primarily cement plaster walls. Accent materials such as ceramic tile, concrete masonry, cast-in-place concrete, and painted accent colors may be used in limited applications to provide articulation to the exterior façade and natural wood. For window and door elements, the DPP encourages projecting window bays and corner windows, and requires overhangs or canopies to protect entry doors. Windows will be organized into multi-story groupings, and differentiated between the ground floor and upper floors. They will be operable and aluminum frame with high performance painted coatings. Low-E, high performance glass is preferred though strong tints are noted as unacceptable. The DPP provides a palette of acceptable hardscape materials and plantings.

KNOWN HISTORIC RESOURCES IN THE PROJECT VICINITY

Thirteen known historic resources are in immediate vicinity of the project. Three are designated City of Los Angeles Historic Cultural Monuments (HCMs) and ten are eligible historic resources recognized by the City of Los Angeles through SurveyLA and other survey efforts.

Designated Historic Resource) (Historic Cultural Monuments)	Eligible Historic Resources ²
10800-10808 Lindbrook Drive (HCM 324)	922 Hilgard (or 930 Hilgard Avenue) -- 5S3, 3CS
10830 Lindbrook Drive (HCM 446)	969 Hilgard Avenue -- 5S3, 3CS, 3S
10836-10840 Lindbrook Drive (HCM 447)	10801 Lindbrook Drive -- 5S3, 3CS, 3S
	10841 Lindbrook Drive -- 5S3, 3CS, 3S
	1001 Malcolm Avenue -- 5S3, 3CS, 3S
	1016 Tiverton Avenue -- 5S3, 3CS, 3S
	1022 Tiverton Avenue -- 5S3, 3CS, 3S
	1044 Tiverton Avenue -- 5S3, 3CS, 3S
	10851 Weyburn Avenue -- 5S3, 3CS, 3S
	Holmby Westwood eligible historic district

See the maps on the following pages for the location of each known historic resource in relationship to the proposed project site (**Figure 6 and Figure 7**). Brief descriptions of each property are provided, along with photographs. For the properties identified by SurveyLA, the findings and character-defining features from the survey are also included.

² Most of the eligible resources were identified by SurveyLA, which assigned California Historical Resource Status Codes to the surveyed properties. As defined by the California Office of Historic Preservation (OHP), they mean: 5S3: Appears to be individually eligible for local listing or designation survey evaluation. 3CS: Appears eligible for California Register of Historical Resources (CR) as an individual property through survey evaluation. 3S: Appears eligible for National Register of Historic Places (NR) as an individual property through survey evaluation.

