APPENDIX B:

CULTURAL RESOURCES

B.1: Dudek,
Historical Built Environment Report for the
Enlightenment Plaza / Juanita Avenue Project,
City of Los Angeles, California,
April 2020.

HISTORICAL BUILT ENVIRONMENT REPORT FOR THE ENLIGHTENMENT PLAZA / JUANITA AVENUE PROJECT, CITY OF LOS ANGELES, CALIFORNIA

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Executive Summary

Flexible PSH Solutions, Inc. retained Dudek to complete a historical resources evaluation report for the proposed Enlightenment Plaza/Juanita Avenue Project, which proposes the demolition of four properties, and indirect impacts to three adjacent properties within the Project area limits. The proposed Project site will encompass 316 N. Juanita Avenue, 340 N. Juanita Avenue, 3812 Oakwood Avenue, and 3820 Oakwood Avenue, an area totaling approximately 7,499.9 square feet of lot area (1.93 acres). Indirect impacts will affect 3725 Beverly Boulevard, 3701 Beverly Boulevard and 307 N. Madison Avenue. The proposed Project site is bound by Oakwood Street to the north, Beverly Boulevard to the south, N. Madison Avenue to the east, and Juanita Avenue to the west. For the purposes of this report, the entire block where the proposed Project site is situated is considered the study area. Dudek initially completed cultural resources technical work for this project in August of 2019. In April of 2020, Dudek revisited the cultural resources studies for this project to ensure report findings were consistent with the updated project plans and description. All data and findings presented in this study reflect April 2020 project data.

As a result of extensive archival research, field surveying, and property significance evaluation, all of the built environment resources located in the study area appear not eligible for the National Register of Historic Places or California Register of Historic Resources; however, the building located 307 N. Madison Avenue (APN 5501-001-027) does appear eligible as a Los Angeles Historic Cultural Monument under Criterion 3, for being an excellent example of a Quonset hut building type. Therefore, the Quonset hut located at 307 N. Madison Avenue is considered an historical resource for the purposes of the California Environmental Quality Act. The project does not propose to demolish or relocate the building, resulting in a direct impact. Additionally, the project will not impact the character-defining features or integrity of the property, or impair the building's ability to convey its significance through indirect impacts. All other buildings affected by the proposed project appear not eligible for the NRHP, CRHR, or as a City of Los Angeles HCM due to a lack of significant historical associations and architectural merit. Therefore, the project will not directly or indirectly affect any historical resources under CEQA, and no management recommendations are proposed for historic built environment resources. Management recommendations for unanticipated archaeological resources or human remains are included in this report.

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1 Introduction

Flexible PSH Solutions, Inc. retained Dudek to complete a historical resources evaluation report (study) for a project (hereafter, Project) that proposes to demolish buildings on four parcels to develop 400-500 units of housing dedicated to Permanent Supportive Housing for formerly homeless individuals. The plan currently includes 4-5 buildings of housing with services (mental & physical health, financial, employment). Buildings that will be directly impacted by this Project include 316 N. Juanita Avenue (APN 5501-001-800), 340 N. Juanita Avenue (APN 5501-001-026), 3812 Oakwood Avenue (APN 5501-001-023), and 3820 Oakwood Avenue (APN 5501-001-025). Dudek expects indirect impacts to adjacent properties, which include 3701 Beverly Boulevard (APN 5501-001-028), 3725 Beverly Boulevard (APN 5501-001-019), and 307 N. Madison Avenue (APN 5501-001-027), in the City of Los Angeles (Figure 1, Project Location). See the Project description below for Project details.

The subject property is located within the Project area limits of the proposed Enlightenment Plaza/Juanita Avenue Project (Project) (Figure 2, Project Site: 316 North Juanita Avenue Project). Because the buildings within or adjacent to the Project site are over 45 years old, they are subject to the terms of the California Environmental Quality Act (CEQA) regarding potential impacts to historic properties. In order to assess such impacts, the buildings located at the property must first be evaluated for historical significance. Dudek has evaluated the subject property for eligibility for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and as a City of Los Angeles Historic-Cultural Monument.

The Project study area includes six properties that buildings over 45 years old that require recordation and evaluation. None of the buildings addressed in this report have been previously evaluated for historical significance. This study includes a pedestrian survey of the property by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the subject building for historical significance and integrity. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

SOURCE: Bing Maps

DUDEK 0 1,000 2,000 Feet

FIGURE 1
Project Location
316 North Juanita Avenue Project

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SOURCE: Bing Maps, Los Angeles County Assessor

DUDEK

0 50 100 Feet
0 15 30 Meters
1:1,000

FIGURE 2
Project Site
316 North Juanita Avenue Project

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1.1 Project Location and Description

Project Location and Study Area

The proposed Project site is located in the Wilshire Community Plan Area and in the northwest corner of the Rampart Village neighborhood of the City of Los Angeles, approximately 12.4 miles northeast of the Pacific Ocean (Figure 1). The proposed Project site, located at 312-328 N. Juanita Avenue, 317-345 N. Madison Avenue, and 3810-3838 West Oakwood Avenue includes approximately 7,499.9 square feet of lot area (1.93 acres). The proposed Project site is bound by Oakwood Street to the north, Beverly Boulevard to the south, N. Madison Avenue to the east, and Juanita Avenue to the west. The study area is comprised of the Project site, which includes the entire block where the project is proposed, as well as, surrounding parcels that could be indirectly impacted by the implementation of the proposed project. The study area falls on public land survey system (PLSS) Section 18 of Township 1 South, Range 13 West, within Hollywood, CA 7.5-minute USGS Quadrangle. The Project has a Limited Manufacturing land uses designation and is zoned M1-1, but the SNAP mandates compliance with the CM zone, except that residential uses are prohibited. The Project site is located within 600 feet of the Beverly & Vermont Metro Red Line heavy rail station.

The study area is located within a fully urbanized area devoted mainly to residential and commercial developments immediately south of the US-101 Freeway. Surrounding uses in the immediate vicinity of the study area include commercial uses to the east, west, and south and residential uses to the north. There are currently seven small buildings within the proposed Project site while the undeveloped portions are covered with an asphalt parking lot. The proposed Project site encompasses three parcels, including Assessor's Parcel Numbers (APNs) 5501-001-800, -023, and -025. There are five parcels which are not part of the proposed Project but could be subject to indirect impacts and are therefore included in the project study area: APN 5001-001-016, -019, -026, -027, and -028. These parcels are currently developed with the MZ Collision Center, located at 340 N. Juanita Avenue (APN 5501-001-026), and Midway Car Rental Hollywood located at 3737 Beverly Boulevard (APN 5501-001-019). The Dewey Pest Control facilities Complex, encompasses four parcels but only three parcels are potentially subject to indirect impacts. Those parcels are located at 3711 Beverly Boulevard (APN 5501-016, -027, and -028). The Dewey Pest Control vehicle yard located at 3701-3711 Beverly Boulevard is only included in the larger project study are because it is part of the overall company complex that has been evaluated as part of this report. The project study area is illustrated on Figure 2. Project Site. Property Map Numbers (Map Number.) show the locations and parcel/property boundaries of the buildings evaluated within the study area.

Project Description

The Applicant, Flexible PSH Solutions, Inc., proposes to redevelop an approximate 94,623 square foot (2.17 acre) area located at 312 - 328 N. Juanita Avenue, 317 - 345 N. Madison Avenue, and 3810 - 3838 W. Oakwood Avenue in the Wilshire Community Plan of the City of Los Angeles (the "Project Site"). Detailed plans of the proposed project are attached in Appendix A, Project Plans. The Project Site is located in the M1-1 zone with a Limited Industrial General Plan land use designation. The Project Site is also located within Subarea D of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (the "SNAP"), a Specific Plan established by Ordinance No. 173,749 in 2001. The Project Site is currently improved with light industrial/commercial buildings, residential dwelling units and accessory surface parking.

The Applicant proposes to demolish the existing buildings and construct a new Permanent Supportive Housing development consisting of approximately 454 dwelling units and approximately 11,772 square feet of supportive

services (the "Project" and "Enlightenment Plaza"). Exclusive of the five managers' units, the Project would be 100% Restricted Affordable housing serving Extremely Low to Low Income individuals, and available only to target population members.

In order to provide residential uses on the Project Site, the Applicant is requesting and General Plan Amendment to change the Land Use Designation from Limited Industrial to Commercial Manufacturing, a Zone Change to change the zoning from M1 to CM, a Specific Plan Amendment to add a new Subarea to the SNAP that allows both Commercial Manufacturing uses and Restricted Affordable Housing units with supportive services, a Specific Plan Project Permit and Site Plan Review.

The Applicant also requests approval of Vesting Tentative Tract Map No. 82798 for the merger of existing lots to create one master ground lot and the subdivision of five airspace lots. The subdivision area only includes 312-328 N. Juanita Avenue, 317-345 N. Madison Avenue, and 3810-3814 ½ W. Oakwood Avenue (the "Development Site"). Neither the subdivision nor the Development Site include the parcel at 3818 - 3838 W. Oakwood Avenue (APN 5501-001-025), which is approximately 3,649 square feet in size and currently developed with a 5,663-square-foot two-story office building above a one-level partially subterranean garage. The Project includes renovations to the existing building on this lot, but no changes to the use or building envelope are proposed.

The Project would be constructed on the Development Site, which consists of 2.09-acre1 area (90,974 square feet) within the Project Site improved with three detached dwelling units, three one-story light industrial/storage buildings and a surface parking lot. The Project would include five 8-story buildings: the Northeast Building, Northwest Building, Southeast Building, Southwest Building A and Southwest Building B.

The Project would contain approximately 247,812 square feet of floor area or approximately 3 times the Buildable Area of the Development Site. The Northeast Building would contain approximately 78,812 square feet, the Northwest Building would contain approximately 49,000 square feet, the Southeast Building would contain approximately 47,000 square feet, the Southwest Building A would contain approximately 39,000 square feet and the Southwest Building B would contain approximately 34,000 square feet. The buildings would range from 92 feet and 3 inches to 95 feet to the highest building element.

Open Space would be provided in a ground floor courtyard, one podium deck and interior common areas. A total of 36,580 square feet for open space is planned for the Project. Courtyards and exterior open spaces would total 30,508 square feet. Interior common open space areas are located in each building providing fitness areas, computer rooms, and community gathering spaces and total 6,072 square feet. Approximately 7,627 square feet of landscaping is proposed throughout the courtyards and podium deck with 114 trees.

The Project would provide 23 parking spaces for the purposes of accommodating guests, supportive services, case management offices and the managers' units. Vehicle parking is proposed in the Southwest Building A, Southeast Building and Northeast Building. Vehicle access would be provided via a two-way driveway on Juanita Avenue to the Southwest Building A parking, via a two-way driveway on Madison Avenue to the Southeast Building parking and via a two-way driveway on Oakwood Avenue to the Northeast Building parking. The Project will provide 227 long-term bicycle parking spaces and one bike rack for every 50 feet of lot frontage of the Development Site, for a total of 24 short-term bicycle parking stalls and a combined total of 251 bicycle parking stalls.

The main access to the Project would be from Madison Avenue, where a roundabout for pick-up and drop-off opportunities is designed. The roundabout opens to a large central courtyard. The courtyard also informs building orientation, massing breaks, and material selection. The courtyard also creates a large common area that hopes to create a relationship with the PATH ventures project located across Madison Avenue. The Project intends to employ modular construction, which also informs the architectural design and façade rhythms.

Separate standalone Street Vacation applications may be pursued with the City of Los Angeles for portions of Madison, Oakwood and Juanita Avenues independent of the main entitlements. The future vacation of portions of Madison Avenue, Juanita Avenue, and Oakwood Avenue would allow for secured and controlled access to the Project Site and the adjacent PATH project, and to provide an opportunity to facilitate transit access, and enhance landscaping and open space features. The operation of the Project is not dependent upon the future vacation of these roadways.

1.2 Project Personnel

Dudek staff completed all cultural resources technical work in support of this report. Dudek Architectural Historian Kate Kaiser, MSHP, is the main author for this report, which included preparing the archival research, the Department of Parks and Recreation (DPR) forms, and significance evaluation. Sections of the report were contributed by Dudek Architectural Historians Fallin Steffen, MPS and Nicole Frank, MSHP, and by Dudek Archaeologist Erica Nicolay, MA. Senior Architectural Historian, Samantha Murray, MA and Kathryn Haley, MA reviewed this report for quality assurance/quality control. All proposed Project staff meet or exceed the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations [CFR] Part 61) in architectural history. Preparer's qualifications can be reviewed in Appendix B.

1.3 Regulatory Setting

Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

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

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

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

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration to be considered for listing.

State

California Register of Historical Resources

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 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" (California Public Resources Code 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 NRHP, enumerated below. According to California Public Resources Code 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 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 below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "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 an historical resource.
- California Public Resources Code Section 21074(a) defines "tribal cultural resources."
- California Public Resources Code 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.
- California Public Resources Code Sections 21083.2(b)-(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" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code 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 (California Public Resources Code 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); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

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 of Historical Resources; 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 Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, 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 of Historical Resources as determined by a lead agency for purposes of CEQA.

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 (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code 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.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 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 California Public Resources Code Section 5097.98.

Local

Los Angeles Historic-Cultural Monuments

Local landmarks in the City of Los Angeles are known as 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.

For the purposes of SurveyLA, this definition has been broken down into the following four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria:

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.

Historic Preservation Overlay Zones

As described by the City of Los Angeles Office of Historic Resources, the Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004 to identify and protect neighborhoods with distinct architectural and cultural resources. HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

Regarding HPOZ eligibility, City of Los Angeles Ordinance Number 175891 states (Los Angeles Municipal Code Section 12.20.3):

Features designated as contributing shall meet one or more of the following criteria:

1. adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or

2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

3. retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.

Regarding effects on federal and locally significant properties, Los Angeles Municipal Code states the following (Section 91.106.4.5, Permits for Historical and Cultural Buildings):

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

2 Background Research

2.1 CHRIS Records Search

On April 8, 2019, 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 study area and a 0.5-mile (804 foot) record search area. This search included their collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the study area, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix C.

2.1.1 Previously Conducted Cultural Resource Studies

The SCCIC records indicate that 22 cultural resources investigations have been conducted within a half (0.5)-mile of the study area (Table 1). Of these, two studies have been conducted within a portion of the study area, including LA-05349 and LA-07061. Both of these reports are cultural resource studies prepared by LSA Associates, Inc. in support of a proposed wireless service facilities to be developed by AT&T Fixed Wireless Services. Neither study identified archaeological resources within a 0.5 mile of the study area and neither project required ground disturbance. Therefore, it was determined that there would be no potential to impact any unrecorded archaeological resources (Duke 2001a, Duke 2001b).

Table 1. Previous Cultural Resources Investigations within 0.5-Mile of the Proposed Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
05344	Cultural Resource Assessment Cingular Wireless Facility No. Sm 057-01 Los Angeles County, California	Duke, Curt	2001	Outside
05349	Cultural Resources Assessment for AT&T Fixed Wireless Services Facility Number LA_057_a, County of Los Angeles, California	Duke, Curt	2001	Within
05358	Negative Archaeological Survey Report:07-la-ha12-n/a-07-174-21980k	Sylvia, Barbara	2001	Outside
07061	Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number La_057_a, County of Los Angeles, California	Duke, Curt	2001	Within

Table 1. Previous Cultural Resources Investigations within 0.5-Mile of the Proposed Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
07381	Phase 1 Archaeological Investigation of 0.34 Acre Gateways SRO Housing Project 444-450 North Hoover Street Los Angeles City & County, California	Maki, Mary K.	2004	Outside
07388	Cultural Resources Survey for the Los Angeles Department of Water and Power First Street Trunk Line Project, Los Angeles, California	Snyder, T. Beth	2005	Outside
07430	Caltrans Historic Bridges Inventory Update: Concrete Box Girder Bridges	Feldman, J., Hope, A.	2004	Outside
07562	Additional Information for Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Greenwood, Roberta S.	1987	Outside
07565	Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5	Unknown	1987	Outside
07566	Technical Report Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Hatheway, Roger G. and Peter, Kevin J.	1987	Outside
07771	A Phase 1 Archaeological Study for the Proposed Regency at Robinson Affordable Housing Development Project Located at 3201-3221 W. Temple Street City of Los Angeles, County of Los Angeles, California	Wlodarski, Robert J.	2006	Outside
07399	Cultural Resources Records Search Results and Site Visit for Cingular Wireless Site EL-089-02 (Longview), 318 North Mariposa Avenue, Los Angeles, Los Angeles County, California	Michael Brandman Associates	2005	Outside
07997	Fcc Form 621 (section 106) Submittal Beverly Blvd/rs-la-0220b, Los Angeles City and County, California	Billat, Lorna	2006	Outside
08003	Historic American Building Survey Report Conducted in Conjunction With the Kehe/kfi Radio Broadcast Studio Building Hans/haer Program, 141 North Vermont Avenue, City of Los Angeles, California	Van Horn, David M., White, Laurie S., and White, Robert S.	2002	Outside
8020	Technical Report: Cultural Resources Los Angeles Rail Rapid Transit Project “Metro Rail” Core Study; Draft Supplemental Environmental Impact Statement, Draft Subsequent Environmental Impact Report	Southern California Rapid Transit District	1987	Outside
08251	Los Angeles Metro Red Line Project, Segments 2 and 3 Archaeological Resources Impact Mitigation Program Final Report of Findings	Gust, Sherri and Heather Puckett	2004	Outside
10149	Finding of no adverse effect: US 101 from Alameda Street Underpass to Barham Boulevard Overcrossing	Stewart, Noah M.	2009	Outside
11572	Final Environmental Impact Report Belmont New Elementary School No. 6, State Clearinghouse No. 2001101116	Brandman, Jason	2002	Outside

Table 1. Previous Cultural Resources Investigations within 0.5-Mile of the Proposed Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
11696	Cultural Resource Records Search and Site Survey AT&T Site LA0468-01, Good News Central Church, 3500 West First Street, Los Angeles, Los Angeles County, CA	Loftus, Shannon	2011	Outside
11943	Cultural Resource Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11566A (Beverly Storage) 3636 Beverly Boulevard, Los Angeles, Los Angeles County, California	Bonner, Wayne	2012	Outside
12176	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate Sv00198A (SM198 Beverly View Apartments) 302 North Alexandria Avenue, Los Angeles, Los Angeles County, California	Bonner, Wayne and Crawford, Kathleen	2012	Outside
13140	Cultural Resources Assessment of the Clinton SoCal Project, Los Angeles, Los Angeles County, California (BCR Consulting Project No. TRF1412)	Brunzell, David	2014	Outside

2.1.2 Previously Recorded Cultural Resources

SCCIC records indicate that a total of 16 previously recorded cultural resources fall within the records search area, none of which are within the study area. All 16 resources are historic-era buildings or structures. Table 2, below, summarize all 16 resources. No prehistoric or historic archaeological sites or resources documented have been previously recorded within a 0.5 mile of the study area.

Table 2. Previously Recorded Archaeological Resources Within 0.5 Mile of the Study Area

Primary Number (P-19-)	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
173422	Historic: Built Environment	Korea Times; OHP Property Number - 064891	Originally 2S2 (Individual Property determined eligible for NR by a consensus through Section 106 process. Listed in the CR) Has since been demolished	1986 (S. Bourstein, SCRTD)	Outside
173423	Historic: Built Environment	133 S Vermont Ave; OHP Property Number - 064892	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside

Table 2. Previously Recorded Archaeological Resources Within 0.5 Mile of the Study Area

173424	Historic: Built Environment	U S Credit Bureau; OHP Property Number - 064893	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
173431	Historic: Built Environment	Décor Interiors; OHP Property Number - 064900	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
176445	Historic: Built Environment	Virgil Junior High School	7J (Received by OHP for Evaluation or action but not yet evaluated)	1986 (S. Bourstein, SCRTD)	Outside
187559	Historic: Built Environment	Clinton St under US 101 Bridge	5 (Not eligible for the NR)	2003 (C. Chasteen, D. Greenwood, Myra L Franck)	Outside
187869	Historic: Built Environment	American Storage Co	2S2 (Individual property determined eligible for the NR by consensus through Section 106 process. Listed in CR)	2006 (B. Taniguchi and R. Smith, Galvin Preservation Associates)	Outside
189930	Historic: Built Environment	Korean Community Cultural Center	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189931	Historic: Built Environment	Korean Community Cultural Center	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189932	Historic: Built Environment	100 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189933	Historic: Built Environment	106 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189934	Historic: Built Environment	112 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189935	Historic: Built Environment	118 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside

Table 2. Previously Recorded Archaeological Resources Within 0.5 Mile of the Study Area

189936	Historic: Built Environment	122-132 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189937	Historic: Built Environment	Gallery Furniture	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189985	Historic: Built Environment	Good News Central Church	3S (Appears eligible for CR as an individual property through survey evaluation)	2011 (Shannon L. Loftus, ACE Environmental)	Outside

2.2 Building Development and Archival Research

In addition to the results of the CHRIS Records Search described above, background research was conducted on the subject property in an effort to establish a thorough and accurate historic context for the significance evaluation, and to confirm the building development history of the property and associated parcels.

Los Angeles Department of Building Services

On April 23 2019, Dudek staff visited the City of Los Angeles Building Department and viewed microfilm copies of building permits and records for the subject properties for new construction, demolition, alteration, and additions. Dudek supplemented this visit with using the online database of Department of Building Services scanned permits. These permits were used in the development of the Historic Context section.

Los Angeles Zoning Information Map Access System (ZIMAS)

On April 24, 2019, Dudek staff reviewed county assessor data and parcel data using the City of Los Angeles ZIMAS maps. Dudek staff used this information to develop the Historic Context section.

Los Angeles Public Library

On May 8, 2019, Dudek staff researched individual properties local history source material in person, and Los Angeles Public Library (LAPL) online-hosted images, historical photographs, city directories, and Sanborn Maps for the subject property to develop the Historic Context section.

SurveyLA

On May 3, 2019, Dudek staff the available reports and historical context statements produced by SurveyLA for the subject property neighborhood, particularly the Public and Private Institutional Historic Context Statement for Telephone History and Development, 1881-1974 and the *Wilshire Community Plan Area Historic Resources Survey Report*. These reports were used in the preparation of the Historic Context Section.

Historical Newspaper Search

Dudek reviewed historical newspapers covering the City of Los Angeles area in an effort to understand the development of the subject properties. Dudek reviewed archived copies of the *Los Angeles Times* and *Los Angeles Herald* to develop the Historical Context Section.

Historical Sanborn Fire Insurance Maps

Historical Sanborn Fire Insurance Maps of the subject block were available for the years 1919, 1944 and 1955 from the Los Angeles Public Library. The following section provides an overview analysis of the changes to the subject properties over time as they were recorded in these maps (Sanborn 1919, 1945, 1955).

The subject block is present on the 1919 Sanborn map, and the subdivision of parcels presents in roughly the same configuration as they do currently, except for a small section where several of the east and west parcels meet in the center of the block. The area to the north of the block has not yet been razed to form a path for the Hollywood Freeway (US-101), and the street bounding the subject block to the south is recorded as "Temple Avenue" at this time. The block is populated by modest, one and two-story dwellings with garages and various small outbuildings pressed against the property lines between parcels. The dwellings maintain moderate setbacks from the north-south running streets, but have no setback from the west-east aligned streets. A single store with an attached dwelling fronts Madison Avenue on the northeast-most lot (Sanborn 1919).

In 1944, the nature of the block has begun to transition from residential to commercial and light industrial use, however it remains largely residential at this time. The Hollywood Freeway (US-101) is now present on the map as it clips through the northwest corner where Oakwood and N. Juanita Avenues intersect. The properties fronting Beverly Boulevard (formerly Temple Avenue) now include buildings which are marked "S" for store and the southwest-most parcel (3725 Beverly Boulevard) appears as a service station complete with an octagonal restroom building. The original 1-story store for Dewey Pest control is present at the 3701 Beverly Boulevard parcel, and north of it is a dwelling building and storage building on the 311 N. Madison Avenue parcel. The store located on the northeast parcel has been expanded and is now labeled as a "venetian blind factory." The 3812 Oakwood Avenue parcel contains four new dwellings, including the three that remain today, replacing a single 12-story dwelling that was on the property in the 1919 Sanborn map. The buildings on the other residential parcels have moved, expanded, and added additional residential buildings. The Sanborn map dating from 1955 indicates no changes and remains in the same configuration as it appeared in the 1944 Sanborn Map, down to the number of buildings, their orientations, and the recorded use of each building. (Sanborn 1944, 1955).

Review of Historic Aerials and Topographic Maps

Dudek consulted historic maps and aerial photographs to understand development of the study area and surrounding properties. Topographic maps are available for the years 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1915, 1921, 1928, 1931, 1932, 1955, 1963, 1968, 1975, 1982, 1995 and 2012 (NETR 2019a). Historic Aerial maps are available for the years 1927, 1941, 1948, 1952, 1954, 1956, 1960, 1962, 1964, 1965, 1968, 1971, 1972, 1976, 1979, 1980, 1983, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014 (Aerial Map Industries 1983; FAS 1927, 1927, 1941, 1952, 1956, 1960, 1962, 1965, 1968; Teledyne Geotronics 1971, 1976, 1979; U.S. Geological Survey 1994; NETR 2019b).

The first USGS topographic map showing the study area dates to 1894 and shows that there was at least one structure within the study area and a few other structures in the general vicinity. Additionally, the topographic

map from 1894 shows a railroad line running in an east-west alignment south of the study area and several streets in the general vicinity. Topographic maps show no changes to the study area or the general vicinity until 1921. The 1921 map shows a dramatic increase in development within the study area and the general vicinity. In 1921, the study area was extensively developed and the extant streets had been laid out. Between 1921 and 1928 there was a general increase in development throughout the area. There are no discernible changes to the study area visible on the 1928 map. The next visible changes to the study area and vicinity can be seen on the 1955 map which shows that the entire area had been completely built out and that the US-101 freeway had been developed immediately to the north of the study area. Topographic maps from later decades do not show extensive changes within the study area aside from a general increase in density in the city overall.

The historic aerial from 1927 shows the study area as completely developed with many small residential structures. The quality of the aerial makes it difficult to determine the exact number of structures within the study area. The next aerial, dating to 1941, shows that the study area has been developed with approximately 15 residential structures, some of which have associated ancillary buildings. The three extant residential structures developed within APN 5501-0001-023 are visible on this aerial. In addition to the homes, there is one rectangular building present on the southeast corner of the study area, in APN 5501-001-028, depicted on the 1941 aerial. This building appears to be part of the extant building, which was later expanded to include an addition along the western wall. The 1941 aerial indicates that there is some type of commercial development in the southeast corner, consisting of a large parking lot, a small hexagon-shaped structure, and a small building. There are two large areas of undeveloped land in the central portion and in the southeast quadrant of the study area; both of these undeveloped sections of the study area are within the proposed Project site. The aerial from 1948 shows the study area in much the same state as in 1941. To the northeast of the study area, the initial demolitions associated with the development of the US-101 Freeway are visible on the 1948 aerial. The aerial from 1952 shows the US-101 Freeway in its current state. By 1952, the Quonset hut, in APN 5501-001-027, is visible. There is still one large vacant area in the center of the study area, within a portion of the proposed Project site. There are no discernible changes to the study area or general vicinity visible on the 1954 or 1956 aerial.

The most extensive changes to the study area occurred between 1956 and 1960; these changes consisted of the demolition of all of the structures within the site except for the extant structures in the southeast corner and several residential structures in the northwest corner. One of these extant structures, the rectangular building in APN 5501-001-028, was expanded to its current extant during this time. The majority of the site was paved, the rectangular building within the center of APN 5501-001-800 was built, and three rectangular structures within APN 5501-001-019, one of which is the extant structure, were built. Additionally, there were two structures directly north of the Quonset hut visible on the 1960 aerial. Between 1962 and 1965, all but the three existing houses in the northwest corner were demolished and the existing structures were built. There are no visible changes on the aerials between 1965 or 1972 aerial. Between 1972 and 1976 the small rectangle building in the center of the study area, in APN 5501-001-800, was built. Between 1980 and 1989, the small shed like structure in the northeastern most corner of the study area within APN 5501-001-800 was built. There are no discernible changes on the aerials until 2003, when it appears that four structures, two in the southwest corner of the study area and two in the southeast, had been demolished. The remaining aerials do not show any significant changes to the study area.

The review of historic aerials and topographic maps indicates that the three extant residential structures within the proposed Project site, in APN 5501-001-023, were constructed by at least 1941. Three of the remaining four structures within the proposed Project site were built post-1956 and before 1976, while the small shed-like structure in the northeastern most corner, within APN 5501-001-800, was built between 1980 and 1989.

Additionally, a large portion of the center of the proposed Project site where the smaller rectangle building within APN 5501-001-800 is located was only developed after 1972, prior to this time it was paved or undeveloped.

Within the study area, the large structure currently associated with the MZ Collision Center, within APN 5501-001-026 was built between 1965 and 1972. The rectangular structure currently associated with Dewey Pest Control within APN 5501-001-027 was initially developed between 1927 and 1941 and was later renovated between 1956 and 1960. The Quonset hut currently associated with Dewey Pest Control, within APN 5501-001-028, was built between 1948 and 1952. Finally, the building currently associated with Midway Car Rental Hollywood, within APN 5501-001-019, was built between 1956 and 1960.

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3 Historic Context

3.1 Historical Overview of the Study Area

European settlement in the Los Angeles area began in the 18th century. In 1781, a group of eleven Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). This settlement consisted of a small group of adobe brick houses and was called the Ciudad de Los Angeles (City of Angels). Outside of the pueblo were various ranchos, where Mexican land grants were awarded to favored friends, acquaintances, and family of Spanish and later Mexican government officials. Two such ranchos in the study area were Rancho La Brea and Rancho Los Feliz. The Mexican-American War from 1846 to 1848 ended with Mexico ceding the Alta California lands to the United States, and the quick establishment of land ownership via court orders and surveys soon followed. The County of Los Angeles was established on February 18, 1850, and Ciudad de Los Angeles incorporated on April 4, 1850. Settlement of the Los Angeles region continued in the early American Period. Soon after incorporation, the City officials began to sell pueblo lands around the original plaza, hastening its development from remote outpost to city. Though the Ord survey extended the City's grid as far south as 12th Street and as far west as Figueroa Street, in reality the area outside of the city's core still functioned largely as pasture. Despite distinctive moves to become urban, agriculture and cattle ranching retained its importance through the late 1860s and 1870s, and Los Angeles was one of the top dairy production centers in the country (Caughy and Caughy 1977; Dumke 1944; Fogelson 1993; Prosser 2016).

3.1.1 Early Development: Dayton Heights Tract Neighborhood

While Los Angeles grew to the east, smaller, beachfront towns such as Santa Monica grew to the west, leaving an interior still devoted to cattle raising and wheat crops. This, combined with citriculture in the Los Angeles basin, the expansion of port facilities, and establishment of railroads throughout the region, contributed to the real estate boom of the 1880s. Los Angeles pushed its boundaries west to Hoover Street. Intensive land speculation in the region brought about many real estate booms, both successes and failures. Many town-establishing ventures, such as Hollywood, Colegrove, and Prospect Park failed largely due to lack of available water and those regions fell back on crop production until efforts renewed. Further south, Henry G. Wilshire purchased and began to develop 35 acres west of Westlake Park in 1887, one of Los Angeles' civic projects, and established a subdivision with his brother. The same year, real estate promoters Connor & Preston began publicizing the "Dayton Tract", which would have large 50' x 150' lots, graded streets, municipal water, enjoy a location along the "West End Motor Road" (like Beverly Boulevard). In 1888, the Temple Street Railway Cable (which ran along Beverly Boulevard west of Hoover Street) cable car line was extended to the Dayton Heights tract, further ensuring the attractiveness of the residential tract (Figure 3) (ARG 2015; LAH 1888; LAT 1887; Prosser 2016).

Figure 3. Temple Street Cable Railroad to "Spring, Temple & City Limits", Hardesty & Armstrong, 1891 (Digital Collection, California State Library)

In 1897, Los Angeles again pushed its official boundary west from Hoover Street to Vermont Avenue to connect to Wilshire, East Hollywood, Colegrove, and fringe residential tracts like Dayton Heights Tract. The annexation for Ward 3 narrowly avoided the Dayton Tract at the time, using the Dayton Tract's as the annexation area's northwestern boundary (Figure 4). The Dayton Heights tract lots were mostly sold by various promotion companies, until the 1900s when nearly all of the lots in the subject property held single or double lot residential properties, relying on streetcar access to downtown Los Angeles. In the 1900s, Dayton Heights was billed as the affordable foil to expensive properties near Westlake Park or in Hollywood, where large single-family residences, luxury apartments, and resort hotels were rising in the 1900s and 1910s (ARG 2015; LAH 1898; LAT 1896, 1902; Prosser 2016).

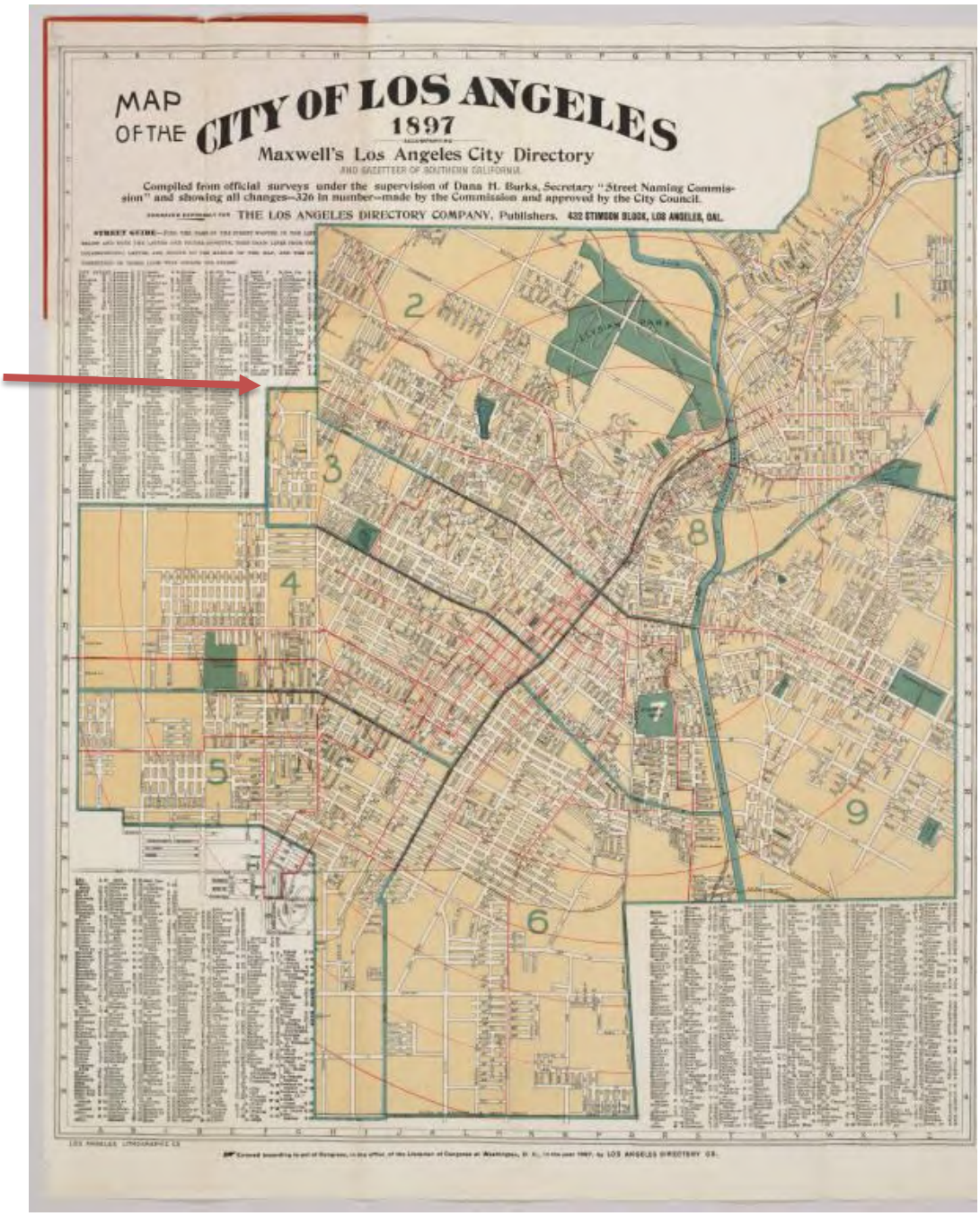

Figure 4. Subject properties are north of northwest corner of "Ward 3" (indicated with arrow)narrowly avoids annexation by Los Angeles, Maxwell's Los Angeles City Directory, 1897 (UCLA Library Special Collections, Charles E. Young Library)

In 1909, Dayton Heights was annexed to the City of Los Angeles as part of the Colegrove Addition, which was described as including Prospect Park, Colegrove, Dayton Heights, South Hollywood, and the Wilshire and Arlington Districts. Civic improvement groups cited better roads and access the Los Angeles Bureau of Water's new municipal water system piped from Owens Valley. The 1919 Sanborn Map shows the study area as consisting of mostly residential properties, even those bordering Beverly Boulevard/Temple Street (Figure 5). By the 1920s and 1930s, City of Los Angeles building permits indicated that stores and restaurants were beginning to appear along Temple

Street (Beverly Boulevard). In the early 1940s, construction began on the US-101 Freeway, and an on ramp cut off Oakwood Avenue from Vermont Avenue by 1947. ARG 2015; EHNC 2019; Hamlin 1916; LAT 1909; Permits 1926LA27597, 1928LA27685, 1956LA53053, 1956LA53054, 1959LA49650, 1963LA27512; Prosser 2016; Sanborn 1919, 1944, 1955).