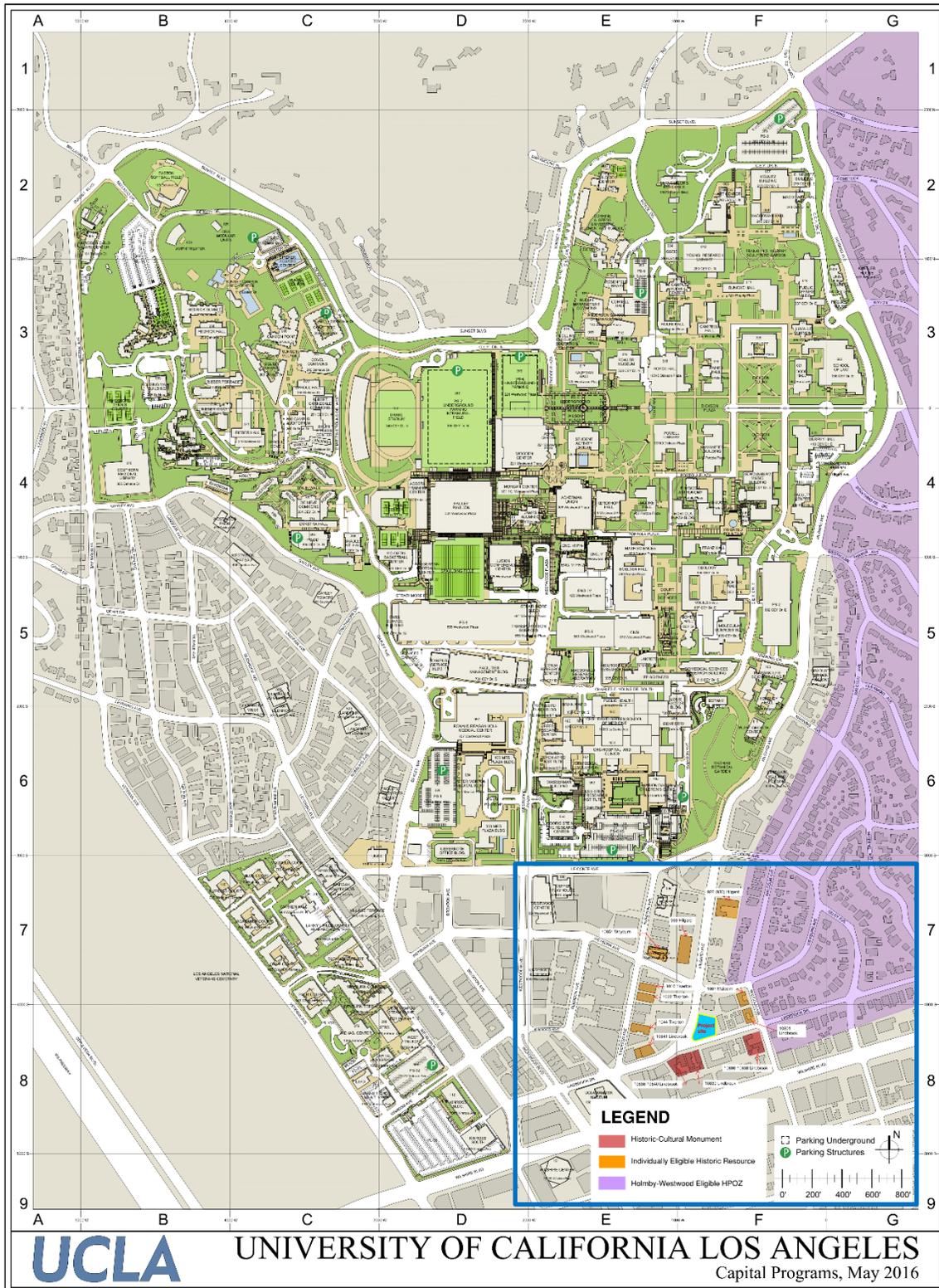


Figure 6: Map showing historic resources analyzed in the immediate vicinity of the project site. Boxed area detailed in the following map. Source: UCLA Capital Programs, 2016, edited by Page & Turnbull.

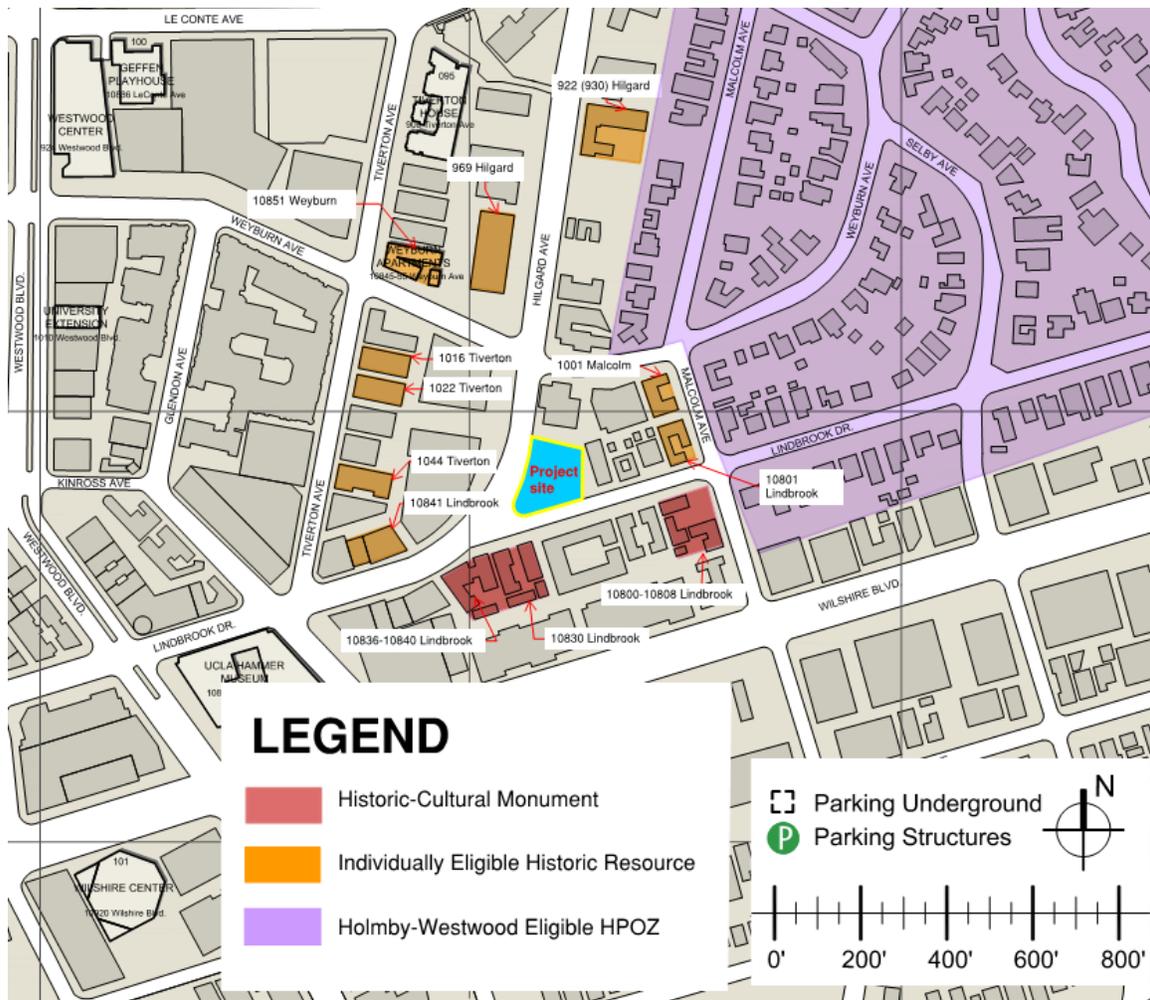


Figure 7: Detail map showing historic resources analyzed in the immediate vicinity of the project site.
Source: UCLA Capital Programs, 2016, edited by Page & Turnbull.

10800-10808 Lindbrook Drive (HCM 324)

This Spanish Colonial Revival courtyard apartment complex is located southeast of the project site at the corner of Lindbrook Drive and Malcolm Avenue (**Figure 8**). It was originally built in 1936, though the architect is unknown. In 1987 it was designated as City of Los Angeles Historic Cultural-Monument No. 324. Its two-stories in height with an irregular plan arranged around a courtyard. Its asymmetrical façade is topped with a hipped and gabled clay tile roof with multiple roof planes. The exterior is clad with a combination of brick, stucco, and wood siding. Balconies are found along the exterior and fenestration consists of divided-light wood windows (**Figure 9**).