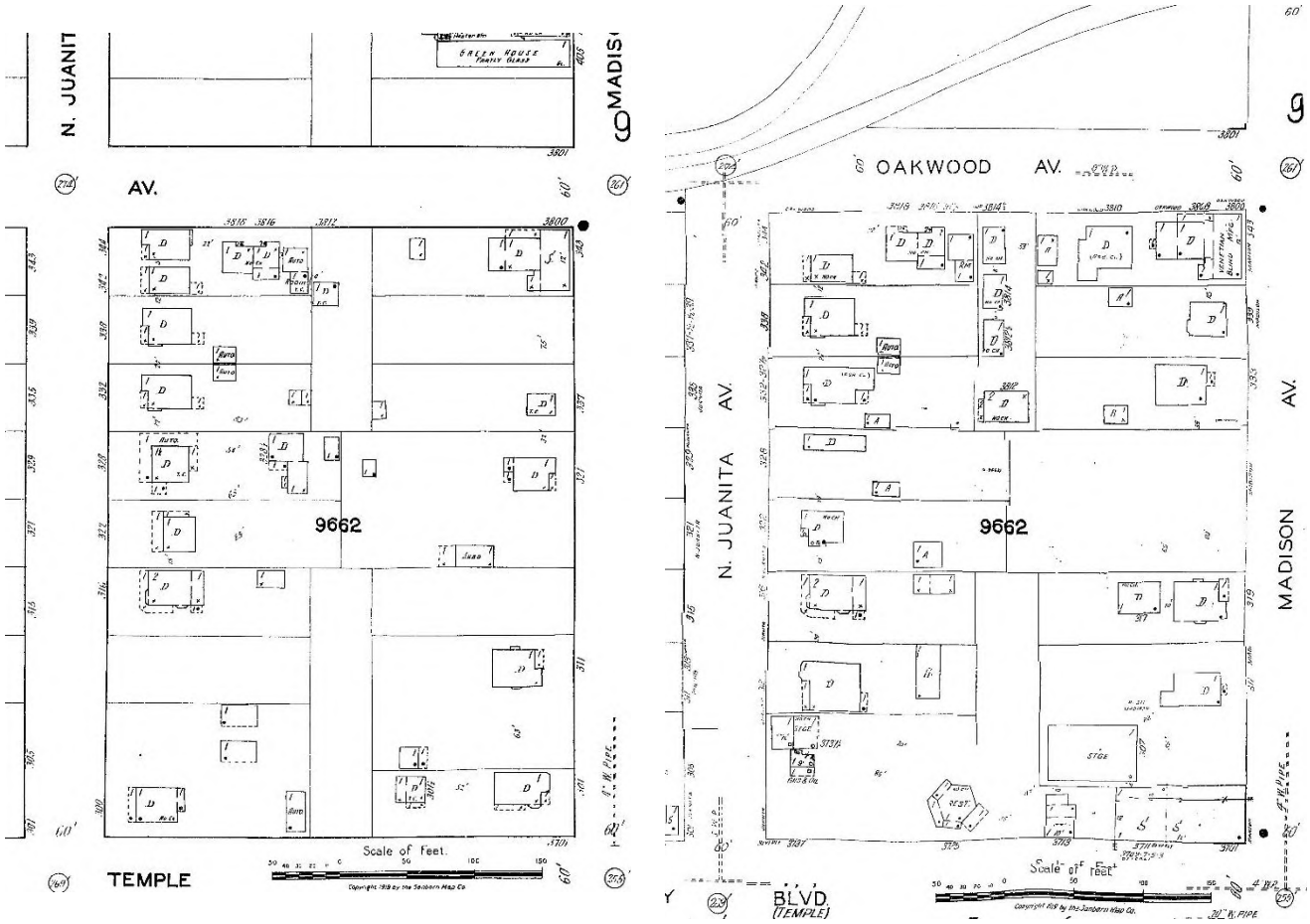

Figure 5. Sanborn map showing changed to the Dayton Heights Tract transitioning from all residential (1919, left) to denser more commercial along Beverly Boulevard / Temple Street (1944, right) (Sanborn 1919, 1944)

3.1.2 1950s to Present

In the 1950s and early 1960s, almost all of the homes in the study area were demolished and the residential lots combined to create the light industrial and commercial parcels on Juanita Avenue and Oakwood. The neighborhood remained fairly static from the 1960s onward, remaining light industrial and commercial through present. In summary, nearly all individual properties in the study area have similar backgrounds: all were originally residential, developed in the early 1900s as part of Dayton Heights, a Los Angeles suburb accessed by streetcar and fully developed by the 1910s. The properties along Beverly Boulevard were the first to convert to commercial properties in the 1920s and 1930s, while the remaining properties along Juanita Avenue, Oakwood Avenue and N. Madison Avenue converted to commercial or light industrial properties more slowly from the late-1940s through 1960s. The properties remain relatively unchanged from their 1960s iterations. In 1984, an organization called People Assisting the Homeless (PATH) was established to meet needs of homeless in Los Angeles. PATH began leasing

340 N. Madison Avenue, just northeast of the Project area, which was the first change in the commercial and light industrial use since the 1960s, which in turn attracted a large temporary encampment along N. Madison and Oakwood Avenues. These encampments still characterize the area today. (ARG 2015; EHNC 2019; Permits 1956LA53053, 1956LA53054, 1959LA49650, 1963LA27512; Prosser 2016).

Each property's individual history and development are outlined below.

3.2 Architectural Styles

The following section provides context for the architectural styles of buildings located in the study area.

3.2.1 Mid-Century Modern

Mid-century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its living designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity *inside* the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modern. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms throughout Southern California. Like other buildings of this era, Mid-century Modern buildings had to be quickly assembled, and use modern materials that could be mass-produced (McAlester 2013; Morgan 2004).

Key character-defining features of the Mid-century Modern style include (McAlester 2013; Morgan 2004; Gebhard and Winter 2003):

- Low, boxy, horizontal proportions;
- Mass-produced materials;
- Flat, smooth sheathing;
- Flat roofed without coping at roof line; flat roofs hidden behind parapets;
- Lack of exterior decoration or abstract geometrical motif;
- Simple windows (metal or wood);
- Industrially plain doors;
- Large window groupings;
- Commonly asymmetrical; and
- Whites, buffs, and pale pastel colors.

3.2.2 Quonset Hut

Quonset huts were pioneered for the U.S. military at Quonset Point, Rhode Island, in 1941 by the George A. Fuller and Company. Fuller and Company's Quonset hut improved upon the design of the British military's Nissen hut,

designed by Peter Nissen in 1916 for World War I. The Quonset hut was designed to be constructed quickly with a continuous arch and metal structure that could be adapted for a variety of uses. Throughout its period of popularity, the Quonset hut was used largely used by the military for storage, assembly halls, or barracks. After World War II, manufacturers of Quonset huts such as Great Lakes Steel Corporation and Stran-Steel promoted the adaptive reuse of Quonset huts for civilian life, marketing their products for use as temporary housing for returning veterans, single-family homes, agricultural storage, assembly halls, commercial uses, and light industrial buildings. The period of significance for Quonset huts extends from 1941 to 1965 (Decker and Chiei 2005; Fowler et al. 2015).

Character defining features for the Quonset hut are (Fowler et al. 2015):

- Half-cylinder shape, with wood or metal rib framing
- Rectangular plan
- Clad in corrugated metal sheeting
- Oversized doors
- Steel-frame industrial windows, typically divided-light

3.2.3 Craftsman

The Craftsman Style and California Craftsman Style were dominant styles for small houses built in Southern California from roughly 1900 to 1930. The style evolved from previously popular Prairie style architecture, traditional Oriental wooden architecture, and the Arts and Crafts Movement. The typical vernacular Craftsman bungalow was heavily influenced by the works of Charles Sumner Greene and Henry Mather Greene of Southern California, which were given extensive publicity and copied in many pattern books and home and garden periodicals. Numerous examples of Craftsman-style single-family residences, bungalow courts, and apartments were constructed throughout Los Angeles in the 1920s in both simple (vernacular and precut types) and elaborate (architect-designed type) iterations of the style (McAlester 2013; Winter 1980).

Character defining features for the Craftsman style include (McAlester 2013; Winter 1980):

- Low-pitched, gabled (sometimes hipped) roof
- Wide, unenclosed eave overhang
- Timber framed
- Triangular knee brace supports
- Wood shingle siding, wood horizontal siding, or cut stone cladding
- Wide windows and door casings
- Tapered porch supports
- Decorative false beams or braces under gables
- Exposed rafters
- Shed, gabled, or eyebrow dormers
- Full or partial-width porches
- Battered (sloping) foundation

3.3 Architects

The following section provides context for the architects for buildings located in the study area.

3.3.1 Robert H. Peterson & Associates

Robert H. Peterson & Associates designed 3820 Oakwood Avenue. Peterson was born on November 19, 1924 in Arkansas. He studied architecture at the University of Arkansas and worked as an architect prominently in the Los Angeles area on Mid-Century Modern and contemporary post and beam commercial, industrial, medical, and institutional properties. In 1968, then Governor of California Ronald Regan appointed Peterson to the State Board of Architectural Examiners. He was president of R.H. Peterson A.I.A. and Associates located in Los Angeles. Peterson lived in San Marino, California and died in his home on April 29, 1981 (HPN 1968, Ancestry 2019a).
List of known works:

- Citizens National Bank, Hawthorne, 1962
- Stanley Construction Corp. Office, Los Angeles, 1963
- Ray Riley Co. wholesale warehouse, Pico Rivera, 1964
- Foodfair Shopping Center, Bellflower, 1965
- Bank of America York & Figueroa Branch, Highland Park, 1965
- Avalon and Delano shopping center, Los Angeles, 1966
- Oceanview-Foothill Shopping Center, La Crescenta, 1966
- Foodfair Shopping Center, Paramount, 1966
- Crocker-Citizens National Bank, Lancaster, 1966
- Alpha-Beta Grocery Store, Lancaster, 1966
- Security First National Bank, Marina Del Rey, 1967
- Rustic Market Center, Tujunga, 1968
- Rosedale Plaza shopping center, Monrovia, 1968
- ABC Market, Los Angeles, 1968
- Boy's Market, Los Angeles, 1969
- Cypress West Shopping Center, Cypress, 1969
- Lucky Discount shopping center, Tustin, 1970

3.3.2 Earl Chester Rahn

Earl Chester Rahn originally designed 3701 Beverly Avenue. Rahn was born on April 1, 1904 in Chicago, Illinois. Little is known about Rahn's early career and education. He first appears in Los Angeles directories in the late 1920s when he lived with his wife Viola at 4341 South Raymond Avenue. During this period, Rahn worked as a draftsman for the architectural firm Taylor and Taylor, located in Los Angeles. In the early 1930s, he changed firms to work as a draftsman for the architect J.A. Kieffer, while at the same time designing his own commissions. In 1931, he became a member of the State Association of California Architects. It was not until the late 1930s that Rahn set up his own practice at 1827 65th Place, which was also his residence. Rahn primarily designed residential buildings in a variety of styles including Colonial Revival, Spanish Colonial Revival, and Ranch with only several civic

and commercial buildings commissioned throughout his career. In 1946, he joined the Southern California Chapter of the American Institute of Architects. By 1956, had moved from the Van Ness area to North Hollywood and changed his business address to 1539 Westwood Boulevard. Earl Chester Rahn died on August 14, 1988 in Los Angeles (Gregory 2006, LAT 1951).

List of known works:

- Jacob Funk residence, Glendale, 1929
- Duplexes at 4261-4269 McClung Drive, Los Angeles, 1934
- Houses in Leimert Park, Los Angeles, 1934
- St. Malachy's Catholic Church, Tehachapi, 1936
- Young Korean National Association clubhouse, Los Angeles, 1937
- Houses in Altadena at 1761 Sonoma Drive; 1819 Beverly Drive; 2539,2549,2554, and 2562 La Fiesta Avenue, Los Angeles, 1940-41
- Helen I. Pratt residence, Los Angeles, 1947
- Twenty model homes, Bel-Air, 1947
- Monterey-style house on Somera Road, Los Angeles, 1948
- 2436 South Bagley Avenue, Los Angeles, 1949
- Model home for Encino Heights, Los Angeles, 1949
- Bel-Air Highlands homes at 2580 Roscomare Road and 2212 Linda Flora Drive, Los Angeles, 1951-52
- Rustic farm market for Bel-Air Highlands, Los Angeles, 1952

3.3.3 Art Davis and Associates

Art Davis of Art Davis and Associates designed the Dewey Pest Control Service Garage located at 306 N. Madison Avenue. Art Davis was a relatively anonymous architect/draftsman working in the greater Los Angeles Area during the 1960s, 1970s and 1980s. He was the Vice-chairman of the Los Angeles chapter of the American Institute of Building Designers (AIBD) during the mid-1960s at the time that the Service Garage was constructed in 1965. The AIBD was an organization of draftsmen who were not licensed architects but created plans for residential and commercial designs. Davis designed and drafted designs for many residential track developments in the Greater Los Angeles area during his career (Kahlenberg 2008: 15; LAT 1963: 150; LAT 1982: 78; The Signal 1985: 38; Valley News 1971: 34.)

List of known works:

- Lyn Ranch Model Home, Los Angeles, 1963
- Dewey Pest Control Service Garage, Los Angeles, 1965
- Kramer House, Granada Hills, 1966
- North Hills Homes Development, Granada Hills, 1971
- Specialized Business Systems, Inc., Glendale, 1982
- Summerwood Estates, Lancaster, 1985

3.4 Associated People: Ray M. Dewey

The "Associated People" section provides context for the owners or tenants of buildings located in the study area that were deemed notable. Ray M. Dewey was born in 1903 in Worthington, Minnesota. He was raised in Polson Montana before relocating to California in 1928. That same year, Dewey briefly took a job as a mail carrier, before establishing his own business. In 1929, Dewey founded Dewey Pest Control in Los Angeles. Finding that the pest control business was recession-proof, Dewey sold items door to door before establishing his first brick-and-mortar store. In 1948, Dewey purchased a Quonset hut and had it assembled at 307 N. Madison. According to an interview with grandchildren, the Quonset hut was their very first office at Branch number 1. Dewey Pest Control grew to three branches in Los Angeles, Van Nuys, and Palm Springs. In 1977, Ray Dewey retired and son Stephen Dewey purchased the company, subsequently growing the company to over 30 locations throughout the state. Ray Dewey died in 1997 (Ancestry 2019b, 2019c; KRLA 2018; LAT 1997)

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4 Field Survey

4.1 Methods

Dudek Architectural Historian Kate G. Kaiser, MSHP, and Dudek Archaeologist Erica Nicolay, MA conducted a survey of the subject property on April 18, 2019. Ms. Kaiser and Ms. Nicolay met AT&T representative Emil Herrera, and received a short walking tour of the 316 W. Juanita Avenue facility and surrounding properties. After the tour, Kaiser and Nicolay conducted a walking survey from the public right-of-way to photograph the remaining Project parcels. During the survey, Kaiser and Nicolay surveyed all accessible portions of the Project buildings that were visible from the public right-of-way and documented the buildings with detailed notes and photographs, specifically noting character-defining features, important spatial relationships, and any observable alterations to the buildings. Photographs of the Project site were taken with a 16-megapixel Canon PowerShot ELPH180 camera. All field notes, photographs, and records related to this survey are on file at Dudek's Pasadena, California, office.

4.2 Results

During the course of the pedestrian survey, Ms. Kaiser identified six properties containing buildings over 45 years of age requiring recordation and evaluation for historical significance in the Project site, bound by Beverly Boulevard, N. Juanita Avenue, Oakwood Avenue, and N. Madison Avenue. Table 3. Below provides a summary of the built environment properties evaluated in the study area and significance recommendations. The Significance Evaluation (Section 5) provides a detailed physical description of each property and significance evaluation under all applicable criteria. Full DPR 523 forms for each property is located in Appendix D.

Table 3. Summary of Built Environment Properties Evaluated in the Study Area

Property Map Number	Address	APN(s)	City	County	Historic Name	Common/Current Name (if applicable)	Property Type	Year Built
1	3820 Oakwood Avenue	5501-001-025	Los Angeles	Los Angeles	Stanley Construction Company, Office Building	Mackintosh & Mackintosh, Inc.	Light Industrial	1963
2	340 N. Juanita Avenue	5501-001-026	Los Angeles	Los Angeles	Golden State Glass	MZ Collision Center	Light Industrial	Warehouse-and-office building 1963
3	3812 Oakwood Avenue	5501-001-023	Los Angeles	Los Angeles	Unknown	N/A	Light Industrial	1924, 1924, 1934
4	316 N. Juanita Avenue	5501-001-800	Los Angeles	Los Angeles	Pacific Telephone and Telegraph, Plant Operating Center	AT&T Plant Operation Center	Light Industrial	Plant Operating Center 1959, Auto Garage and Storage 1974, Equipment Storage 1978
5	3725 Beverly Boulevard	5501-001-019	Los Angeles	Los Angeles	Mangum Oil Co. Service Station	Midway Auto Center	Light Industrial	1960
6	306, 307, 311 N. Madison Avenue, and 3701-3711 Beverly Boulevard	5501-001-016/027/028 and 5501-002-009	Los Angeles	Los Angeles	Dewey Pest Control	Dewey Pest Control	Light Industrial	Quonset Hut 1948, Office Building 1928, (substantially altered 1965), Service Garage 1965

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5 Significance Evaluation

In order to assess the property's potential historical significance and integrity, the property was recorded and evaluated in consideration of NRHP and CRHR designation criteria and integrity requirements. A physical description of the property, its development history, and evaluation under applicable criteria is provided below. Map Numbers correspond with property locations on Figure 2.

5.1 3820 Oakwood Avenue (Map Number. 1)

The building located at 3820 Oakwood Avenue (APN 5501-001-025) contains one Mid-Century Modern style, 3-story, irregular plan commercial office building on an irregular 0.083-acre located southeast of the Juanita Avenue and Oakwood Avenue intersection (Figures 6 and 7). Constructed in 1963 as an office for Stanley Construction, it was designed by Robert H Peterson & Associates with Stanley Construction as the general contractor (Permit 1963LA40894). It features brick and s stacked slate veneers, and glass curtain walls on an exposed wood and concrete framework, with strong horizontal emphasis and rectilinear forms. The building is partially banked into the steep hillside, such that the first floor slopes towards the west side of the building. The gated, first level provides street access to a subterranean parking garage through two wide openings separated by a concrete planter. An open-air stairwell provides access to the upper floors on the east elevation. Fenestration on the upper floors consists of recessed, dark-tinted, fixed glass and steel window ribbons that run the length of the north elevation in the furthest northward section. The main entry faces westward toward Juanita Avenue. It features a glass and glass spandrel curtain wall that rises the full two stories, a recessed entry accessed by stairs with a short, covered landing. There is no fenestration on the south and east elevations.

Figure 6. 3820 Oakwood Ave main (north) and west elevations (IMG_1237)

Figure 7. 3820 Oakwood Ave main (north) and east elevations (IMG_2556)

Property History

Originally, 3820 Oakwood Avenue was a full 50' x 150' parcel, with the 344 N Juanita Avenue Address. One dwelling on the parcel was erected in 1912 (Permit 1912LA 13127) for Carrie F. Holtman and it remained a single-family residence until the early 1940s. In 1963, the houses on the 344 N Juanita lot were demolished (Sanborn 1919, 1944; Permit 1963LA27515).

A new three-story office building for Stanley Construction Company was constructed, taking the address 3820 Oakwood Avenue (Permit 1963LA40894). Robert H. Peterson & Associates designed the building and the contractor was Stanley Construction Company. Peterson and Stanley Construction Company collaborated on several projects, including the Ray Riley Co. wholesale warehouse and office, Paramount Foodfair Market, Bellflower Foodfair Market, and Bank of American's York and Figueroa Branch in Highland Park, among others. (LAT 1963, 1965a, 1965b, 1966).

Albyn and Charles Mackintosh had been in business since 1941, but opened their engineering firm's office at the 3820 Oakwood Avenue location in 1971. Mackintosh & Mackintosh, Inc. is credited with bringing about quality standards for concrete block masonry construction, which paved the way for construction of new earthquake-safe buildings. Though both brothers passed away in the 1980s, the engineering firm remains at this location through the date of the survey. Mackintosh & Mackintosh, Inc. made several alterations to the building including added a second floor to the previously open-air entry stoop (LAT 1981; Permit 1984LA92125, 18016-90000-26354).

Identified Alterations

The offices at 3820 Oakwood Avenue have a few alterations. In 1984, an exterior exit stair was added to the building (Permit 1984LA86911). Also in 1984, there was an addition of 170 square feet added to create the second-floor

(Permit 1984LA92125). The last permit for exterior alterations was filed in 2018 to reroof the building with built up roofing (Permit 2018_18016-90000-26354).

5.1.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 3820 Oakwood Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The subject property was established in 1963 as Stanley Construction Company office space, during a period of commercial and industrial growth in the area. The construction of the building was merely following this pattern of development in the area and there is no indication that the construction of this specific business marked a pivotal point in the history of Los Angeles. In 1971, the building's current occupants engineering firm Mackintosh & Mackintosh relocated to the building. Archival research did not reveal that this connection between the engineering firm and the subject property had direct associations with events that have made a significant contribution to the history of the nation, state, or city. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners including Stanley Construction Company, Mackintosh & Mackintosh people who worked for these businesses at the 3820 Oakwood Avenue property are known to be historically significant figures at the national, state, or local level. Despite the building's association with its longest occupant Mackintosh & Mackintosh, who is credited for having brought quality standards for concrete block masonry construction, the firms largest accomplishments of forming the Concrete Masonry Association and publishing a masonry standards manual occurred before they relocated to the subject property in 1971. As such, 3820 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the Stanley Construction Company built the subject property in 1963, designed by the architecture firm Robert H. Peterson & Associates. The 3820 Oakwood Avenue building displays some of the characteristics of the Mid-Century Modern architectural style; however, it is an unremarkable example. It contains only basic character defining features of the style and in comparison to other Mid-Century Modern buildings found both locally and regionally the subject property appears to be less than distinguishable. The architecture firm of

Robert H. Peterson & Associates designed multiple Mid-Century Modern commercial, industrial, medical, and institutional properties in Los Angeles, during the 1960s. In 1968, then Governor of California Ronald Regan appointed Peterson to the State Board of Architectural Examiners. He was president of R.H. Peterson A.I.A. and Associates located in Los Angeles. Despite being designed by Robert H. Peterson & Associates who was a noted architect of the time, the subject property does not rise to the level that multiple of the firms other buildings do in their embodiment of distinctive characteristic of the Mid-Century Modern office building type. In addition, Mackintosh & Mackintosh, Inc. made several alterations to the building including added a second floor to the previously open-air entry stoop that compromised the integrity of the original design. For these reasons, 3820 Oakwood Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3820 Oakwood Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.1.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The subject property at 3820 Oakwood Avenue is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of “master.” The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 3820 Oakwood Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

5.1.3 Integrity Discussion

The building at 3820 Oakwood Avenue maintains integrity of location, as it remains in its original location and has not been moved since it was constructed in 1963. 3820 Oakwood Avenue maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 3820 Oakwood Avenue was constructed, therefore this change does not affect integrity of setting. The subject property also retains integrity of feeling and association with the original owners, despite the 1984 second-story addition the building conveys the feeling of a 1960s office. However, 3820 Oakwood Avenue maintains a diminished integrity of design, materials, and workmanship due to its subsequent alterations. The largest alteration occurred in 1984 with the addition of a second-story. Although the alteration is was sympathetic to the Mid-Century Modern style, it introduced new materials and workmanship as well as disrupted the building’s original one-story design.

5.1.4 Summary of Evaluation Findings

In conclusion, 3820 Oakwood Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 3820 Oakwood Avenue does not appear to be a historical resource for

the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.2 340 N. Juanita Ave (Map Number 2)

The property located at 340 N. Juanita Avenue (APN 5501-001-026) contains one, combined warehouse-and-office building on a rectangular 0.46-acre parcel (Figure 8). Parcel access is granted via N. Juanita Avenue which allows entry to a gated parking lot and service yard, and restricted by the gated 316 N. Juanita Avenue parcel to the south and the irregular 3820 Oakwood Avenue Parcel to the north. The building was built in 1963, and designed by firm Novikoff Engineers, while the contractor was Stanley Construction Corp (Permit 1963LA31005). The building embodies some elements of Mid-Century Modern architectural style. The building appears as two volumes, the north volume is the shorter one-story volume, while the south volume is one and a half stories. It features brick masonry construction with a parapet roof, with stacked bond brick masonry in the office volume (1-story), and a running bond in the garage volume (1 ½-story). On the main (west) elevation, the office volume fenestration consists of an entrance – two glass double doors with a glass side lite and transom, under a flat, cantilevered metal awning. The garage volume features a roll up metal garage door. On the north elevation, fenestration consists of fixed 1-lite windows and three open vehicle bays for working. Further east, past the bays there is one more roll-up garage door, then no fenestration. In the half-story elevation above the vehicle bays, where the warehouse volume meets the office volume there is a row of clerestory windows, grouped into eight groups of five metal framed windows. Their number of lites, window type, or operation could not be determined during survey. There is no fenestration on the south and east elevations.

Figure 8. 340 N. Juanita Ave main (west) and south elevations (IMG_2583)

Property History

Originally, the 340 N. Juanita Avenue parcel consisted of three individual 50' x 150' residential lots, with one-story dwellings and outbuildings on the lots established at 332 N. Juanita, 338 N. Juanita, and 340 N. Juanita Avenue. In 1963, all three residences and all outbuildings demolished and the lots consolidated by new owner Golden Properties. The building was constructed in 1963 by Stanley Construction Company and designed by firm Novikoff Engineers, (Permit 1963LA31005). Although the office for Stanley Construction is just north of this property, built the same year, and with similar brick materials, research did not reveal any direct connection regarding the architect, original construction, or use of the building. In the first Los Angeles City Directory published after construction of the new building, the occupant is listed as Golden State Glass, offering glass for both buildings and vehicles as well as repair, installation, and polishing services. It appears that Golden State Glass operated from the site from 1963 to 1991. The 340 N. Juanita property was briefly a decorative stone manufacturer specializing in fountains and fireplaces. Today the site is an automotive repair shop called MZ Collision Center with front office, rear repair bays, and vehicle storage on the parcel (PT&T 1964; 1964 LAT 1991).

Identified Alterations

The warehouses and offices at 340 N. Juanita Avenue have a few alterations. In 1992, a three-sided sign was erected at the northwest corner of the property facing out onto Oakwood Avenue and Juanita Avenue (Permit 1992LA87259). Another permit was filed in 1992 for interior alterations to the restrooms (Permit 1992LA98626). Finally, in 1995, a permit was filed to construct an addition to the northeast corner of the building (Permit 1995H038993). No other alterations were observed at the property.

5.2.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 340 N. Juanita Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

340 N. Juanita Avenue property was established in 1963 as a commercial glass company called Golden State Glass. It has subsequently been a decorative rock company and is currently an automotive repair company. The companies, all-local to this property, and lacking other City of Los Angeles or State of California locations, do not appear to have made significant contribution to the broad patterns of local or regional history. Due to a lack of significant associations with events important to history, the 340 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners or people who have worked at the 340 N. Juanita Avenue property that are known to be historically significant figures at the national, state, or local level. As such, 340 N. Juanita Avenue does not appear

to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 340 N. Juanita Avenue property was established in 1963 and does not have a listed architect. The 340 N. Juanita Avenue building embodies some of the characteristics of the Mid-Century Modern style; however, it is an unremarkable example of the style. No master architect was identified with this building, nor could any information be found through archival research about Novikoff Engineers. Stanley Construction Company, the permit-listed contractor, had offices at the neighboring property to the north and are a local contracting company, otherwise unremarkable. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 340 N. Juanita Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.2.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The 340 N. Juanita Avenue is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 340 N. Juanita Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

5.2.3 Integrity Discussion

The building at 340 N. Juanita Avenue maintains integrity of location, as it remains in its original location. 340 N. Juanita Avenue does not maintain integrity of design, or workmanship due to its alterations. However, it appears to maintain integrity of materials as the brick masonry metal fenestration components appear unchanged or changed with in-kind materials, and no new materials have been introduced. The subject property maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 340 N. Juanita was constructed, therefore this change does not affect integrity of setting. 340 N. Juanita does not retain integrity of feeling, as it no longer conveys the feeling of a glass manufacturing company. Finally, 340 N. Juanita Avenue does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use or owner: Golden State Glass.

5.2.4 Summary of Evaluation Findings

In conclusion, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 340 N. Juanita Avenue does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.3 3812 Oakwood Avenue (Map Number 3)

The property at 3812 Oakwood Avenue (APN 5501-001-023) contains three buildings and is sited on a narrow, mid-block parcel located between North Juanita Avenue and N. Madison Avenue: Building A, Building B and a Two-story Garage. Building A is the northernmost and faces the Oakwood Avenue right-of-way. Building B is located in the center of the lot. The Two-story garage is located on the southernmost rear portion of the lot. The buildings are located on a fully paved 50' x 150' parcel, encircled by a metal chain-link fence topped with barbed and razor wire. Access to the property was limited to areas where the buildings were from the public right-of-way.

Building A (1924): Building A comprises the northern-most building on the parcel and it was constructed in 1924 (1924LA22669). The modest wood-framed bungalow has a rectangular plan, measuring 24' x 16,' and is one-story in height. Building A is a Pacific Ready-Cut house (style unknown) according to its permit and has a restrained Craftsman style (Figure 9). Building A features a gable-ended, jerkinhead roof clad in composition shingles situated above exposed rafters. Solar panels have been installed on both the east and west slopes of the roof and decorative corner knee-brackets support the eaves at edge of the north (main) and south elevations. The building is clad in horizontal wood clapboard and fenestration throughout the building consists of replacement multi-lite, single-hung vinyl windows and a metal security door. A set of metal stairs with concrete treads leads to a small covered platform granting access to the primary door on the north (main) elevation. A metal security door obscures the door. The west elevation was not accessible during the course of survey.

Figure 9. 3812 Oakwood Avenue Building A main (west) and south elevations (IMG_2517)

Building B (1924): Building B is situated in the center of the parcel and features massing consistent with Building A, and was also built in 1924 (1924LA22671). Like Building A, the modest, wood framed bungalow footprint measures 24' x 16,' is one story in height, and features a gable-ended, jerkinhead roof clad in composition shingles situated above exposed rafters (Figure 10). Solar panels have been installed on both the east and west slopes of the roof and decorative corner knee-brackets support the eaves at edge of the north and south elevations. The building is clad in rough, painted stucco, and fenestration throughout the building consists of replaced, multi-light, vinyl slider windows. A set of side-facing metal stairs with concrete treads leads to a small covered platform granting access to the primary door on the north elevation, which is obscured, by a metal security door. A small overhang supported by thick wooden brackets is affixed to the rear (south) elevation to shade the window below. The west elevation was not accessible during the course of survey.

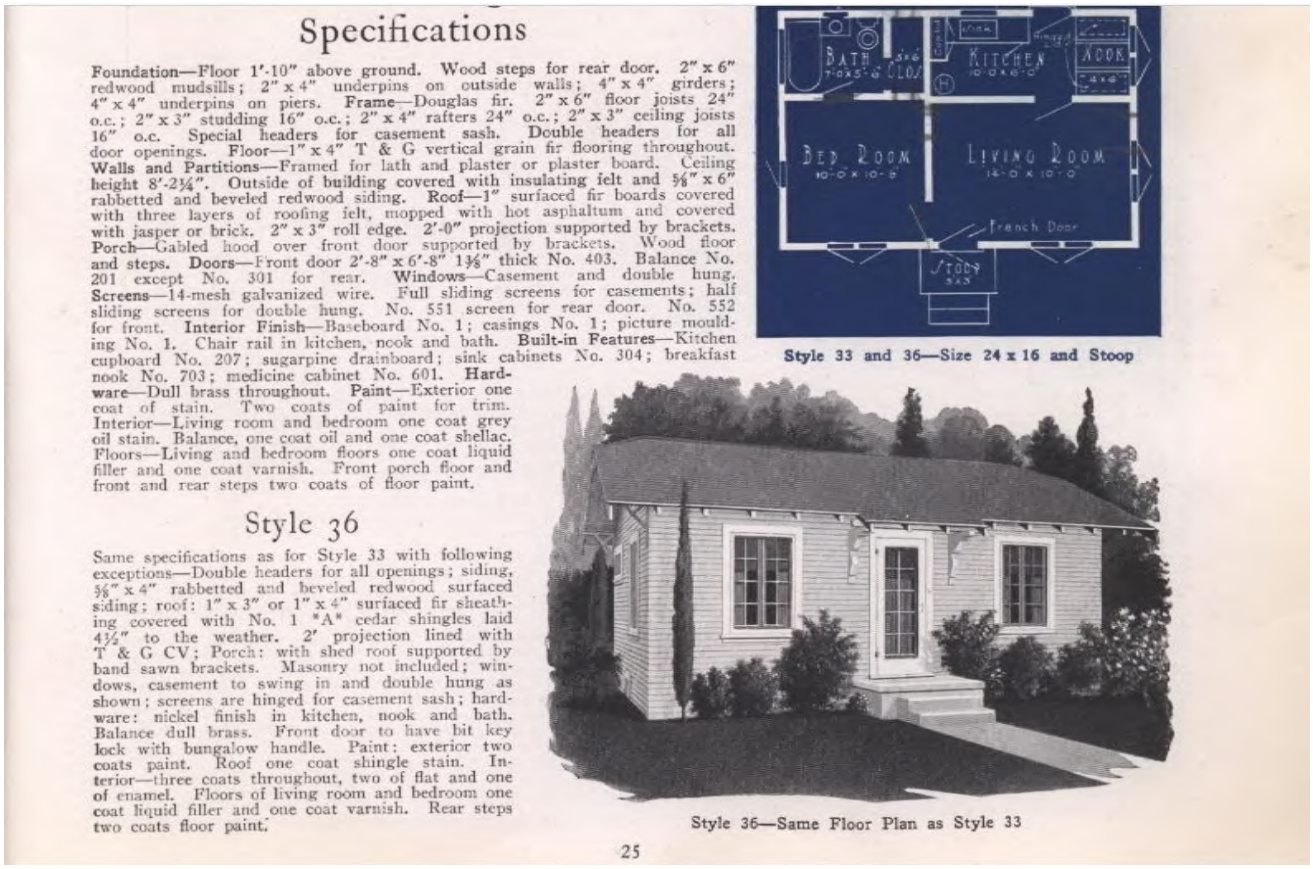
Figure 10. Building B north (main) and east elevation, with two-story garage in background, looking southwest (IMG_2519)

Two-story Garage (1934): The Two-story Garage building stretches horizontally across the lower fifth of the parcel, with the principle entrance located on the north elevation, and was constructed in 1934 (1934LA027999). The building is a two story, wood-framed structure with a side-gabled roof clad in composition tiles. Major cladding consists of stucco, with horizontal board in the gable (Figure 11). Both roof angles feature solar panels, and a shallow pitched shed roof projects from the south elevation above a rear (south) porch addition. This porch addition is clad in corrugated metal, corrugated fiberglass, and metal mesh, and it stretches nearly the length of the whole building, except an enclosed portion on the western side clad in stucco. Fenestration throughout the building is inconsistent and features a combination of original double hung windows and multi-light, vinyl replacement windows. Two modern roll-up garage doors with fan-shaped lights are present on the north elevation beside the primary entry. There is fenestration on the first floor including doors and windows but details could not be ascertained during survey due to awnings and temporary structures in front of the building. The west elevation was not accessible during the course of survey.

Figure 11. Two-story Garage south (rear) and east elevations (IMG_2508)

Property History

Originally there was a single dwelling on this parcel established prior to 1914 (Permit 1914LA07412). This dwelling was razed in 1924 and three new bungalow houses were built at the property. The listed owner then was Mrs. Hannah L. Olincy, a nurse, who also resided in one of the homes (Permits 1924LA22669, 1924LA22670, 1924LA22671). The three houses were identical, 24' x 16' footprint, Pacific Ready-Cut Homes. Pacific Ready-Cut Homes were the third-largest mass producer of pre-cut or kit houses in the United States between 1908 and 1942, based in Los Angeles and taking advantage of a market that was ripe for industrial house production. Pacific Ready-Cut's business model involved a customer selecting a style plan by number from a catalogue, then shipping mass-produced, pre-cut lumber to the customer from their Los Angeles plant while also offering assembly for a nominal fee (Figure 12). Only three houses were erected, and Mrs. Olincy did not own a second lot, suggesting that this grouping of rentable residences were not a traditional bungalow court, which was a popular form of multi-family housing in the 1920s, but rather a proprietor and two tenant houses. (Flynn 1986; Los Angles City Directory 1929; Pacific Ready-Cut Homes 1925; Winter 1980).



Specifications

Foundation—Floor 1'-10" above ground. Wood steps for rear door. 2" x 6" redwood mudsills; 2" x 4" underpins on outside walls; 4" x 4" girders; 4" x 4" underpins on piers. **Frame**—Douglas fir. 2" x 6" floor joists 24" o.c.; 2" x 3" studding 16" o.c.; 2" x 4" rafters 24" o.c.; 2" x 3" ceiling joists 16" o.c. Special headers for casement sash. Double headers for all door openings. **Floor**—1" x 4" T & G vertical grain fir flooring throughout. **Walls and Partitions**—Framed for lath and plaster or plaster board. Ceiling height 8'-2¼". Outside of building covered with insulating felt and ⅝" x 6" rabbetted and beveled redwood siding. **Roof**—1" surfaced fir boards covered with three layers of roofing felt, mopped with hot asphaltum and covered with jasper or brick. 2" x 3" roll edge. 2'-0" projection supported by brackets. **Porch**—Gabled hood over front door supported by brackets. Wood floor and steps. **Doors**—Front door 2'-8" x 6'-8" 1⅜" thick No. 403. Balance No. 201 except No. 301 for rear. **Windows**—Casement and double hung. **Screens**—14-mesh galvanized wire. Full sliding screens for casements; half sliding screens for double hung. No. 551 screen for rear door. No. 552 for front. **Interior Finish**—Baseboard No. 1; casings No. 1; picture moulding No. 1. Chair rail in kitchen, nook and bath. **Built-in Features**—Kitchen cupboard No. 207; sugarpine drainboard; sink cabinets No. 304; breakfast nook No. 703; medicine cabinet No. 601. **Hardware**—Dull brass throughout. **Paint**—Exterior one coat of stain. Two coats of paint for trim. Interior—Living room and bedroom one coat grey oil stain. Balance, one coat oil and one coat shellac. Floors—Living and bedroom floors one coat liquid filler and one coat varnish. Front porch floor and front and rear steps two coats of floor paint.

Style 36

Same specifications as for Style 33 with following exceptions—Double headers for all openings; siding, ⅝" x 4" rabbetted and beveled redwood surfaced siding; roof: 1" x 3" or 1" x 4" surfaced fir sheathing covered with No. 1 *A* cedar shingles laid 4½" to the weather. 2' projection lined with T & G CV; Porch: with shed roof supported by band sawn brackets. Masonry not included; windows, casement to swing in and double hung as shown; screens are hinged for casement sash; hardware: nickel finish in kitchen, nook and bath. Balance dull brass. Front door to have bit key lock with bungalow handle. Paint: exterior two coats paint. Roof one coat shingle stain. Interior—three coats throughout, two of flat and one of enamel. Floors of living room and bedroom one coat liquid filler and one coat varnish. Rear steps two coats floor paint.

Style 33 and 36—Size 24 x 16 and Stoop

Style 36—Same Floor Plan as Style 33

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Figure 12. Excerpt from 1925 Pacific Ready-Cut catalogue showing similar house style and footprint to buildings at 3812 Oakwood Avenue (Pacific Ready-Cut Homes 1925)

There were several changes to the property after 1928. In 1934, Mrs. Olincy, still the owner-occupant, filed a permit for construction of a two-story building on the rear (south) portion of the lot, with four garages on the first floor and a residence on the upper floor (1934LA02999). In 1961, a new listed owner, Maurice Gekler, converted two of the four garages to a bonded wine cellar (Permit 1961LA85131). In 1969, Gekler demolished the middle dwelling of the original three erected by Mrs. Olincy in 1924, and continued converting the garage from a dwelling into an office and storage area (Permit 1969LA96387). In 1995, new owner Juan Galindo converted the remaining two one-story dwellings from 1924 from dwellings to storage. (1995HA36577) Galindo completed the conversion over the course of several years, applying for another permit to complete the work in 2006 (Permit 06016-10000-06096). Today, the property is a gated lot with two of the 1924 houses and the two-story garage remaining at the site, but appears to function as a commercial office and storage. Several vehicles are stored on the site and the 1924 buildings appear to continue to be used as storage.

Identified Alterations

The three buildings at 3812 Oakwood Avenue have a few listed alterations filed with the city. The major alteration is the demolition of the third residence in 1969 (Permit 1969LA96387). Other alterations include the conversion of the garages in the two-story building from garages to storage and offices (Permits 1961LA86284 and 06016-10000-06096). Building B was also converted from a single-family dwelling into storage in 1995 (Permit 1995H036577 and 1995H036578). Observed alterations at all three buildings include new vinyl windows, new composition roofing, replacement materials in the hood over the entry at Buildings A and B, solar panels affixes to the roofs, and adding metal screen security doors to all buildings.