Figure 8: 10800-10808 Lindbrook Drive at corner of Malcolm Avenue and Lindbrook Drive with stepped massing and central courtyard. View looking west.



Figure 9: 10800-10808 Lindbrook Drive with red clay tile roof and wood siding and stucco as seen at north facade. View looking southwest.

10830 Lindbrook Drive (HCM 446)

Constructed in 1936, this Monterey Revival courtyard apartment is located southeast of the project site (**Figure 10**). It was designated as City of Los Angeles Historic-Cultural Monument No. 446 in 1989. It is two stories in height with an asymmetrical façade. A large balcony spans most of the second story of the north façade, as is characteristic of the Monterey Revival style. It also has a central courtyard, hipped clay tile roof, smooth stucco cladding, and wood-sash casement windows with shutters. 10830 Lindbrook Drive appears to be part of the same complex as 10836-10840 Lindbrook Drive though each were designated as their own individual local landmarks.



Figure 10: 10830 Lindbrook Drive designed in Mediterranean Revival style with smooth stucco cladding and wood-sash windows. View looking south.

10836-10840 Lindbrook Drive (HCM 447)

10836-10840 Lindbrook Drive is also a Monterey Revival courtyard apartment similar to and appears to be part of the same courtyard apartment complex as 10830 Lindbrook Drive though they were designated as individual local landmarks. It was originally built in 1936 and designed by architect A.W. Angel (**Figure 11**). In 1989, it was designated as City of Los Angeles Historic-Cultural Monument No. 447. Like 10830 Lindbrook Drive, its features include a two-story height, a large partial-width balcony at the second story of the primary façade, a central courtyard, hipped clay tile roof, smooth stucco cladding, and wood-sash casement windows with shutters (**Figure 12**).



Figure 11: 10836-10840 Lindbrook Drive designed in Monterey Revival style. View looking east.



Figure 12: Clay tile hipped roof, smooth stucco cladding, and stepped massing seen at 10846-10840 Lindbrook Drive. View looking southeast.

922 Hilgard Avenue (or 930 Hilgard Avenue)

922 Hilgard Avenue (also addressed as 930 Hilgard Avenue) is a high-rise building located north of the proposed project, further up Hilgard Avenue (**Figure 13**). It was originally built in 1969 as La Mancha Student Resident Hall, a private-owned dormitory catering to UCLA students. It was designed by Bodrell Joer'dan Smith & Associates in the Brutalist style. However, it was unsuccessful as student housing and was converted to a hotel known as the Carriage House in 1974.³ It has since served as a series of different hotels including the Westwood Hyatt in 1975, the Westwood Marquis Hotel in 1978, and the W Hotel today.⁴ It was identified by SurveyLA in 2014 as an excellent example of Brutalist architecture in Westwood at the local and state level. However, it was not found National Register eligible at the time because it was less than 50 years old and not of exceptional importance. The building is now of age and this determination should be reevaluated.

Its character-defining features include its 15-story height with vertical massing; building envelope articulated by horizontal concrete beams and cast concrete panels at each floor; flat roof with cornice; and metal sliding windows arranged in ribbons (**Figure 14**). Its major alterations include the addition of an ADA ramp at an unknown date.



Figure 13: 922 Hilgard (W Hotel) high-rise building designed in Brutalist style. View looking east.



Figure 14: Detailed view of front entrance to 922 Hilgard. Exterior defined by concrete beams. View looking east.

³ Sandy Siegel, "The Dorm That Time Forgot," *UCLA Magazine*, Winter 2003, accessed September 24, 2019, http://magazine.ucla.edu/year2003/winter03_06_dorm.html.

⁴ "UCLA," *BeverlyHills.Com*, accessed September 24, 2019, <http://www2.webmagic.com/beverlyhills.com/ucla.html>.

969 Hilgard Avenue

969 Hilgard Avenue is a high-rise, multi-family residential building known as the Park Westwood towers (**Figure 15**). It is located north of the project site and is one of several high-rise buildings interspersed along Hilgard Avenue. Completed in 1961, SurveyLA identified the property as an excellent example of a 1960s Midcentury Modern apartment tower in Westwood designed by noted architect Victor Gruen. It was found to be an individually eligible historic resource at the local, state, and national level. Its character-defining features include its 12-story height with vertical massing; smooth stucco cladding; flat roof; recessed entryway with canopy; projecting balconies with several enclosed with floor-to-ceiling doors and windows; metal windows including fixed and sliding windows (**Figure 16**). Major alterations include the replacement of the primary door and the replacement of some windows throughout the years.



Figure 15: 969 Hilgard, high-rise Midcentury Modern apartment building. West façade (left) south façade (right).



Figure 16: Detailed view of north façade of 969 Hilgard with symmetrical front façade, stucco, and projecting balconies. View looking south.

10801 Lindbrook Drive

Built in 1932, a courtyard apartment is located at 10801 Lindbrook Drive east of the project site at the corner of Lindbrook Drive and Malcolm Avenue (**Figure 17**). It was designed by architect C.S. Arganbright in the Spanish Colonial Revival style. SurveyLA found the property individually eligible for local, state, and national listing as an excellent example of a 1930s Spanish Colonial Revival courtyard apartment in Westwood. Its character-defining features include its two story height with horizontal massing; irregular plan organized around a central courtyard; asymmetrical facades; red clay tile roof with open eaves and exposed rafters; smooth stucco cladding; projecting upper story volumes; entryway composed of arches; combination of wood and steel windows including canted bays and divided-light casement windows. The building does not appear to have undergone any major alterations.