5.3.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 3812 Oakwood Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The buildings at 3812 Oakwood Avenue property were developed between 1924 and 1934 as rentable, single-family dwellings, with proprietor on site. Buildings A and B were Pacific Ready-Cut homes, however are not part of typical residential development patterns of single-building properties or bungalow courts. Individual bungalows and bungalow courts were common in the Wilshire and Koreatown neighborhoods just south of the Study area in the 1910s and 1920s, usually executed in the Craftsman style. Within the SurveyLA Wilshire Community Plan Area-identified contexts of streetcar suburbanization 1888-1933 on account of being on the Temple Street Cable Railroad line (along Beverly Boulevard) and the Cahuenga Valley Line (Beverly Boulevard and Western Avenue), the buildings could be considered part of the housing boom culminating in the 1920s, specifically afforded by being on or adjacent to a streetcar or railroad line.

However, even though the buildings at 3812 Oakwood Avenue represent this theme, subsequent alteration, including the addition of a garage in 1934 and changing all the buildings from single-family residences to storage in the 1960s has removed all association with this theme. Due to alterations and changes from the historical use, the buildings also do not retain association with their original owner, Mrs. Hannah Olincy or her family, or an association with their original use as rentable single-family homes as well as any association with their streetcar suburb origins. Due to alteration issues and a lack of integrity of association with events important to history, the 340 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that Mrs. Hannah Olincy, or any subsequent property owners or people who have worked at the 3812 Oakwood Avenue property are known to be historically significant figures at the national, state, or local level. As such, 3812 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that two of the buildings at the 3812 Oakwood Avenue property are Pacific Ready-Cut Homes, purchased and built in 1924, built in a simplified Craftsman style. Major alterations to the buildings, including the

addition of a fourth 2-story garage and residence and the demolishing of the third Pacific Ready-Cut Home building have diminished association both with this home manufacturer and with the architectural style. Alterations include new windows and doors, interior alteration to the Pacific Ready-Cut interior plans, and the addition of solar panels on the roof – all of which diminish integrity of materials and workmanship, which are critical to eligibility under NRHP and CRHR Criterion C/3. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3812 Oakwood Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.3.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 3812 Oakwood Avenue is not an example of outstanding craftsmanship due to alterations, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research indicated that Buildings A and B are Pacific ready-Cut Homes, however, due to subsequent and significant alterations they can no longer convey association with this manufacturer. 3812 Oakwood Avenue is not associated with an architect, licensed engineer, or contracting company that rises to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. 3812 Oakwood Avenue is not associated with important movements or trends shaping the development of Los Angeles, having lost its association with Streetcar suburban development of the 1910s and 1920s. Therefore, the 3812 Oakwood Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

5.3.3 Integrity Discussion

The buildings at 3812 Oakwood Avenue maintain integrity of location, as they remains in their original locations. . 3812 Oakwood Avenue does not maintain integrity of setting, as the surrounding properties changed from single-family residential and small-scale commercial to multi-family residential and light industrial after 3812 Oakwood Avenue had already been established. Furthermore, one of the original buildings on the property was demolished in 1969 and a 2-story garage building was added in 1934, completely altering the visual setting on the 3812 Oakwood Avenue property itself. 3812 Oakwood Avenue does not maintain integrity of design, workmanship, or materials due to its alterations and the introduction of modern materials including vinyl windows, metal security doors, and solar panels on all buildings. Alterations also affected the original 1924 Pacific ready-cut home designs, adding new windows, removing old entrances and exits and reconfiguring the standardized interior spaces. 3812 Oakwood Avenue does not retain integrity of feeling, as it no longer conveys the feeling of a rentable, multi-family dwelling group. Finally, 3812 Oakwood Avenue does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use (single-family dwellings), manufacturer (Pacific Ready-Cut Homes), or owner (Hannah Olincy).

5.3.4 Summary of Evaluation Findings

In conclusion, 3812 Oakwood Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack integrity necessary to convey its historical associations or architectural significance. The property also does appear eligible as a contributor to an historic district. As such, 3812 Oakwood Avenue does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.4 316 N. Juanita Avenue (Map Number 4)

Pacific Telephone & Telegraph operation center located at 316 N. Juanita Avenue is a large irregular, entirely paved 1.93-acre parcel fronting onto N. Juanita Avenue, N. Madison Avenue, and Oakwood Avenue located in the Dayton Heights neighborhood, north of the Wilshire neighborhood and Koreatown, south of East Hollywood, and west of the Silver Lake and Rampart Village neighborhoods. Parcel access is restricted by a 10-foot chain link fence and a remote entry gate. The entire parcel slopes east and is paved, with the majority of the parcel is used for vehicle parking. The portions of the parcel not used as parking are used as open-air equipment storage. The parcel contains three buildings:

- the Plant Operating Center (1959)
- the Auto Garage and Storage building (1974)
- and the Equipment Storage building (1978)

Plant Operating Center (1959): The Plant Operating Center is a one-story, rectangular plan, brick masonry building, and located closest the N. Juanita Avenue right-of-way (Figure 13 and 14). It was built in September 1959 and a rear addition was added immediately after in November 1959. The licensed engineer listed on the permit is Joseph Sheffet and contractor listed as Gordon T. Davidson (Permit 1959LA41792). The Plant Operating Center contains office spaces, restrooms, kitchen, phone bank space, warehouse space, and workshop spaces. The building features a flat, metal roof with a wide overhanging closed eave. Cladding consists features running bond oversize brick veneer over a brick structure, with some stucco infilled sections. There is a rear addition slightly downhill and east of the main volume that is just a few feet shorter than the height of the main volume. The main (west) elevation faces N. Juanita Avenue and is devoid of fenestration. On the remaining elevations fenestration consists of boarded over windows, with decorative metal grates, and recessed entry vestibules with metal doors in the main volume and metal doors flush with the wall in the read addition. Near the east-most end of the building are metal ladders (on both the north and south elevations) which provides roof access. There is evidence of an infilled garage doors in the east addition as well, on the north, east, and south elevations, which appears as a buff-colored stucco inset into the brick veneer.

Figure 13. North elevation of the Plant Operating Center, looking southeast (IMG_2502)

Figure 14. South and east elevation of the Plant Operating Center, looking northwest (IMG_2526)

Auto Garage and Storage (1974): Auto Garage and Storage building is a one-story, rectangular plan, metal-clad building with a flat, overhanging roof (Figure 15). It was built in November 1974. The licensed engineer listed on the permit is Eugene Choy of Barton Choy Associates (Permit 1974LA99705). Cladding consists of vertically aligned metal sheets. The main (west) elevation faces the Plant Operating Center, and is sheltered under flat-roof metal canopy, supported by metal posts. Fenestration consists of 9-lite metal frame fixed windows, a metal door, a 2-lite sliding window covered by a metal bars, and metal roll-up garage doors. On the east elevation there is a metal ladder that provides roof access.

Figure 15. Auto Garage and Storage Building main(west) and south elevations (IMG_2482)

Equipment Storage (1978): Finally, the Equipment Storage building is a one-story, irregular plan building located in the northeast corner of the property (Figure 16). It features concrete masonry Unit (CMU) construction, and a flat metal roof with no overhang. The larger volume is on the west side and extends 1 ½ stories in height, while the smaller volume on the east side is 1-story in height. It was built in 1978, with the licensed engineer listed as L. L. Lyons (Permit 1978LA70660). Fenestration is limited to the south (main) elevation, and there is one metal door per volume. There is a metal ladder providing roof access on the larger (west) volume. This building does not meet the 45-year age threshold for CEQA.

Figure 16. Equipment Storage Building main (south) and east elevations (IMG_2466)

Property History

Originally, the 316 N. Juanita Avenue parcel included 8 individual 50' x 150' residential lots, with several residences, garages, and outbuildings on the lots established at 322 N. Juanita, 316 N. Juanita, 312 N Juanita, 345 N. Madison, 339 N. Madison, 333 N. Madison, 317 N. Madison, and 3810 Oakwood Avenue. All residences and associated outbuildings were demolished in 1956 and their lots consolidated into a single lot by 1959. In 1959 Pacific Telephone and Telegraph filed permits to build their Plant Operating Center and addition. (Permit 1959LA41792 and 1959LA44658). Pacific Telephone and Telegraph was the product of decades of phone company competition and consolidation under national telecom American Telegraph & Telephone (AT&T) Company. Pacific Telephone and Telegraph incorporated in 1945 after having changed its name from Southern California Telephone, using the name of its San Francisco branch-counterpart. Building construction between the end of World War II (WWII) and 1974 was categorized by a company emphasis on plain, simplistic architecture without non-functional ornament, meant to house fewer works than previous decades with more technologically advanced equipment. In 1974, AT&T the parent company was forced to break up due to anti-monopoly laws. The same year, a motor vehicle maintenance building was added to the 316 N. Juanita Avenue property and in 1978, an equipment storage building was added (Permits 1974LA99705, 197870660). After 1974, the Juanita Avenue location's owner is listed on permits as Pacific Telephone Co., then later Pacific Bell, both still local subsidiaries of AT&T (Permits 1978LA70660, 1986LA30421, and 09016-10000-18864). Today the site is operated by parent company AT&T (Prosser 2018).

Identified Alterations

No permits were filed for the alterations to the exterior of the Plant Operating Center. Interior alterations were filed for partitioning new office spaces, plumbing new restrooms, and adding new electrical in 1965 and 1986 (Permits

1965L 06497, 1986LA30421, 1986LA34325). Observed alterations to the Plant operating Center include the infilling of garage door-sized openings on the north, east, and south elevations with stucco. No date can be surmised for these observed alterations. The original equipment storage building, located where the Auto Garage and Storage building is located was built in 1959 and demolished in 1974. One alteration is record for the Auto Garage and Storage Building; in 1976, a canopy addition was made to the car wash area, adding to the existing 36' x 60' building.

5.4.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 316 N. Juanita Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Research indicates that the 316 N. Juanita Avenue property was established in 1959 as a Pacific Telephone & Telegraph operation center. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under Criterion A or C in the areas of Communications, Community Planning and Development or Architecture.

Important Associative events within the "The Era of Technological Innovation, 1945-1974" context include the invention of coaxial cable in the late 1940s; transistor tubes in place of vacuum tubes that were used for long-distance dialing in the mid-1950s; or the introduction of microwave transmission that replaced coaxial cable in the 1960s. The Juanita Avenue property appears utilitarian in nature and is not known as a site where technological innovations were pioneered, utilized, or advanced. Therefore, the 316 N. Juanita Avenue property cannot be considered significant under the Communications Area of Significance.

For the Community Planning and Development Area of Significance, resources must "show how a key urban service grew to provide for the needs of residents in new districts, and constructed facilities in those districts that served as landmarks due to their size and placement in highly visible locations" (Prosser 2018: 29). However, the 316 N. Juanita Avenue property did not bring new service to the Dayton Heights neighborhood, as one had already been established in 1924 at 1251-1255 North Vermont Avenue, Hollywood just one mile to the north. It was also not a large facility nor on a major right-of-way and may not be considered a landmark due to size or prominent location. Therefore, the 316 N. Juanita Avenue property cannot be considered significant under the Community Planning and Development Area of Significance.

Outside of the Telephone History and Development historic context for Los Angeles, the 316 N. Juanita Avenue property is not individually related to events that have made a significant contribution to the broad patterns of history. Due to a lack of significant associations with events important to history, the 316 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any previous property owners or people who have worked at the 316 N. Juanita Avenue property are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important to the Nation's or state's past. Furthermore, to be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. 316 N. Juanita Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 316 N. Juanita Avenue property was established in 1959 and designed by Robert H. Peterson & Associates in a restrained Mid-Century Modern style for the operation center, and utilitarian style for the remaining buildings. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under wither Criterion A or C in the areas of Communications, Community Planning and Development, or Architecture. Properties built during this period tended to be administrative, service buildings, or exchange buildings, and employed restrained Late Modern, Mid-Century Modern, or Brutalist architectural styles. The exchange buildings tended to house to local switching equipment and operators, though in the Era of Technological Innovation, many of these exchanges became windowless as the company relied more heavily on electronic operators.

Though the 316 N. Juanita Avenue operation center building was built in the typical commercial architectural pattern of the period (1959, Mid-Century Modern), it does not employ the distinctive characteristics of the Mid-Century Modern style. The building has also been highly altered by subsequent infill and window coverings, diminishing the integrity of the operation center. The Auto Garage and Storage Building and equipment Storage are utilitarian buildings and do not embody a specific architectural style or method of construction. Robert H. Peterson & Associates does not rise to the level of master architect and the Plant Operating Center may not be said to represent his works, which usually consisted of supermarkets and grocery store plazas. The buildings do not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, none of the buildings on the property appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 316 N. Juanita Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.4.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The 316 N. Juanita Avenue buildings are not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Its architect, Robert H Peterson & Associates typically designed supermarkets and warehouses and does not rise to the level of "master" architect. The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 316 N. Juanita Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

5.4.3 Integrity Discussion

The buildings at 316 N. Juanita Avenue maintain integrity of location, as they remain it their original locations. They also retain integrity of association, as the buildings are owned by AT&T; a "descendant" of Pacific Telephone and Telegraph Company and the subsequent companies established after the AT&T monopoly was broken up in 1974. The property does not maintain integrity of feeling or setting, as the surrounding properties have changed from single-family residential and small-scale commercial to multi-family residential light industrial, and thus cannot evoke the feeling of being a local service center in a new neighborhood. Finally, the buildings do not maintain integrity of design, materials or workmanship due to multiple alterations.

5.4.4 Summary of Evaluation Findings

In conclusion, the subject property does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, the buildings located at 316 N. Juanita Avenue do not appear to be historical resources for the purposes of CEQA. This property has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.5 3725 Beverly Boulevard (Map Number 5)

The subject property on the southeast corner of Beverly Boulevard and N. Juanita Avenue carries the address of 3725 Beverly Boulevard. The property contains a one-story commercial building with a flat roof constructed in 1960 with Mid-Century Modern-influenced detailing (Permit 1960LA50838). The building is rectangular in plan, with exterior walls clad in painted rough textured stucco. A metal awning wraps the corner of the building's east and south (main) elevations with two, backlit, metal signs attached above the awning. There is a short curb running the length of the main (south) elevation, rising a few inches above the paved surface of the lot. Fenestration around the building includes replacement single-pane storefront windows, single-leaf full lite entry doors, single-leaf entry doors, and small rectangular picture windows. On the south elevation, there are three original-looking, two lite, aluminum frame sliding windows oriented horizontally, that span the elevation length. (Figure 17).

Figure 17. 3725 Beverly Boulevard main (south) and west elevations (IMG_2546)

Property History

The subject property was initially developed as a residence, then as a drive-in lunch stand in the 1930s, owned by Harry P. Sims and wife. The Sims' original drive in lunch stand was demolished in 1959 (Permit 1959LA49650) and in 1960, Magnum Oil Co. service station was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies. In 1963 new owner, Humble Oil Company took over, continuing to operate the site as a gas station. Humble Oil Co. operated the site through 1965, and ownership changed again in 1966, when Patrick Rohan is the listed owner. Rohan filed to add auto repair to the permitted use of the site that year retaining the main building for the service station for auto repair (Permit 1966LA25014). Rohan maintained the property as a joint repair shop and service station through the 1970s. In 1983, new owner Charles Shooster converted the gas station canopies to an enclosed car wash (FAS 1968; Teledyne Geotronics 1971, 1976, 1979; Permit 19873LA75089).

The site operated as a service station and car wash until 1995, when new owner Hankey Investment Co, changed the building use again to auto sales. The gasoline pump and car wash canopies were removed in 1995, retaining only the main auto repair building on the north portion of the lot (Permits 1995H039109, 1995H039110). The conversion of the property took two years, completing in 1997, when it was leased as a sales lot to Midway Ford. Hankey Investment leased it as "Midway Auto Center" in 2014. Hankey Investments retains the 3725 Beverly Boulevard property through the date of the survey, 2019.

Identified Alterations

In 1960, Magnum Oil Co service station, which was constructed in 1951, was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies (Permits 1960LA50838,

1960LA55019, 1960LA56455). The following alterations were made to the current building throughout its history: new service station and signs were constructed in 1963 for Humble Oil Co (Permit 1963LA49909), a new fuel shelter and signs were added in 1965 (Permit 1965LA88947), a change in use occurred in 1966 from a service station to an auto repair and service station, a change of use in occurred in 1983 with the enclosure of the auto repair shop into a car wash (Permit 1983LA75089), and the final change of use occurred in 1995 with the car wash and automotive shop becoming a car rental facility (Permit 1995H039110).

5.5.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 3725 Beverly Boulevard is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

3725 Beverly Boulevard property was established in 1960 as a commercial gas company called Magnum Oil Co. service station after being moved from 2051 Bellflower. It has subsequently been modified for use as a car wash and is currently Midway Auto Center, a car rental facility. Archival research did not reveal that the companies of both Magnum Oil Co. and Midway Auto Center made a significant contribution to the broad patterns of our history. They merely follow the trend of automotive facilities that began to become popular in the 1950s and 1960s throughout the City of Los Angeles and the State of California. Due to a lack of significant associations with events important to history, the subject property at 3725 Beverly Boulevard does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners or people who have worked at the 3725 Beverly Boulevard property are known to be historically significant figures at the national, state, or local level. As such, 3725 Beverly Boulevard does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 3725 Beverly Boulevard property was established in 1960 and does not have a listed architect because it was relocated to the subject property after its initial construction in 1951. The 3725 Beverly Boulevard building embodies some of the characteristics of the Mid-Century Modern style; however, it is an unremarkable example of the style. Important character defining features of the Mid-Century Modern style have also been altered or removed over time. No master architect was identified with this building, nor could any information be found through archival research about the builder or contractor. The building does not possess high

artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 3725 Beverly Boulevard does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3725 Beverly Boulevard property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.5.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The property at 3725 Beverly Boulevard is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 3725 Beverly Boulevard property is recommended not eligible for listing as a City of Los Angeles HCM.

5.5.3 Integrity Discussion

The building at 3725 Beverly Boulevard does not maintain integrity of location. The building was originally constructed at 2051 Bellflower in 1951. In 1960, the building was moved to its current site, eliminating the subject properties integrity of location. 3725 Beverly Boulevard does not maintain integrity of design, materials or workmanship due to its alterations. Over time, these alterations have included the conversion of the gas station into an enclosed car wash and the elimination of multiple original materials including windows and doors. 3725 Beverly Boulevard maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 3725 Beverly Boulevard was constructed, therefore this change does not affect integrity of setting. 3725 Beverly Boulevard does not retain integrity of feeling, as it no longer conveys the feeling of a gas station due to subsequent alterations. Finally, 3725 Beverly Boulevard does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use or owner: Magnum Oil Co.

5.5.4 Summary of Evaluation Findings

In conclusion, 3725 Beverly Boulevard does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 3725 Beverly Boulevard does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.6 Dewey Pest Control Complex – Multiple Addresses and APNs (Map Number 6)

The Dewey Pest Control Complex consists of four parcels that include three buildings and a parking area. The buildings, APNs, and addresses associated with Dewey Pest Control operations are as follows:

- Quonset hut (1948), 307 N. Madison Ave, APN 5501-001-027
- Office building (1928/1965 substantially altered), 3701-3711 Beverly Blvd. APN 5501-001-028
- Service Garage (1965), 306 N. Madison, APN 5501-002-009
- Parking Area, No Structures, 311 N. Madison Ave, APN 5501-001-016

Quonset hut (1948): The parcel identified as 307 N. Madison Avenue contains a single building, which abuts the 3701 Beverly Boulevard building located on the adjacent parcel to the south (Figure 18). The building is set back in the rear (west) portion of the lot and is surrounded on the three remaining sides by striped asphalt used for parking, and a small area planted with grass. The building is a well-preserved example of a steel Quonset hut which was erected on the site in 1948 (Permit 1948LA29984). The Quonset hut measures approximately 41' x 60' and it sits atop a poured concrete foundation. The north and south elevations represent the building's long, cylindrical axis, while the east and west comprise the half-circle end elevations. The long, cylindrical elevations present as uninterrupted sections of overlapping corrugated steel sheets, which form the majority of the building's mass and materials, and feature no fenestration. The south elevation appears to be physically connected to the Office Building and the view to this side of the Quonset hut is mostly obscured. The east (main) elevation is clad in corrugated sheet metal and it contains the only access into the building, via either a centered, corrugated metal roll-up door and a windowless metal door to the left of the central roll up door. Three, six-light, metal frame windows, where the middle two lites operate as an awning window are present on this elevation. The window lites have been painted over using the same color as the remainder of the building. A large vent sits in the center at the apex of the hut's arch on this elevation. The west elevation is clad in corrugated metal and fenestration consists only of another metal vent in the apex of the hut's arch.