Figure 17: 1932 Spanish Colonial Revival courtyard apartment at 10801 Lindbrook Drive. View looking northwest.

10841 Lindbrook Drive

10841 Lindbrook Drive is a 1938 brick Mediterranean Revival commercial building designed by Frederick N. Clark. It was part of the original development of Westwood Village planned by the Janss Corporation (**Figure 18**). Several businesses are housed within the building today, including the First Szechuan Wok, Frida Mexican Cuisine & Bar, and Italian Express. The building is located just west of the proposed project site. SurveyLA identified it as individually eligible for local, state, and national listing for its association with the Janss Corporation and as an excellent example of early commercial development in Westwood Village. It features a two-story portion at the east end and one-story portion at the west end; overall horizontal massing; clay tile roof with stepped parapet, open eaves, finial, exposed rafters, and cupola; courtyard at the entryway; and divided-light steel casement windows (**Figure 19 to Figure 21**). It has experienced a few major alterations throughout the years, likely pertaining to change in tenancy over the years. This includes the addition of awnings, addition of signage, and the alteration of the storefronts.



Figure 18: 10841 Lindbrook Avenue, 1938 Mediterranean Revival commercial building with one story portion at west end and two story portion at east end. View looking northeast.



Figure 19: Detailed view of brick construction, balconies, and various storefronts that compose the building at 10841 Lindbrook Avenue. View looking northeast.



Figure 20: Red clay tile roof with chamfered southeast corner of 10841 Lindbrook Avenue. View looking northwest.



Figure 21: Interior of central courtyard accessed from primary entrance at 10841 Lindbrook Avenue. View looking north.

1001 Malcolm Avenue

A 1935 Streamline Moderne courtyard apartment is located at 1001 Malcolm Avenue just northeast of the project site (**Figure 22**). The building is located at the corner of Weyburn Avenue and Malcolm Avenue, adjacent to the surfaced parking lot serving 28th Church of Christ, Scientist. It was originally designed by Allen Ruoff. SurveyLA identified the property as an excellent example of a 1930s courtyard apartment and Streamline Moderne multi-family residential architecture in Westwood. It was found eligible for local, state, and national listing. Its character-defining features include its two-story height; U-shaped plan arranged around a central courtyard; strong continuous horizontal lines; smooth stucco cladding; flat roof with cornice; variety of steel-sash windows including rounded bays, fixed, and casement windows; and divided-light wood-sash casement windows. Major alterations to the property include a small greenhouse addition at one of the balconies and the replacement of one of the balcony entrances with metal sliding doors.



Figure 22: 1935 Streamline Moderne courtyard apartment located at 1001 Malcolm Avenue. View looking southwest.

1016 Tiverton Avenue

1016 Tiverton Avenue is located east of the project site. A 1929 Mediterranean Revival apartment is on the site, originally designed by Browkaw & Tuffs (**Figure 23**). It is one of several Period Revival multi-family residential buildings along Tiverton Avenue. SurveyLA identified the property as a potential historic resource that is individually eligible at the local, state, and national level. It was found to be an excellent example of a Mediterranean Revival apartment in Westwood. It has a two-story height; rectangular plan; asymmetrical plan; hipped clay tile roof with open eaves and exposed rafters; porte cochere; entryway composed of recessed arches; balconettes and combination of wood windows and steel windows including fixed and casement windows. It does not appear to have undergone any major alterations.



Figure 23: 1929 Mediterranean Revival apartment located at 1016 Tiverton Avenue. View looking east.

1022 Tiverton Avenue

Located east of the project site is a 1929 apartment building at 1022 Tiverton Avenue (**Figure 24**). Designed by Percy Park Lewis, it was built in the Spanish Colonial Revival style. It is a historic resource that was identified through SurveyLA as individually eligible for listing at the local, state, and national levels. 1022 Tiverton Avenue was determined to be an excellent example of a Spanish Colonial apartment in Westwood Village as well as the work of master architect Percy Parke Lewis. The building is two stories in height with a rectangular plan and asymmetrical façade. It is topped with a gabled red clay tile roof with boxed eaves and dove-cote; smooth stucco cladding; projecting second story balcony with arched supports; and a variety of wood-sash windows including divided-light casement windows and tripartite windows. Major alterations include the addition of security bars over some doors.



Figure 24: 1929 Spanish Colonial Revival apartment located at 1022 Tiverton Avenue. View looking east.

1044 Tiverton Avenue

The Claremont Hotel is currently located at 1044 Tiverton Avenue, just east of the proposed project. Originally built as a hotel, 1044 Tiverton Avenue was completed in 1940 in the Art Deco style (**Figure 25**). SurveyLA identified the property as individually eligible for listing at the local, state, and national level as the first hotel in Westwood Village and an excellent example of Art Deco architecture. Its character-defining features include its three-story height with vertical massing; rectangular plan; symmetrical façade; flat roof; smooth stucco cladding; variety of wood-sash window types and configurations including rounded bays, casements, fixed, and double-hung. Major alterations to the building include the replacement of the primary door.



Figure 25: First hotel constructed in Westwood in 1940 in the Art Deco style. Located at 1044 Tiverton Avenue. View looking east.