Figure 18. 307 N. Madison Ave main (north) elevation (IMG_2551)

Office Building (1928/1965 substantially altered): The subject property is comprised of one commercial/light industrial building located on the southeast corner of Beverly Boulevard and N. Madison Avenue, originally constructed in 1928 and designed by Earl C. Rahn (Figure 19 and 20). The building appears altered beyond recognition and does not have a distinguishable architectural style. The building is irregular in plan with a flat roof and a tall rectangular sign with a squared frame located on the main (south) elevation. The original building was a one-story, rectangular plan clad with rough textured stucco (Permit 1928LA27685). In 1965 there was a two-story addition added to the west side (Permit 1965LA06160) of the one story building. This addition features rough-textured stucco and stacked bond brick on the west and east elevations. The building's fenestration is irregular and includes replacement picture windows, replacement small rectangular awning windows, and three metal entry doors. None of the fenestration appears original. A partially enclosed stairwell on the building's northeast corner provides exterior access to the upper floor. The stairwell is constructed of concrete with metal railings. The 3701-3711 Beverly Boulevard property is directly related to the 307 N. Madison Avenue property, a one story Quonset hut constructed in 1966 (Los Angeles County Assessor). This building is described below.

Figure 19. 3701 Beverly Boulevard main (south) elevation (IMG_2587)

Figure 20. 3701 Beverly Boulevard east and north elevation, looking southwest (IMG_2550)

Service Garage (1965): The parcel identified as 306 N. Madison Avenue contains a single commercial/light industrial garage building surrounded by striped asphalt parking areas encircled by a combination of chain-link and

concrete masonry unit (CMU) fencing (Figure 21). The Utilitarian one-story, rectangular building is located in roughly the center of the north-most of the two lots, set back significantly from Madison Avenue, with the north elevation of the building meeting the property line that is shared with the adjacent parcel located at 310 N. Madison Avenue. The 48' x 27' building completed in 1965, is constructed from CMUs atop a concrete foundation and features a flat roof with modest parapets clad in rolled composition material (Permit 1965LA85413). The main elevation faces west onto Madison Avenue and features prominent painted signage for "Dewey Pest Control" above the main entry area. A single, metal framed door on the left side of the building grants access to the space. Beside the main entry is a double-width metal roll-up door followed by a single-width roll-up door. The remainder of the building elevations contain no fenestration.

Figure 21. 306 N. Madison Avenue, Service Garage, west elevation of the building and parking area (Photo courtesy of Google Earth, 2018)

Property History

Like the other properties in the study, the parcels that now comprise the Dewey Pest Control Complex were first developed as part of a residential neighborhood in the early 1900s. Specifically, the parcel where the company's Office Building currently stands contained a single-family residence as early as 1914 (Permit 1914LA21305). This property was owned by the Yarotski family (with several alternate spellings on the permits including Jaroche, Jarocki, Jarotsky, Yarosky and others). In 1928, Anton Yarotski filed two permits to move the residence and to construct a commercial building to be used as a market, taking advantage of the frontage on Beverly Boulevard. At this time, Beverly Boulevard had a streetcar and several businesses were developing along the Beverly Boulevard corridor, clustered near the Vermont Avenue intersection. Yarotski's Gordon Market was a masonry building designed by architect Earl C. Rahn and built by local contractors Brockman & Son (Permit 1928LA27685). By 1935, the building use changed to an ice cream retailer: Pacific Ice Cream Co (Permit 1935LA08268). A new owner, Curries Ice Cream Co, moved into the building in 1937 and filed permits to add partitions separating the space into individual stores

in 1945 (Figure 22) (Permit 1945LA11528). By the mid-1960s, this building would be folded into what evolved into the existing Dewey Pest Control Complex.

Figure 22. Currie's Ice Cream on Beverly and Madison, ca. 1938, photographer: Herman Schultheis, showing the original 1-story building designed by Earl C. Rahn (Los Angeles Photographer's Photo Collection, Los Angeles Public Library)

Ray M. Dewey had founded his extermination and pest control business in 1929, as a one-man operation. Originally operating as a door-to-door service, Dewey found the pest control business to weather the Great Depression years well. Early products included moth crystals and ant baits. Eventually Dewey's regular clients referred him to do pest control for commercial businesses including kitchens and restaurants. Dewey served in WWII and when he returned in 1945, began preparing to purchase a brick-and-mortar store location for his pest control business. Originally named, Dewey Services & Products first opened a Palm Springs Branch advertised as early as 1948, but simultaneously purchased the property at 307 N. Madison Avenue. That same year, the existing Quonset hut was assembled as the first of three properties that would come to comprise the Dewey Pest Control Complex near Beverly Boulevard and N. Madison Avenue intersection (Desert Sun 1948; KRLA 2018; Permit 1948LA29984).

The Quonset hut at 307 N. Madison was originally constructed in February 1948, under permit by Ray M. Dewey, founder of Dewey Pest Control (Permit 1948LA29984). Archival research indicates that this may be the first physical location of Dewey Pest Control services. Early photographs displayed on the Dewey Pest Control Website feature the Quonset hut, and an interview with current company owners Chip and Brock Dewey indicate that the Quonset hut was likely the first retail sales location and base of operations for the vehicle fleet (Figure 23) (KRLA 2018).

Figure 23. Picture of the Quonset hut, clearly being used by Dewey Pest Control with Ray M. Dewey in suit in center, circa 1950 (Dewey Pest Control website)

Quonset huts in general were a relatively new invention, pioneered during WWII by the United States. military at Quonset Point, Rhode Island, in 1941 by the George A. Fuller and Company. Fuller and Company's Quonset hut improved upon the design of the British military's Nissen hut, designed by Peter Nissen in 1916 for WWI. After WWII, the US military attempted to sell off surplus buildings including Quonset huts. One of the major manufacturers of Quonset huts was the Stran-Steel Division of the Great Lakes Steel Corporation in Detroit continued to produce huts for both the United States military and the private sector until the Korean War. Stran-Steel was the manufacturer of Dewey's Quonset hut (Decker and Chiei 2005; Fowler et al. 2015).

Following WWII, Quonset huts found second lives as quick and inexpensive housing and commercial buildings at sites like the Rodger Young Village. According to the SurveyLA context for Quonset huts, veterans were often given the first option of purchasing Quonset huts which were put up for sale when the buildings were decommissioned. Archival research failed to indicate if the Dewey Pest Control Quonset hut was a newly manufactured building or a previously manufactured building that was relocated by Dewey after his military service. By the 1960s, the post-WWII housing boom had begun to subside and Quonset huts began to be viewed as nuisances, in part because of their quick and affordable materials and construction (Fowler et al. 2015). The 307 N. Madison property remains a Dewey Pest Control-owned building and appears largely unchanged since 1948 photographs. Though not recorded in permits, there are a few minor observed alterations to the Quonset hut since construction in 1948 including the painting over of the windows on the front elevation, painting over the "Dewey Pest Control Co. sign on the front elevation, and replacing the original wood door with a corrugated metal roll-up door.

In 1951 Ray M. Dewey, acquired the commercial building located at 3701-3711 Beverly Boulevard, directly south of the Quonset hut. In the early 1950s, the commercial space was renovated to accommodate his growing business needs. He split the existing building designed by Rahn up with interior partitions (Permit 1951LA15076). He also added partitions to the store spaces to create offices, file storage, and a sales department in 1952.

In the late 1950s, Dewey also opened a second location in Van Nuys, successfully embedding his business in the Los Angeles regional market (Desert Sun 1948; KRLA 2018).

Using the 3701 to 3711 Beverly Boulevard property as his company's main sales office, Dewey altered the building from its 1938 appearance (see Figure 23) in 1960 where he applied for permits to re-do the "front" (presumably the Beverly Boulevard and Madison Avenue) elevations in stucco. The result was a more contemporary, modernist façade devoid of decoration or the original fenestration. In 1965, Dewey continued to modify the property with a two-story addition on the west side of the existing building (Figure 24) (KRLA 2018; Permits 1960LA70752, 1960LA75006); Sanborn 1944, 1955).

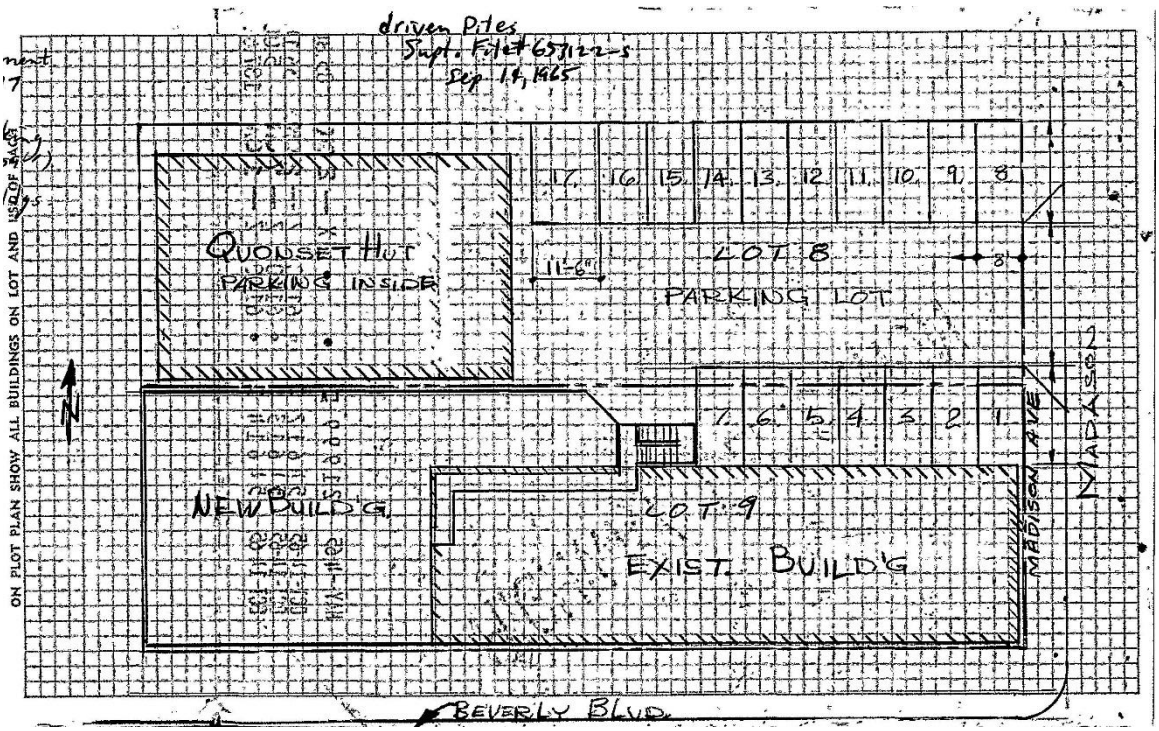

Figure 24. 1965 Permit showing new addition to existing building and Quonset hut (Permit 1965LA06160)

That same year, Dewey also purchased the property across the street of the Office Building, on the east side of Madison Avenue, at 306 N. Madison (Permit 1965LA85413). A Lucky Food Market grocery store was located at the site prior to the construction of the Service Garage was designed by architect Art Davis and constructed under the supervision of engineer, John J. Miles (Permit 1965LA85413). The building was designed to be used as a service garage for the fleet of Dewey Pest Control vehicles, for which purpose it is still presently used. A Certificate of Occupancy dating from September 16, 1965 indicates that the property was occupied by this point in time (1965LA85413 Cert. of Occupancy). By 1977, Stephen Dewey bought Dewey Pest Control from his father Ray M. Dewey and Ray Dewey retired. Stephen Dewey expanded the company across the state to a total of 32 locations. The company is now owned by Chip and Brock Dewey the grandchildren of Ray M. Dewey and continues to operate out of the Beverly Boulevard and Madison Avenue properties (KRLA 2018).

Identified Alterations

Quonset hut: The 307 N. Madison Avenue has no permits filed for alterations to the building. Observed alterations include only the painting over of windows and the original "Dewey Pest Control Co" sign, as well as replacing the wood garage door with a metal roll-up garage door. In addition, the south elevation of the building appears to be connected to the Office Building. No other alterations were observed.

Office Building: 3701 Beverly Boulevard was originally constructed in 1928 as a one-room market building, designed by Earl C. Rahn, executed in the Spanish Colonial Revival style. Major alterations include the 1960 complete remodeling of the front (south) façade, which removed all windows and Spanish Colonial revival decorative elements (Permit 196075006) and the 1965 two-story addition on the west side of the original 1928 building (Permit 1965LA06160). Minor alterations included additional awnings (1928LA33001, 1930LA25008, 1961LA90783); adding signs (Permits 1935LA08268, 1947LA11528, 1971LA36613); interior partitions dividing the space into multiple shops (Permits 1929LA18746, 1945LA11528, 1952LA40956, 1957LA80422, 1980LA06960); minor exterior damage to the building by vehicles (Permits 1955LA31455, 1980LA05280); and seismic upgrades in 2011 (Permit 11016-10000-13811).

Service Garage: he 306 N. Madison Avenue has no permits filed for alterations to the building and no alterations were observed.

5.6.1 NRHP/CRHR Statement of Significance

In consideration of the Dewey Pest Control Complex history and requisite integrity, the property as a whole is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation. However, the Quonset hut building located at 307 N. Juanita Avenue (1948) does appear individually eligible for listing in the CRHR or as a City of Los Angeles HCM under Criterion C/3/3 for being an excellent, local example of a post-WWII Quonset hut utilized as a local business with excellent integrity, based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The SurveyLA Wilshire Community Plan Area context identifies Commercial Development with Commercial Identity 1850-1980 subtheme as "individual properties and one commercial historic district (along Beverly Boulevard) associated with longstanding local businesses. Some of the properties had ties to distinct ethnic/cultural groups, particularly the Jewish community in the western part of the Survey Area (such as Canter's Delicatessen, bottom left). Property types evaluated under this Context/Theme included restaurants, theaters, bakeries, retail stores and a night club" (ARG 2015:43).

The Dewey Pest Control Complex, essentially established between 1948 and 1965, falls within this historic context. Although the Office Building was originally constructed in 1928, and was used as a grocery store and then an ice cream parlor by the mid-1930s, the building no longer retains any associate ties to its initial construction and use period due to the substantial alterations completed by Dewey Pest Control in efforts to covert the building's use to office space. As such, the office building, the Quonset hut, and the Service Garage, all have historical association with Dewey Pest Control.

Although the Dewey Pest Control Complex still falls within the period of significance for the Commercial Identity subtheme (1850-1980) and qualifies as a long-standing local business, it has no ties to distinct ethnic or cultural groups. Additionally, the Dewey Pest Control business cannot be said to have shaped or influence the commercial corridor already established along Beverly Boulevard. It post-dates this period and is not related to the streetcar corridor commercial businesses (1880-1930). Therefore, it cannot be said that the Dewey Pest Control Complex was associated with an important movement or trend that shaped national, state, or local history. The site also post-dates the intensive commercial and residential development of the area and is therefore not associated with important historic events that shaped the growth or development of Los Angeles or even its own Dayton heights neighborhood. The complex is also not known to be associated with innovations in the pest management business. Therefore, the Dewey Pest Control Complex cannot be considered representative of or making a significant contribution to the history of local business, or broader patterns of commercial development along Beverly Boulevard. Due to a lack of significant associations with events important to history, the Dewey Pest Control Complex does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. The subject property is known to be associated with Ray M. Dewey, the founder of long-standing local business Dewey Pest Control. The pest control business, founded in 1929 as a door-to-door sales operation, was likely first physically established at the subject property site in the Quonset hut. Like many business in Southern California the Dewey Pest Control boomed in the 1950s and 1960s as part of the State's post WWII population expansion. Although, Dewey was clearly a successful local business owner, he was one of many, and not known to be specifically associated with any notable historical events or a pattern of events that reach the threshold of local, state, or national historical significance. As such, the Dewey Pest Control Complex does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The buildings that comprise the Dewey Pest Control Complex do not rise to a level of significance architecturally under NRHP/CRHR Criterion C/3. The Office Building, originally built in 1928, was designed by Earl C. Rahn in the Spanish Colonial Revival style. Earl C. Rahn may be considered a master architect however, subsequent alterations, including a non-conforming 2-story addition on the main (south) elevation and removal of decorative elements and all fenestration for the main (south) elevation façade in the original 1928 building volume, disqualify the building from being considered characteristic of the Spanish Colonial Revival style. Ultimately, the changes made to the building after 1951 by Dewey Pest Control resulted in a creating a building with no discernable architectural style. As such, there is no longer any association with the structure's original architect, Earl C. Rahn and the building's original architectural style.

The Utilitarian Service Garage built in 1965, is common building type prevalent across the State and Nation in light industrial and commercial business areas. The building is associated with architect Art Davis. Research revealed very little about this architect who appears to be a relatively anonymous draftsman who worked in the greater Los Angeles Area during the 1960s, 1970s and 1980s Overall, this building is not representative of the work of a

master architect, nor does it possess high artistic values or represent a significant and distinguishable entity whose components exhibit individual distinction.

The Quonset hut located at 307 N. Madison Avenue appears individually locally eligible under Los Angeles HCM Criterion 3 for being an excellent example of a Quonset hut property type, constructed in 1948 (See section 5.7.2 Los Angeles HCM Statement of Significance, below). However, at the state and national level, this common and ubiquitous building type is commonly found in industrial and agricultural areas throughout the Nation and California. Overall, the building lacks distinction and high artistic values and as such does not rise to level of significance necessary to be found eligible under NRHP/CRHR Criterion C/3. In summary, lacking association with a master architect and architectural distinction, none of the buildings that comprise the Dewey Pest Control complex appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Dewey Pest Control Complex property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.6.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. With the exception of the Quonset hut structure located at 307 N. Madison Avenue, the other buildings associated with the Dewey Pest Control Complex are not examples of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and do not have a distinguishable role in the development or history of Los Angeles. Archival research indicates that architect Earl Rahn may rise to the level of “master” architect, however the Office Building has been altered beyond recognition from its original design, massing, size, and 1928 appearance. The Service Garage Building is associated with architect Art Davis, who is not known as a master architect at the national or regional level. Although the complex is directly associated with Ray M. Dewey, founder of Dewey Pest Control, this association does not rise to a level of significance and the property is not associated with events important to Los Angeles history. Overall, the subject property is not associated with important movements or trends shaping the development of Los Angeles.

While the property overall and other buildings components are recommended not eligible for listing as a City of Los Angeles HCM, the Quonset hut located at 307 N. Madison Avenue is recommended eligible as a local landmark. See below for a discussion of Los Angeles Historic-Cultural Monument eligibility.

SurveyLA has developed specific evaluation criteria for Quonset hut property types, as follows (Fowler et al. 2015: 8-9):

> Property Sub-type Significance:
>
> A Quonset hut (or Quonset hut-type structure) is significant as an important World War II-era building type and method of construction, notable for its simple construction, distinctive shape, use of prefabricated materials, and flexible interior plan. Intact examples represent the design and development of a low-cost and highly-versatile structure by the U.S. Navy for military use during World War II, and its adaptive reuse for housing and other uses during the postwar years.

Eligibility Standards:

- Was originally constructed during the period of significance
- Exemplifies the Quonset hut building type
- Retains the essential physical features of the type, including its semi-cylindrical shape and corrugated metal cladding
- Includes Quonset huts developed by the military, as well as Quonset hut-type structures manufactured by private contractors

Character-Defining/Associative Features:

- Half-cylinder shape, with wood or metal rib framing
- Rectangular plan
- Clad in corrugated metal sheeting
- Oversized doors
- Steel-frame industrial windows, typically divided-light
- For the National Register, a property must possess exceptional importance of less than 50 years of age

Integrity Considerations:

- Must retain integrity of design, materials, workmanship, feeling and association
- May have been relocated, due to the portability of the type
- May have a different use, due to the versatility of the type
- End façade may have been altered, particularly if it is the street-facing façade
- Doors and windows may have been replaced
- Small additions may be acceptable, if the Quonset hut remains clearly discernable
- Security features, such as metal gates or window bars, may have been added

307 N. Madison Avenue is locally eligible under Los Angeles HCM Criterion 3 for being an excellent and minimally altered example of a Quonset hut property type, constructed in 1948 and developed by national manufacturer Stran-Steel, the military Quonset hut manufacturer. The building meets the eligibility criteria for this property type given by SurveyLA (Fowler et al. 2015); it was constructed in 1948, which falls within the 1941-1965 period of significance; it exemplifies the Quonset hut building type as well by retaining essential physical features such as the semi-cylindrical shape; corrugated cladding; steel-framed, divided lite fenestration; and over-sized doors.

The building did not influence the design or architecture of other buildings in the City of Los Angeles, but is an outstanding example of a Quonset hut and is part of an historical trend of adaptive reuse of military Quonset huts and the rising popularity of prefabricated buildings in Los Angeles. Archival research did not indicate an associated architect, engineer, or contractor that rose to the level of “master.” However archival research did indicate that it was common for the Stran-Steel Quonset huts, to be made for customer assembly or resold, preassembled, from military surplus.

The building has minimal alterations, including painting over of the “Dewey Pest Control Co” sign, which had been painted directly onto the east elevation, painted over windows, replacement of the wood garage door with a metal

roll up door, and the south elevation has been connected to the Office Building next door. Despite these minor modifications, the Quonset hut located at 307 N. Madison Avenue retains a high degree of integrity of location, design, materials, workmanship, feeling, and association. As discussed above, it is an excellent example of the Quonset hut building type, retaining all of its essential, character-defining features outlined in Fowler et al. 2015 and thus may be considered eligible under Los Angeles HCM Criterion 3 for embodying this distinctive building type. Quonset huts are somewhat rare in Los Angeles, so among the available building stock, 307 N. Madison Avenue is exceptional. The Quonset hut's location within the Dewey Pest Control Complex is illustrated in Figure 25. The historic property boundary for the Quonset hut is limited to its legal parcel (APN 5501-001-027) which represents both its current and original 1948 location. **In summary, the Quonset hut located at 307 N. Madison Avenue property is recommended eligible for listing as a City of Los Angeles HCM under Criterion 3.**

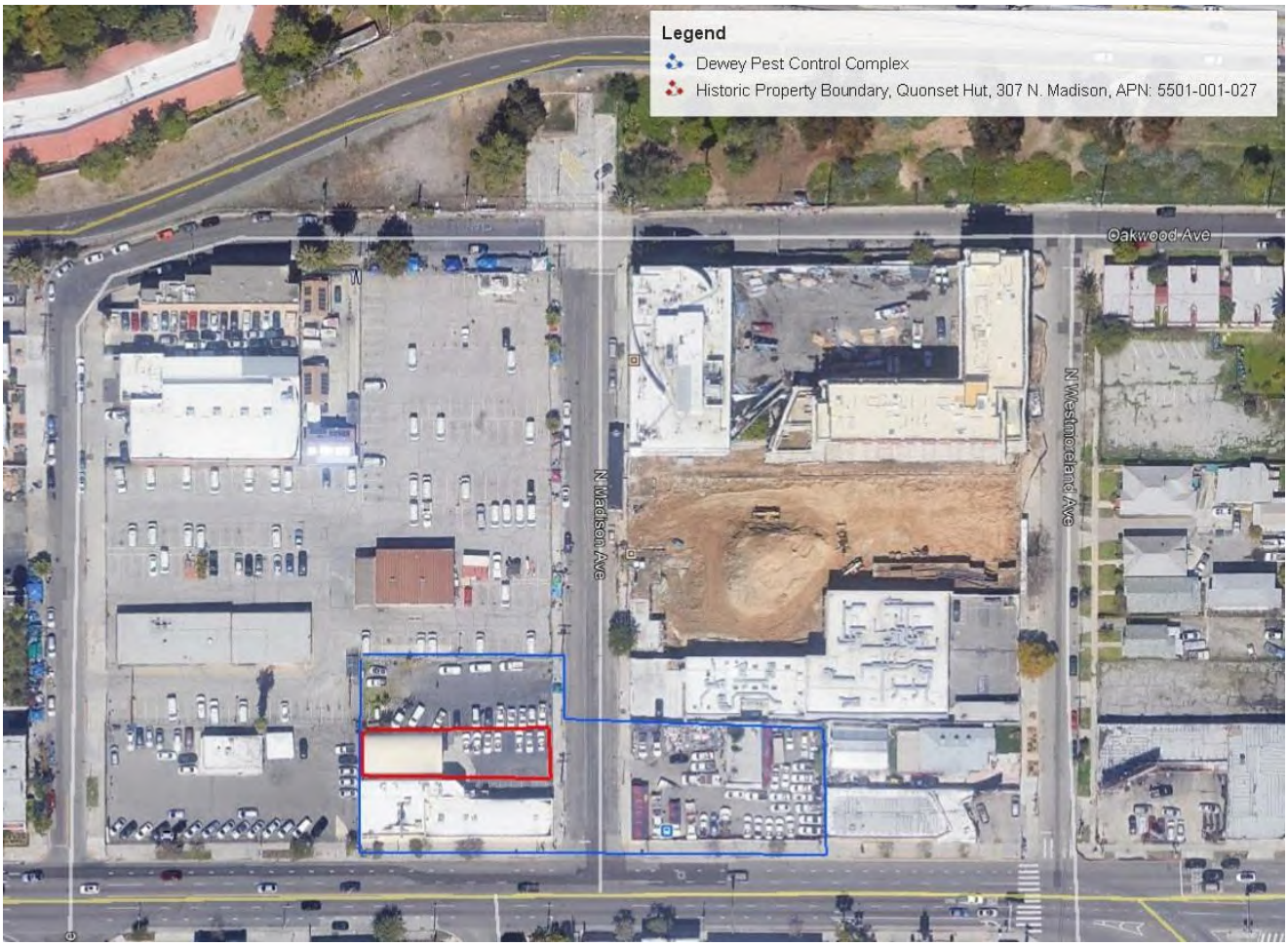

Figure 25. Quonset hut location within the Dewey Pest Control Complex and the building's historic property boundary (Aerial Courtesy of Google Earth).

5.6.3 Integrity Discussion

The Dewey Pest Control Complex maintains integrity of location, setting, feeling, and association with the Dewey Pest Control business. The complex overall does not maintain integrity of design, materials, or workmanship due to its extensive alterations and non-conforming additions and alterations over time, primarily on the Office Building. Despite having retained a relatively high degree of historic integrity, the overall complex lacks significance under any NRHP/CRHR Criteria and as such is not eligible for listing.

5.6.4 Summary of Evaluation Findings

In conclusion, the Dewey Pest Control Complex overall does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. . As such, the complex does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). However, the Quonset hut, located at 307 N. Madison Avenue does appear eligible for listing in under City of Los Angeles HCM Criteria, as an excellent example of a Quonset hut property type and meeting the thresholds for significance and integrity as outlined in Fowler et al.'s 2015, "Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, 1850-1980, Sub-Context: Engineering, 1900-1980 Theme: Technological Developments in Construction, 1900-1980, Subtheme: The Quonset Hut, 1941-1965."

As such, the Quonset hut structure located at 307 N. Madison Avenue appears to be a historical resource for the purposes of CEQA. The historic boundary for this property is limited to its legal parcel (APN 5501-001-027). This resource has been assigned a California Historical Resource Status Code of 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation).

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6 Findings and Conclusions

6.1 Summary of Findings

As a result, of Dudek's extensive archival research, field survey, and property significance evaluation, the following table presents a summary of eligibility conclusions for each property in the Study Area presented in Figure 2.

Table 4. Summary of NRHP, CRHR, and LAHCM Eligibility Findings in the Study Area

Property Map Number	Address	APN(s)	City	Historic Name	Common/Current Name (if applicable)	Year Built	NRHP/CRHR/LAHCM Criteria (if applicable)	CHRS Status Code
1	3820 Oakwood Avenue	5501-001-025	Los Angeles	Stanley Construction Company, Office Building	Mackintosh & Mackintosh, Inc.	1963	N/A	6Z
2	340 N. Juanita Avenue	5501-001-026	Los Angeles	Golden State Glass	MZ Collision Center	Warehouse-and-office building 1963	N/A	6Z
3	3812 Oakwood Avenue	5501-001-023	Los Angeles	Unknown	N/A	1924, 1924, 1934	N/A	6Z
4	316 N. Juanita Avenue	5501-001-800	Los Angeles	Pacific Telephone and Telegraph, Plant Operating Center	AT&T Plant Operation Center	Plant Operating Center 1959, Auto Garage and Storage 1974, Equipment Storage 1978	N/A	6Z
5	3725 Beverly Blvd.	5501-001-019	Los Angeles	Mangum Oil Co. Service Station	Midway Auto Center	1960	N/A	6Z
6	306, 307, 311 N. Madison Ave., and 3701-3711 Beverly Blvd.	5501-001-016/027/028 and 5501-002-009	Los Angeles	Dewey Pest Control	Dewey Pest Control	Quonset Hut 1948, Office Building 1928, (substantially altered 1965), Service Garage 1965	N/A; N/A; LAHCM 3 (1948, Quonset Hut, 307 N. Madison Avenue, Individually Eligible)	6Z/5S3, Quonset Hut

None of the properties located in the Study Area were found eligible for listing in the NRHP or CRHR. Only one building located in the Study Area, the Quonset Hut building, at 307 N. Madison Avenue, is recommended locally eligible under Los Angeles HCM Criteria. This Quonset Hut building appears to meet Los Angeles HCM Criterion 3,

for being an excellent example of its associated property type. Within the study area, only the Quonset Hut building located at 307 N. Madison (APN 5501-001-027) is considered a historical resource for the purposes of CEQA.

6.2 Impacts Discussion

This section provides impact analysis for the project regarding historical resources under CEQA. The following significance criterion based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.), is used to determine the significance of potential historical resource impacts. Impacts related to historical resources would be significant if the Proposed Project would:

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

A 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. The significance of an historical resource is materially impaired when a project: Demolishes or materially alters in an adverse manner those physical characteristics that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the, NRHP, California Register of Historical Resources or local register (OHP 2001:6).

As documented in this report, the study area for the project contains one CEQA historical resource. This property is limited to the Quonset hut, located at 307 N. Madison Avenue. This property is not located directly within the proposed project site (see Figure 2). As such, it is not located in the area of direct impact and it is not one of the properties proposed for demolition. Consequently, the proposed project is located adjacent to the Quonset hut property, and project implementation will not demolish, relocate or cause any direct change to the property which would result in a substantial adverse change as defined in CEQA guidelines §15064.5.

The subject historical resource is located adjacent to the proposed project site and as such, this impact discussion is limited to the potential for this project to affect the resource because of indirect project related construction and project implementation activities. Visual, audible, or atmospheric intrusions have the potential to significantly impact character-defining features of some historical resources, in cases where visual context or auditory setting are important characteristics that convey the resource's historical significance.

Based the project description and design drawings, the Quonset hut will not sustain indirect impacts. The project proposes to construct five 8-story residential buildings. Although this is a change to the setting of the building, as discussed in the above in the evaluation and integrity discussion for the Quonset hut building at 307 N Madison Avenue, integrity of setting has already been diminished by the neighborhood-wide transition from mostly residential properties with commercial properties along Beverly Boulevard, to mostly industrial and commercial use. Views of the building from the north portion of Madison Avenue and Oakwood Avenue will be slightly obstructed due to the Quonset hut's deep setback and the height of the proposed buildings. However, views to the Quonset hut from the south portion of Madison Avenue, from Beverly Boulevard, and from the south portion of Juanita Avenue where it is most commonly viewed will remain unchanged. The Quonset hut building at 307 N Madison Avenue is recommended locally eligible under Los Angeles HCM Criteria 3 for being an excellent example of a Quonset hut property type. As such, the building only needs to retain its physical features and remain visible to convey it's significance. Alteration of the surrounding parcels, will slightly alter the building's setting of the Quonset hut but it

will not deter from the building's ability to convey its significance. Consequently, the proposed project located adjacent to the Quonset hut property, and project implementation will not demolish, relocate or cause any direct change to the property which would result in a substantial adverse change as defined in CEQA guidelines §15064.5. **Therefore, the finding for the project is No Impact to historical resources under CEQA. No further management recommendations are required for this resource.**

6.3 Management Recommendations

Recommendations to reduce unanticipated impacts to archaeological resources and human remains during construction activities are provided below.

Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Should it be required, temporary flagging may be installed around a resource to avoid any disturbances from construction equipment. Depending upon the significance of the find under CEQA (14 California Code of Regulations Section 15064.5(f); PRC Section 21082), the archaeologist may record the find to appropriate standards (thereby addressing any data potential) and allow work to continue. If the archaeologist observes the discovery to be potentially significant under CEQA, additional treatment may be required.

Unanticipated Discovery of Human Remains

In accordance with California Health and Safety Code Section 7050.5, if potential human remains are found, the lead agency staff and the County Coroner must be immediately notified of the discovery. The coroner would provide a determination within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, can occur until a determination has been made. If the County Coroner determines that the remains are, or are believed to be, Native American, the coroner would notify the NAHC within 24 hours. In accordance with PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. Within 48 hours of this notification, the MLD would recommend to the lead agency her/his preferred treatment of the remains and associated grave goods.

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Appendix A

Project Plans

1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
04.10.20

REVISIONS:

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

.G000.

4/10/20 9:57:38 AM

LEGAL DESCRIPTION

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

PARCEL 1:
LOTS 1, 2, 3, 6, 12 & 14 IN BLOCK "V" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 4 & 5 IN BLOCK ""V" OF THE DAYTON HEIGHTS TRACTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS OF SAID COUNTY.
ALSO A PART OF LOT 19 IN SAID BLOCK "V", DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST ABOUT 23 FEET TO THE NORTH END SOUTH CENTER LINE OF SAID BLOCK "V"; THENCE SOUTH 100 FEET, MORE OR LESS, ALONG SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5; THENCE EAST 23 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 100 FEET ALONG THE WEST LINE OF LOTS 5 & 4 TO THE PLACE OF BEGINNING.

PARCEL 3:
LOT 13 AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF LOT 19 IN BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
THE WEST HALF OF THE NORTH 50FEET OF THE SOUTH 250 FEET OF LOT 19 OF BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE EAST TO THE CENTER OF LOT 19 OF SAID BLOCK "V", A DISTANCE OF ABOVE 23 FEET; THENCE SOUTH AT RIGHT ANGLES ALONG THE CENTER LINE OF SAID LOT 19, 50 FEET; THENCE WEST AT RIGHT ANGLES TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK ABOUT 23 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 19, 50 FEET TO THE BEGINNING.

PARCEL 5:
LOT 15 OF BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO THAT PORTION OF LOT 19, BLOCK "V", DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 15, BLOCK"V" OF SAID TRACT; THENCE, EASTERLY ALONG THE PROLONGATION OF THE NORTH LINE OF SAID LOT 15 TO THE NORTH AND SOUTH CENTER LINE OF SAID LOT 19; THENCE SOUTHERLY ALONG SAID CENTER LINE 50 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 15; THENCE WESTERLY ALONG SAID PROLONGATION TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 15, 50 FEET TO THE POINT OF BEGINNING.
APN: 5501-001-800

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

THE NORTH 150 FEET OF LOT 19, IN BLOCK "V" OF DAYTON HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ONE HALF INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LING BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED NOVEMBER 23, 1970 AS INSTRUMENT NO. 975.
APN: 5501-001-023

ARCHITECTURAL SYMBOLS

- 1 / A101 — DETAIL
- 1 / A101 — BUILDING SECTION
- 1 / A101 — WALL SECTION
- A / D A900 B / C — INTERIOR ELEVATION
- 1 / A101 — EXTERIOR ELEVATION
- KK — WINDOW MARK
- 222.2 — DOOR MARK
- 1 — WALL TYPE
- ELEVATION MARK
- N13 — NOTE
- ACCESSIBLE PATH OF TRAVEL

ARCHITECTURAL ABBREVIATIONS

@	AT	FOC	FACE OF CONCRETE	ℙ	PROPERTY LINE
Ø	DIAMETER	FOF	FACE OF FINISH	PIP	PROTECT IN PLACE
		FOGS	FACE OF GYP SHEATHING	PLAM	PLASTIC LAMINATE
AB	ANCHOR BOLT	FOM	FACE OF MASONRY	PRT	PRESSURE TREATED
A/C	AIR CONDITIONING	FOS	FACE OF STUD	PT	PAINT
ACT	ACOUSTIC CEILING TILE	FOSS	FACE OF STRUCTURAL SHEATHING	PTD	PAINTED
ADA	AMERICANS WITH DISABILITIES ACT	FR	FIRE RESISTIVE		
		FS	FINISH SURFACE	QTY	QUANTITY
ADJ	ADJACENT	FT	FIRE TREATED		
AFF	ABOVE FINISH FLOOR			R	RADIUS or RISER
ALT	ALTERNATE	GA	GAUGE	RCP	REFLECTED CEILING PLAN
ALUM	ALUMINUM	GALV	GALVANIZED	RD	ROOF DRAIN
APPROX	APPROXIMATELY	GB	GRAB BAR	REF	REFRIGERATOR
ARCH	ARCHITECTURAL	GC	GENERAL CONTRACTOR	REQ'D	REQUIRED
		GSM	GALVINIZED SHEET METAL	REV	REVISION or REVISED
BD	BOARD	GYP BD	GYPSUM BOARD	RJ	ROOF JOIST
BF	BRACE FRAME			RM	ROOM
BLK	BLOCK	HB	HOSE BIBB	ROW	RIGHT OF WAY
BM	BEAM	HC	HOLLOW CORE	RSTM	RESTROOM
BTWN	BETWEEN	HCW	HOLLOW CORE WOOD		
		HDR	HEADER	SC	SOLID CORE
CAB	CABINET	HM	HOLLOW METAL	SCW	SOLID CORE WOOD
℄	CENTER LINE	HR	HANDRAIL	SF	SQUARE FEET
CL	CLOSET	HT	HEIGHT	SHT	SHEET
CLG	CEILING			SHTG	SHEATHING
CLR	CLEAR	INS	INSULATION	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	SL	SLOPE
COL	COLUMN			ST STL	STAINLESS STEEL
CONC	CONCRETE	JST	JOIST	STL	STEEL
CONT	CONTINUOUS			STRUC	STRUCTURAL
CONTR	CONTRACTOR	LAM	LAMINATE		
CPT	CARPET	LAV	LAVATORY	T	TREAD
CRS	COURSES	LIN	LINOLEUM	TBD	TO BE DETERMINED
CT	CERAMIC TILE			TH	THRESHOLD
		MAX	MAXIMUM	THK	THICK
DAS	DISABLED ACCESS	MECH	MECHANICAL	TJ	TRUSS JOIST
DBL	DOUBLE	MFR	MANUFACTURER	TO	TOP OF
DIA	DIAMETER	MIN	MINIMUM	TOC	TOP OF CONCRETE
DIM	DIMENSION	MISC	MISCELLANEOUS	TOP	TOP OF PLATE
DN	DOWN	MO	MASONRY OPENING	TOS	TOP OF SLAB
DS	DOWNSPOUT	MTD	MOUNTED	TOSHTG	TOP OF SHEATHING
DWG	DRAWING	MTL	METAL	TOW	TOP OF WALL
				TS	TUBE STEEL
(E)	EXISTING	N	NOTE	TYP	TYPICAL
ELEC	ELECTRICAL	(N)	NEW		
ELEV	ELEVATOR	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EOS	EDGE OF SLAB	NTS	NOT TO SCALE		
EQ	EQUAL			VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR	OC	ON CENTER	VERT	VERTICAL
E/W	EACH WAY	OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED	VIF	VERIFY IN FIELD
FE	FIRE EXTINGUISHER	OFOI	OWNER FURNISHED-OWNER INSTALLED	W/	WITH
FF	FINISH FLOOR			WC	WATER CLOSET
FIN	FINISH	OFVI	OWNER FURNISHED-VENDOR INSTALLED	WD	WOOD
FJ	FLOOR JOIST			WH	WATER HEATER
FLR	FLOOR	OH	OVERHEAD	WP	WATERPROOF
FMC	FLOOR MATERIAL CHANGE	OPNG	OPENING	WPT	WORK POINT

4/13/20 9:51:33 AM

PROJECT TEAM

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700 S. FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
PHONE: 213.418.0201
CONTACT: SCOTT RALSTON

PROJECT INFORMATION

PROJECT NAME: ENLIGHTENMENT PLAZA

ADDRESS: 321 N. MADISON AVENUE
LOS ANGELES, CA 90004

OWNER: FLEXIBLE PSH SOLUTIONS, INC.