10851 Weyburn Avenue

10851 Weyburn Avenue is located at the corner of Weyburn Avenue and Tiverton Avenue, northwest of the project site (**Figure 26**). A 1936 Spanish Colonial Revival courtyard apartment sits on the site. SurveyLA identified the building as individually eligible for listing at the local, state, and national levels. It was determined to be an excellent example of Spanish Colonial Revival multi-family residential architecture and a 1930s courtyard apartment in Westwood Village. Its character-defining features include a one-story portion at the front of the property and a two-story portion at the rear of the property; irregular plan arranged around a courtyard; asymmetrical façade; brick and stucco cladding; hipped red clay tile roof; projecting porch at the front entrance defined by a low wall; and a variety of steel-sash windows including square bays, fixed, and casements (**Figure 27 and Figure 28**). The building does not appear to have undergone any major alterations.



Figure 26: 1936 Spanish Colonial Revival courtyard apartment at 10851 Weyburn Avenue. One-story portion with garage at the front and two-story portion at the rear. View looking north.



Figure 27: One-story portion of 10851 Weyburn Avenue constructed of brick with front porch defined by low stucco wall. View looking north.



Figure 28: Transition between one-story portion and two-story portion of 10851 Weyburn Avenue as seen at west façade along Tiverton Avenue. View looking northeast.

Holmby Westwood Eligible Historic District

In November 2014, Historic Resources Group prepared a historic resources survey for the Holmby Westwood neighborhood. This report was prepared for the purposes of an application for Historic Preservation Overlay Zone (HPOZ) designation. It supplemented the work being completed concurrently as part of SurveyLA. The historic resources survey determined that the Holmby Westwood neighborhood was eligible for designation as an HPOZ as an excellent example of residential suburban planning and development from the early automobile era in West Los Angeles and as a cohesive collection of predominantly Period Revival residential architecture in Westwood. The district boundaries were defined by Sunset Boulevard to the north, S. Beverly Glen Boulevard and Comstock Avenue to the east, Lindbrook Avenue to the south, and Malcolm Avenue and Hilgard Avenue to the west (**Figure 29**).

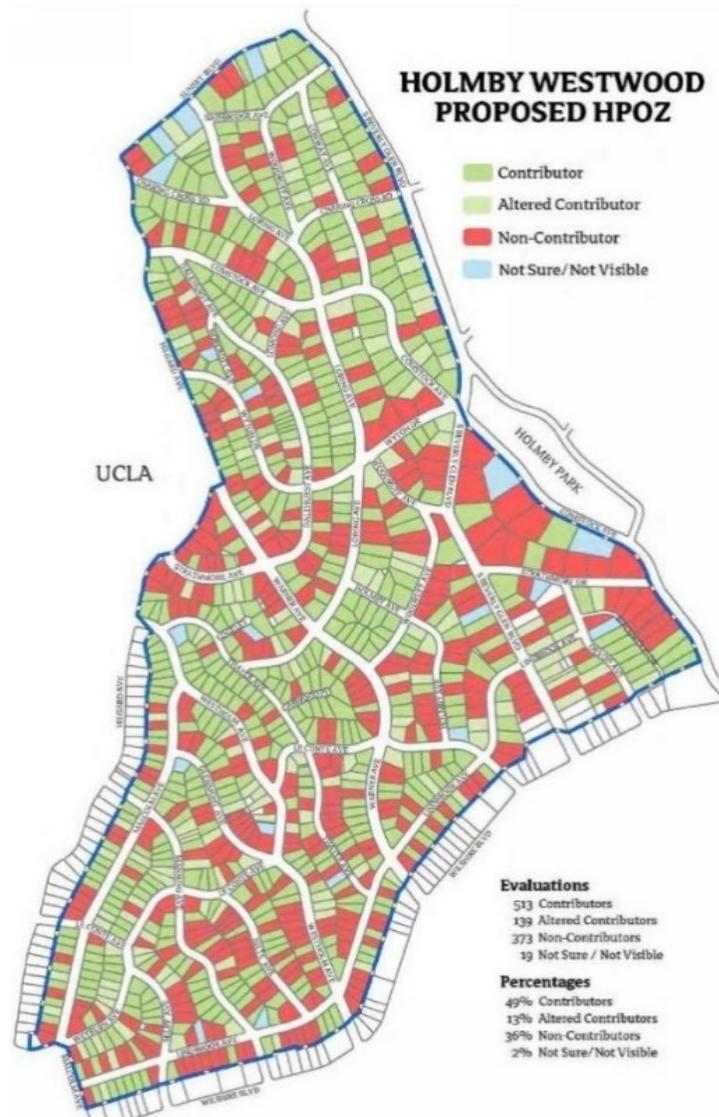


Figure 29: Proposed Holmby Westwood HPOZ. Source: Historic Resources Group, *Holmby Westwood Historic Preservation Overlay Zone (HPOZ)*, November 2014, prepared for Holmby Westwood Property Owners Association.

The proposed HPOZ contained 1044 parcel of which 513 were found to be contributors, 139 altered contributors, and 373 non-contributors. Development in the survey area consists of one- and two-story single-family houses with uniform front setbacks and mature landscape. The residences represent a range of Period Revival style including mostly American Colonial Revival and Spanish Colonial Revival architecture as well as Tudor Revival, Monterey Revival, Mediterranean Revival, French Norman, Neoclassical, Minimal Traditional, Ranch, and Midcentury Modern (**Figure 30 through Figure 33**). The survey identified 1925 to 1959 as the period of significance.⁵

With mixed support for HPOZ designation from property owners, Councilmember Paul Koretz requested that the Department of City Planning terminate work on the proposed Holmby Westwood HPOZ in September 2016. At this time, it is a proposed, inactive residential historic district but is considered a historic resource for the purposes of CEQA.⁶



Figure 30: 10782 Lindbrook Drive, American Colonial Revival contributor. View looking southeast.