PROJECT DESCRIPTION: **321 N. MADISON AVENUE (DEVELOPMENT SITE / GROUND LOT):**
FIVE 6-STORY MULTI-FAMILY BUILDINGS (NEW CONSTRUCTION). COMPRISED OF 5 STORIES OF TYPE III-A RESIDENTIAL UNITS ABOVE THREE LEVELS OF TYPE I-A GROUND FLOOR PARKING, RESIDENTIAL UNITS, AMENITIES AND COMMUNITY SERVICES.
3838 OAKWOOD AVENUE:
EXISTING +/-6,150SF TWO-STORY COMMERCIAL BUILDING W/ BASEMENT GARAGE PARKING LOCATED AT 3838 OAKWOOD

CONSTRUCTION TYPE: 8 STORIES OF TYPE III-A RESIDENTIAL OVER 3 STORIES TYPE I-A PARKING, RESIDENTIAL AND RESIDENTIAL ACCESSORY USES

OCCUPANCY: R2, B AND S2 OCCUPANCIES
ZONING: M1-1

SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN

FLOOD ZONE: X

LOT AREA: 321 MADISON AVENUE: 90,974 SF *(PER SURVEY)*
3838 OAKWOOD AVENUE: 3,649 SF *(PER SURVEY)*

321 MADISON AVE:
(DEVELOPMENT SITE)
PROPOSED DENSITY: 454 UNITS
PROPOSED FAR: 2.8 : 1
PROPOSED FLOOR AREA: 247,812 SF

3838 OAKWOOD AVE:
PROPOSED DENSITY: INTERIOR RENOVATION. NO ADDITIONAL DENSITY NOR
PROPOSED FLOOR AREA: FLOOR AREA IS PROPOSED.

ALLOWABLE BLDG HEIGHT: UNLIMITED
PROPOSED BLDG HEIGHT:
NE BUILDING: 92' - 3" / 8 STORIES
NW BUILDING: 94' - 3" / 8 STORIES
SE BUILDING: 93' - 7" / 8 STORIES
SW-A BUILDING: 94' - 6" / 8 STORIES
SW-B BUILDING: 95' - 0" / 8 STORIES

SETBACKS (REQUIRED):

		REQUIRED	PROPOSED
FRONT YARD	=	0' - 0"	0' - 0"
SIDE YARD	=	5' - 0"	5' - 0"
REAR YARD	=	20' - 0"	0' - 0"

REAR YARD PROPOSED PER DBS DETERMINATION THAT SITE HAS NO REAR YARD.

AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGER'S UNITS

DENSITY ALLOWED

GROUND LOT
LOT AREA: **90,974 SF**
ALLOWABLE UNIT COUNT: **UNLIMITED**

DENSITY PROPOSED

UNIT TYPE	QUANTITY
1 BR UNIT	71
2 BR UNIT	13
STUDIO UNIT	370
GRAND TOTAL	454

UNIT COUNT PER BUILDING

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
		143
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
		84
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
		90
SOUTHWEST - A	2 BR UNIT	1
SOUTHWEST - A	STUDIO UNIT	73
		74
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
		63
GRAND TOTAL		454

FAR ALLOWED

GROUND LOT:
LOT AREA: **90,974 SF**
BUILDABLE AREA: **87,466 SF**
FAR ALLOWED: **262,398 SF** *(3:1 FAR)*
FAR PROPOSED: **247,812 SF** *(2.8:1 FAR)*

- BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING.

FAR PROPOSED

BUILDING	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST - A	SOUTHWEST - B	TOTALS
TOTAL LAMC FLOOR AREA *(SF)*	102996	61766	58615	52196	42170	317743
Subarea D.2 Deductions *(PSH)*						
CASE MANAGEMENT SERVICES *(SF)*	1215	1000	860	1350	1275	**5700**
COMMON AREAS *(SF)*	5994	1263	4196	1202	1945	**14600**
CORRIDORS *(SF)*	14970	8478	6559	9274	4278	**43559**
INTERIOR OPEN SPACE *(SF)*	2005	2025		1370	672	**6072**
TOTAL DEDUCTIONS (PSH)	**24184**	**12766**	**11615**	**13196**	**8170**	**69931**
REVISED FLOOR AREA *(RESIDENTIAL UNITS)*	**78812**	**49000**	**47000**	**39000**	**34000**	**247812**

- PROPOSED FLOOR AREA CALC'D. PER DEFINITIONS PER VERMONT/WESTERN SNAP SUBAREA D.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS CASE MGMT. SERVICES AND INTERIOR OPEN SPACE AREAS (5,700SF + 6,072SF = 11,772SF). THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDE CASE MANAGEMENT SERVICES AND INTERIOR OPEN SPACE *(COMMUNITY ROOMS, COMPUTER ROOMS; AND/OR COMMUNITY KITCHENS).*
- COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAILROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CASE MANAGEMENT AND MANAGERS' UNITS

GROUND LOT:
454 UNITS / 20 = 23 PARKING STALLS

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	9
NORTHEAST	(2) COMPACT	3
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN NE BLDG. *(FOR NE & NW BLDGS.)*		13
SOUTHEAST	(1) STANDARD	2
SOUTHEAST	(2) COMPACT	2
SOUTHEAST	(3) ACCESSIBLE	1
		5
SOUTHWEST - A	(1) STANDARD	4
SOUTHWEST - A	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW-A BLDG. *(FOR BOTH SW BLDGS.)*		5
GRAND TOTAL		23

EV PARKING PROVIDED PURSUANT TO LAMC ORDINANCE 186485.
10% OF PARK'G SHALL BE EV CHARGING STATIONS - 2 STALLS PROVIDED AT NE BLDG.
30% OF PROVIDED PARKING SHALL BE EV READY - 5 ADD'L STALLS PROVIDED IN PROJECT.

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN
SUBAREA C COMMUNITY CENTER

VERMONT SNAP STREETSCAPE ELEMENTS - BIKES
1.0 BIKE RACK PER EVERY 50FT LOT FRONTAGE
= (200FT JUANITA AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= (97FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (107FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (193.75FT OAKWOOD AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= 12 RACKS (24 BIKES)

RESIDENTIAL REQUIREMENT
0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 111 X 0.5 = 55
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 05
TOTAL = 71 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17
2-BEDROOMS = 01 X 0.5 = 01
TOTAL = 42 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 76 X 0.5 = 38
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 45 BIKES

SOUTHWEST - A BUILDING REQUIRED
STUDIOS = 73 X 0.5 = 36
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST - B BUILDING REQUIRED
STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES
TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227+ 24 = 251 BIKES

BIKE PARKING PROPOSED

NORTHEAST BUILDING = 71 BIKES STORED
NORTHWEST BUILDING = 42 BIKES STORED
SOUTHEAST BUILDING = 45 BIKES STORED
SOUTHWEST - A BUILDING = 38 BIKES STORED
SOUTHWEST - B BUILDING = 31 BIKES STORED
SUB-TOTAL = 227 BIKES STORED

VERMONT SNAP STREETSCAPE ELEMENTS
= 8 BIKES ALONG N. JUANITA AVENUE
= 8 BIKES ALONG MADISON AVENUE
= 8 BIKES ALONG OAKWOOD AVENUE
TOTAL = 251 BIKES STORED

OPEN SPACE REQUIRED

OPEN SPACE PER DEFINITIONS IN VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN - SUBAREA D.2 - COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

BUILDING	NAME	# OF UNITS	REQ'D OPEN SPACE
NORTHEAST	1 BR UNIT	22 x 100SF	2200 SF
NORTHEAST	2 BR UNIT	10 x 125SF	1250 SF
NORTHEAST	STUDIO UNIT	111 x 100SF	11100 SF
		143	14550 SF = **11,640 SF** *(80%)*
NORTHWEST	1 BR UNIT	35 x 100SF	3500 SF
NORTHWEST	2 BR UNIT	1 x 125SF	125 SF
NORTHWEST	STUDIO UNIT	48 x 100SF	4800 SF
		84	8425 SF = **6,740 SF** *(80%)*
SOUTHEAST	1 BR UNIT	14 x 100SF	1400 SF
SOUTHEAST	STUDIO UNIT	76 x 100SF	7600 SF
		90	9000 SF = **7,200 SF** *(80%)*
SOUTHWEST - A	2 BR UNIT	1 x 125SF	125 SF
SOUTHWEST - A	STUDIO UNIT	73 x 100SF	7300 SF
		74	7425 SF = **5,940 SF** *(80%)*
SOUTHWEST - B	2 BR UNIT	1 x 125SF	125 SF
SOUTHWEST - B	STUDIO UNIT	62 x 100SF	6200 SF
		63	6325 SF = **5,060 SF** *(80%)*
GRAND TOTAL		454	45725 SF

GRAND TOTAL W/ 20% REDUCTION *(DEVELOPER INCENTIVE)* = **36,580 SF**

A KITCHEN IS NOT CONSIDERED A HABITABLE SPACE FOR PURPOSES OF CALCULATING OPEN SPACE.

OPEN SPACE PROVIDED - GROUND LOT

BUILDING	LEVEL	NAME	AREA
GROUND LOT	1ST FLOOR	COMMON OPEN SPACE: GROUND LEVEL COURTYARD	26243
NORTHEAST	2ND FLOOR	NE: PODIUM COURT	3279
NORTHEAST	8TH FLOOR	COMMON OPEN SPACE: ROOF TERRACE	986
			30508
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1049
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: TOTAL EXTERIOR OPEN SPACE	956
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1014
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1011
SOUTHWEST - A	2ND FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1370
SOUTHWEST - B	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	672
			6072
GRAND TOTAL			36580

TOTAL INTERIOR OPEN SPACE (16.5%)
TOTAL OPEN SPACE

DRAWING SHEET INDEX

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.G011. SITE SURVEY
.G012. SITE SURVEY
.G013. SITE PHOTOS
.G014. AMENITIES DISTANCE MAP
A000. PLOT PLAN
A000a STREETSCAPE ELEMENTS / LANDSCAPE PLAN
A001. LOT AREAS, BUILDABLE AREAS & FIRE ACCESS
A002. FAR CALCULATIONS
A003. FAR CALCULATIONS
A004. OPEN SPACE CALCULATIONS
A006. SITE PLANNING CONCEPTS
A007. SITE PLANNING CONCEPTS
A110. FIRST FLOOR PLAN
A111. SECOND FLOOR PLAN
A112. THIRD FLOOR PLAN
A113. FOURTH FLOOR PLAN
A114. FIFTH FLOOR PLAN
A115. SIXTH FLOOR PLAN
A116. SEVENTH FLOOR PLAN
A117. EIGHTH FLOOR PLAN
A118. ROOF PLAN
A200. RENDERINGS
A201. ELEVATIONS - JUANITA AVE. & MADISON AVE.
A202. ELEVATIONS - NORTH & SOUTH
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A204. FACADE RELIEF EAST WEST AND NORTH ELEVATIONS
A205. FACADE RELIEF SOUTH AND PASEO ELEVATIONS
A206. TRANSPARENCY DIAGRAMS
A207. PRIVACY DIAGRAM
A208. FREESTANDING WALLS
A300. SITE SECTIONS
A301. SITE SECTIONS
A600. ENLARGED UNIT PLANS

LANDSCAPE

L100 LANDSCAPE CONCEPT PLAN
L200 TREE REPORT
M1 PLANTS AND MATERIALS
M2 PLANTS AND MATERIALS

STREETSCAPE ELEMENTS

1. STREET TREES - STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET A000a FOR LOCATIONS.
2. 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET A000a FOR LOCATIONS.
3. ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE, AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET A000a FOR LOCATIONS
4. 2 TRASH RECEPTALCES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVENUE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE SHEET A000a FOR LOCATIONS
5. ONE PUBLIC BENCH WILL BE PROVIDED AT EACH OF THE THREE FRONTAGES (JUANITA, MADISON & OAKWOOD AVENUES). SEE SHEET A000a FOR LOCATIONS

SUSTAINABLE BUILDING METHODS COMPLIANCE CERTIFICATION

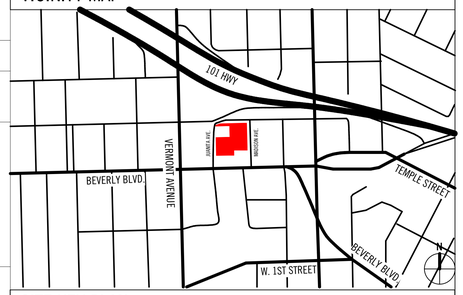
REQUIRED SUSTAINABLE BUILDING METHODS

1	MINIMUM ENERGY EFFICIENCY: REHABILITATION PROJECTS MUST BE DESIGNED TO MEET THE MINIMUM CONSTRUCTION REQUIREMENTS AS DEFINED BY CURRENT TCAC REGULATIONS.
2	OUTDOOR WATER CONSERVATION MEASURES THAT INCLUDE: 1) USE NATIVE OR DROUGHT-TOLERANT PLANTS FOR A MINIMUM OF 75% OF LANDSCAPED AREA; SELECT PLANTS FROM LOS ANGELES COUNTY'S DROUGHT-TOLERANT PLANT LIST FOUND AT HTTP://PLANNING.LACOUNTY.GOV/GREEN, OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT PLANT LIST, IF REQUIRED TO DO SO BY THE LOCAL JURISDICTION. 2) LIMIT CONVENTIONAL GRASS/TURF TO 25% OF LANDSCAPED AREA. 3) GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES). 4) INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLS FOR ALL LANDSCAPING.
3	AT MINIMUM THE PROJECT SHALL RECYCLE AND/OR SALVAGE 70% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.
4	THE PROJECT SHALL PROVIDE AN EASILY-ACCESSIBLE RECYCLING AREA FOR TENANT USE THAT SERVES THE ENTIRE BUILDING.
X	**BY CHECKING THIS BOX, APPLICANT CERTIFIES THAT THE ABOVE ITEMS WILL BE INCORPORATED INTO THE PROJECT'S DESIGN.**

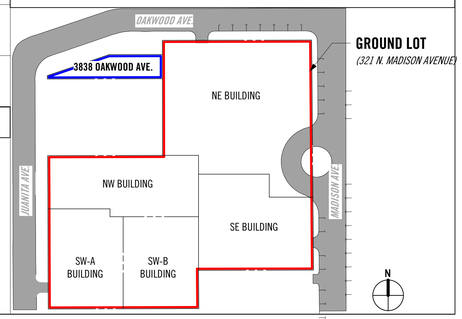
BUILDING CODES USED

2017 CALIFORNIA BLDG. CODE (CBC), PART 2, TITLE 24 C.C.R. AND AMENDMENTS
2017 CALIFORNIA ELECT. CODE (CEC), PART 3, TITLE 24 C.C.R. AND AMENDMENTS
2017 CALIFORNIA MECH. CODE (CMC). PART 4, TITLE 24, C.C.R. AND AMENDMENTS
2017 CALIFORNIA PLUMB. CODE (CPC). PART 5, TITLE 24, C.C.R. AND AMENDMENTS
2016 CALIFORNIA FIRE CODE (CFC). PART 9, TITLE 24, C.C.R. AND AMENDMENTS
2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
2017 CALIFORNIA GREEN BUILDING CODE, TITLE 24, PART 6

VICINITY MAP



SITE KEY PLAN



GROUND LOT
(321 N. MADISON AVENUE)

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
04.10.20
REVISIONS:

SHEET TITLE:
PROJECT INFORMATION

SHEET NUMBER:
.G010.

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, COMMITMENT FILE NO.: 010–30009700––CT1, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2018 AT 7:30AM.

LEGAL DESCRIPTION

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

PARCEL 1:
LOTS 1, 2, 3, 6, 12 AND 14 IN BLOCK "V"OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 4 AND 5 IN BLOCK "V"OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

ALSO A PART OF LOT 19 IN SAID BLOCK "V", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST ABOUT 23 FEET TO THE NORTH END SOUTH CENTER LINE OF SAID BLOCK "V"; THENCE SOUTH 100 FEET, MORE OR LESS, ALONG SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5; THENCE EAST 23 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 100 FEET ALONG THE WEST LINE OF LOTS 5 AND 4 TO THE PLACE OF BEGINNING.

PARCEL 3:
LOT 13 AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF LOT 19 IN BLOCK "V"OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
THE WEST HALF OF THE NORTH 50 FEET OF THE SOUTH 250 FEET OF LOT 19 OF BLOCK "V"OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE EAST TO THE CENTER OF LOT 19 OF SAID BLOCK "V", A DISTANCE OF ABOVE 23 FEET; THENCE SOUTH AT RIGHT ANGLES ALONG THE CENTER LINE OF SAID LOT 19, 50 FEET; THENCE WEST AT RIGHT ANGLES TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK ABOUT 23 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 19, 50 FEET TO THE BEGINNING.

PARCEL 5:
LOT 15 OF BLOCK "V"OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 19, BLOCK "V", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 15, BLOCK "V"OF SAID TRACT; THENCE, EASTERLY ALONG THE PROLONGATION OF THE NORTH LINE OF SAID LOT 15 TO THE NORTH AND SOUTH CENTER LINE OF SAID LOT 19; THENCE SOUTHERLY ALONG SAID CENTER LINE 50 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 15; THENCE WESTERLY ALONG SAID PROLONGATION TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 15, 50 FEET TO THE POINT OF BEGINNING.

APN: 5501–001–800

NOTES CORRESPONDING TO SCHEDULE B

FROM COMMITMENT NO. 010–30009700––CT1

(2) — 2. AN INSTRUMENT ENTITLED 'COVENANT'RECORDING DATE:JULY 27, 1956 RECORDING NO: 3786 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS, PLOTTED AND SHOWN.)

(3) — 3. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS. RECORDING DATE: NOVEMBER 06, 1974 RECORDING NO.: 4689 OF OFFICIAL RECORDS REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
(AFFECTS, PLOTTED AND SHOWN.)

(4) — 4. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: DECEMBER 26, 1995 RECORDING NO: 95–2040205 OF OFFICIAL RECORDS AND RECORDING DATE: NOVEMBER 30, 2007 AND RECORDING NO: 20072636447 OF OFFICIAL RECORDS.
(AFFECTS BLANKET IN NATURE.)

(5) — 5. ANY INTEREST OF THE PERSON(S) SHOWN BELOW APPEARING AS ASSESSED OWNER(S) OF SAID LAND ON THE COUNTY SECURED TAX ROLLS. NAME(S): PACIFIC BELL
(NO DOCUMENTS REFERENCED.)

(6) — 6. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: LOS ANGELES FISCAL YEAR: 2015–2016 TAXPAYER: PACIFIC BELL TELEPHONE COMPANY AT&T CALIFORNIA COUNTY IDENTIFICATION NUMBER: AR0045948 AMOUNT: $2,077.60 RECORDING DATE: APRIL 19, 2016 RECORDING NO: 20160435066 OF OFFICIAL RECORDS
(NOT A SURVEY MATTER.)

(7) — 7. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: LOS ANGELES FISCAL YEAR: 2015–2016 TAXPAYER: PACIFIC