Figure 31: Range of Period Revival styles seen in Holmby Westwood proposed HPOZ, as along north side of Lindbrook Drive.



Figure 32: Spanish Colonial Revival contributor to Holmby Westwood proposed HPOZ at house at 10764 Lindbrook Drive.



Figure 33: Spanish Colonial Revival altered contributor at 10775 Lindbrook Drive.

⁵ Historic Resources Group, *Holmby Westwood Historic Preservation Overlay Zone (HPOZ)*, November 2014, prepared for Holmby Westwood Property Owners Association, 3-6.

⁶ "Holmby Westwood (Proposed, Inactive), *Office of Historic Resources*, accessed September 26, 2019, <https://preservation.lacity.org/holmby-westwood>.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.⁷ CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. In accordance with CEQA Guidelines Section 15378, a “Project” is defined as “...the whole of an action, which has the potential for resulting in either a direct change in the environment, or a reasonably foreseeable indirect physical change in the environment” and which involves an activity directly undertaken by a public agency, an activity that requires public agency assistance or entitlement, or an activity that requires discretionary approval by a public agency.⁸ Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register) (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from

⁷ "CEQA Guidelines," California Natural Resources Agency, accessed June 10, 2016, <http://resources.ca.gov/ceqa/guidelines/>.

⁸ Ibid.

determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.⁹

Properties listed or formally determined eligible for listing in the National Register National Register are listed automatically in the California Register.¹⁰ As such, they are considered historic resources under CEQA.

THRESHOLD FOR SIGNIFICANT IMPACTS

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”¹¹ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”¹² The significance of a historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register or a local register of historical resources.¹³

Thus, a project may cause a change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial. Projects that comply with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the Standards) benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.¹⁴

⁹ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

¹⁰ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento: California Office of State Publishing, 2001),11.

¹¹ CEQA Guidelines subsection 15064.5(b).

¹² CEQA Guidelines subsection 15064.5(b)(1).

¹³ CEQA Guidelines subsection 15064.5(b)(2).

¹⁴ CEQA Guidelines subsection 15064.5(b)(3). Project that meet the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer are also considered mitigated to a level of less than a significant impact on the historic resource.

ANALYSIS OF PROPOSED PROJECT IMPACTS

DIRECT IMPACTS

The proposed project site is vacant and does not have any historic resources on the property. As such, there will be no direct impacts to historic resources.

INDIRECT IMPACTS

Based on the CEQA Guidelines noted above, a proposed project can have a significant adverse impact if it changes the immediate surroundings of a historic resource so that the significance of the resource is “materially impaired.” A historic resource’s significance is materially impaired when it can no longer convey its significance that justify its eligibility as a historic resource; in other words, when it has lost its integrity.

Integrity is the ability of a resource to convey its historic significance through its physical features and is defined as “the authenticity of property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”¹⁵

The *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* identifies seven aspects or qualities that in various combinations define integrity.¹⁶ These seven aspects are generally defined as follows:

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

¹⁵ National Park Service, National Register Bulletin Number 16A: How to Complete the National Register Registration Form, (Washington D.C.: National Park Service, 1991), 4.

¹⁶ National Park Service, National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation, (Washington D.C.: National Park Service, 1997), 44.

For historic districts to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

As a design-build project, the final massing and design of the proposed new construction has not yet been developed. However, the new construction will be up to seven stories or 78 feet based on the DPP and deed requirements. Given this scale, the Hilgard Faculty Housing project has the potential to alter the setting of the area that could indirectly impact historic resources in the vicinity. The setting in closer proximity of the project will be affected to a greater extent than those that are further away. The different context to the west along Hilgard Avenue also will be affected differently than the lower scale context to the south and east. The analysis below addresses the historic resources in order of proximity from the project site.

Corner of Hilgard Avenue and Lindbrook Drive

The subject property is at the northeast corner of the three-sided intersection of Hilgard Avenue and Lindbrook Drive. At the south side of the intersection are two listed HCMs: 10830 Lindbrook Drive (HCM 446) and 10836-10840 Lindbrook Drive (HCM 447). These Monterey Revival-style courtyard apartment buildings from 1936 are two stories in scale. At the northwest side of the intersection, along the west side of Hilgard Avenue, is the five-story, Westwood Village Apartments constructed in 1977 and remodeled in 2019.

The proposed project's seven-story scale will be somewhat taller than the Westwood Village Apartments. However, it will surround the two low-scale HCMs with mid-rise buildings that are taller, longer, and generally larger in scale and massing. Already directly behind the HCMs to their south are the two six-story multi-family residential buildings of The Legacy at Westwood Apartments, constructed in 2002 on Wilshire Boulevard.

The proposed Hilgard Faculty Housing will be similarly tall in scale, and will extend along Lindbrook Drive for approximately 130 feet. The DPP requires a courtyard opening along the new construction's Lindbrook Drive façade that will help break up its massing. Other articulation may also be incorporated within the façade's two- to five-foot zone of articulation to reflect the lower scale along Lindbrook Drive and minimize the sense of the building's height.

Since the final design of the proposed project has not yet been determined, the effect of the articulation on the new construction's scale and massing are not known. A conservative analysis of the proposed project as a seven-story building at the corner of Hilgard Avenue and Lindbrook Drive finds that it will alter the physical environment to such an extent that the integrity of the neighborhood setting for 10830 Lindbrook Drive (HCM 446) and 10836-10840 Lindbrook Drive (HCM 447) will be compromised.

Nonetheless, a loss of the integrity of setting will not materially impair the ability of the two HCMs to convey their historic significance. The proposed project will not physically alter these two properties. They will remain 1930s, Monterey Revival-style courtyard apartment buildings with their integrity of design, materials, workmanship, feeling, and association. Their locations will not

change and the internal setting of their courtyards, which is significant to each property as a courtyard apartment, will not be affected by the proposed project.

As 10830 Lindbrook Drive (HCM 446) and 10836-10840 Lindbrook Drive (HCM 447) will retain their status as listed Historic-Cultural Monuments in the City of Los Angeles, the Hilgard Faculty Housing project will have a less-than-significant impact on these historic resources.

Lindbrook Drive and Malcom Avenue

Further east on the Lindbrook Drive block of the proposed project site, at the intersection with Malcom Avenue, are two historic resources. At the southwest corner is 10800-10808 Lindbrook Drive (HCM 324), while the eligible 10801 Lindbrook Drive is at the northwest corner. Both are 1930s Spanish Colonial Revival courtyard apartment buildings. They are generally two stories in scale, though 10800-10808 Lindbrook Drive has one-story elements at the corner and 10801 Lindbrook Drive has an exposed basement/parking at the north side due to the sloping topography. The two buildings are typical of the two- and three-story Period Revival apartments along this block of Lindbrook Drive between the project site and Malcom Avenue.

To the north of 10801 Lindbrook Drive, at the southwest corner of Malcom Avenue and Weyburn Avenue, is another eligible historic resource, 1001 Malcom Avenue. This 1935 Streamline Moderne courtyard apartment building is different in style but has the same scale and massing as the buildings on Lindbrook Drive.

While the proposed project will alter the setting at the corner of Hilgard Avenue and Lindbrook Drive, it is sufficiently distant that its seven-story scale will not significantly affect the setting of the historic resources at Malcom Avenue. Two- and three-story Period Revival apartment buildings will continue to dominate this block of Lindbrook Drive between the project site and 10800-10808 Lindbrook Drive (HCM 324) and the eligible 10801 Lindbrook Drive. The new project will appear as part of the background of higher density development along Hilgard Avenue in relation to 1001 Malcom Avenue. As such, the proposed project will not have a significant impact on the historic resources at 10800-10808 Lindbrook Drive, 10801 Lindbrook Drive, or 1001 Malcom Avenue.

Holmby Westwood Historic District

The proposed project is not located directly adjacent to the eligible Holmby Westwood historic district. There is sufficient distance between the proposed Hilgard Faculty Housing and the district's western edge that the seven-story height will appear more associated with the higher density development along Hilgard Avenue and will not overwhelm the predominantly one- to two-story single-family residential district. The new construction will not reduce the visibility of the district nor will it significantly affect the setting adjacent to or within the district. As such, the proposed project will not have an indirect impact on the Holmby Westwood eligible historic district and would not affect its status as a potential HPOZ.

Hilgard Avenue and Tiverton Avenue

The historic resources to the west of the proposed project site have a different context than that found on Lindbrook Drive and to the east. At the corner of Hilgard Avenue and Tiverton Avenue, west of the 1977 Westwood Village Apartments, is the eligible one- and two-story commercial retail building at 18041 Lindbrook Drive. North along Tiverton Avenue between Hilgard Avenue and Weyburn Avenue are three eligible historic resources: the two-story Spanish Colonial Revival-style apartment buildings at 1016 Tiverton Avenue and 1022 Tiverton Avenue, and the three-story Art Deco hotel at 1044 Tiverton Avenue. At the northeast corner of Tiverton Avenue and Weyburn Avenue is also an eligible one- to two-story Spanish Colonial Revival courtyard apartment at 10851 Weyburn Avenue.

These eligible historic resources are already in a setting that has been altered by larger-scale mid- and high-rise buildings dating from the 1950s through the 2000s. The seven-story height of the proposed project will be similar to the mid-rise buildings already on Tiverton Avenue and will not significantly change or overwhelm the existing mid to high-rise scale. As such, the proposed project will not have any indirect impacts on the historic resources along Hilgard Avenue and Tiverton Avenue.

Hilgard Avenue North of Weyburn Avenue

North of Weyburn Avenue are two 1960s high-rise buildings that have been identified as eligible historic resources. 922 Hilgard Avenue (also with the address 930 Hilgard Avenue) was constructed in 1969 as a 15-story, privately-owned, dorm-like housing. It has been operating as a hotel since 1974 and is currently the W Hotel. Park Westwood at 969 Hilgard Avenue is a 12-story, multi-family residential building constructed in 1961.

These two eligible historic resources established a taller scale on the block north of the subject property in the mid-twentieth century. The seven-story Hilgard Faculty Housing project will be smaller in scale and not overwhelm these buildings. It will not significantly alter the setting surrounding 922 Hilgard Avenue and 969 Hilgard Avenue and not have any indirect impacts on these historic resources.

CUMULATIVE IMPACTS

CEQA defines cumulative impacts as follows:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts

can result from individually minor but collectively significant projects taking place over a period of time.¹⁷

The analysis should determine the impact of the related projects and consider the cumulative impacts of the proposed and related projects as they relate to the population of resources that would remain.

While Westwood has had many recent projects and several planned, the following projects are in the immediate vicinity of the project site and have the potential to impact the same list of known historic resources:

- Plaza La Reina at 10850 Lindbrook Drive – This boutique hotel is a five-story, 44-room mixed-use complex was constructed in 2016 as infill development. Architect Moule & Polyzoides designed the project as a contemporary interpretation of the Spanish Colonial Revival style (**Figure 34**).
- Westwood Village Apartments at 1033 Hilgard Avenue – This five-story, multi-family building is an apartment complex originally built in 1977. The front façade was remodeled in January 2019 (**Figure 35**).
- The Agora at 900 S. Hilgard Avenue – A 16-story off-campus student housing development called “The Agora” is planned next door to the W Hotel (922 Hilgard Avenue). It is intended to have a total of 64 residential units with 231 bedrooms ranging from single bedrooms to five-bedroom plans. Privately owned, it will provide a dorm-style living option for UCLA students off-campus (**Figure 36**).



Figure 34: Plaza La Reina located at 10850 Lindbrook Drive. Constructed in 2016 as infill development. View looking southwest.

¹⁷ CEQA Guidelines, Article 20, subsection 15355.



Figure 35: Westwood Village Apartments at 1033 Hilgard Avenue with updated façade. View looking northeast.



Figure 36: Detailed view of Legacy at Westwood Apartments along Wilshire Boulevard corridor. View looking northwest.

The two six-story apartment buildings on Wilshire Boulevard behind 10830 Lindbrook Drive and 10836-10840 Lindbrook Drive (HCMs 446 and 447) are The Legacy at Westwood Apartments at 10833 Wilshire Boulevard. The project was constructed in 2002 and not considered a recent development for the purposes of the cumulative impact analysis.

Of the three relevant projects, Plaza La Reina is thoughtfully designed to blend in with the massing and style along Lindbrook Avenue. Its stepped massing, wide steps, exterior stucco, red tile roofs, and punched windows across a wide driveway from 10836-10840 Lindbrook Drive (HCM 447) are compatible with the historic building. The taller components of the project are set further away and broken up into balanced volumes to prevent the development from overwhelming or competing with the surround historic resources. The building's scale, massing, and design did not significantly alter the setting of 10830 Lindbrook Drive (HCM 446), 10836-10840 Lindbrook Drive (HCM 447), or the commercial retail building at 10841 Lindbrook Drive.

The façade remodel of Westwood Village Apartments at 1033 Hilgard Avenue did not change the scale or massing of the building, which has been in place since 1977. While the building is not more compatible with the surrounding historic resources in terms of style or design, it is also not less compatible, as the original building did not address or defer to the surrounding 1930s buildings.

For the Agora project, its location further north on Hilgard helps its proposed 16-story height blend with the taller existing buildings in this area, including the high-rise W Hotel next door and the Park Westwood Tower on the same block. It is sufficiently distant from the proposed project site not to have a cumulative impact on the HCMs or other lower scale historic resources on Malcom Avenue.

Overall, the proposed faculty housing project at Hilgard Avenue and Lindbrook Drive will not result in cumulative impacts.

CONCLUSION

The proposed Hilgard Faculty Housing project will not result in the removal or alteration of any historic resources, and will not have a direct impact on historic resources. It will construct a new, seven-story building that will increase the density of land use on the site and introduce added height at the corner of Hilgard Avenue and Lindbrook Drive. The proposed project includes requirements and recommendations in the Detailed Project Program (DPP) to guide the ultimate scale, massing, articulation, design, and materials of the new construction to be compatible with the surrounding neighborhood.

Nonetheless, the seven-story building will change the scale at the corner of Hilgard Avenue and Lindbrook Drive and impact the integrity of setting for the two listed Historic-Cultural Monuments that are directly across Lindbrook Drive from the proposed project: 10830 Lindbrook Drive (HCM 446) and 10836-10840 Lindbrook Drive (HCM 447). However, the impact to their setting will not render the HCMs no longer historic, nor will it affect their ability to convey their significance as 1930s Monterey Revival-style courtyard apartments. As the two properties will still remain HCMs, the project's indirect impact will be less than significant.

The proposed project will not significantly impact the setting or materially impair any of the other eligible historic resources in the immediate vicinity, including the eligible Holmby Westwood historic district. It is sufficiently distant from the other eligible resources that its seven-story scale will not affect the setting of these properties. Some of the setting around these historic resources, such as on Tiverton Avenue, is already altered. As such, the Hilgard Faculty Housing project will not have any significant indirect impacts to known historic resources.

Only one other recent past or foreseeable probable future project has the potential to change the environment, along with the proposed project, in ways that could cumulatively affect the known historic resources. The Agora at 900 S. Hilgard Avenue will construct a 16-story residential building adjacent to the W Hotel (922 Hilgard Avenue), which is an eligible historic resource. Its scale is similar to the buildings around it, including 922 Hilgard Avenue and 969 Hilgard Avenue, another high-rise eligible historic resource on the same block. As the proposed project does not have a significant adverse impact on these, or other historic resources in the vicinity of the Hilgard Faculty Housing project site, any potential impacts from the Agora will not result in cumulative impacts. The Agora is sufficiently distant from the proposed project not to have an indirect impact on the setting of 10830 Lindbrook Drive (HCM 446) and 10836-10840 Lindbrook Drive (HCM 447). As such, the proposed project does not contribute to any cumulative impacts on historic resources as defined by CEQA.

Overall, the Hilgard Faculty Housing project proposed for the corner of Hilgard Avenue and Lindbrook Drive will not have significant adverse impacts on historic resources.

ARCHITECTURE
PLANNING & RESEARCH
BUILDING TECHNOLOGY

www.page-turnbull.com

1000 Sansome Street, Suite 200
San Francisco, California 94111
415.362.5154 / 415.362.5560 fax

2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax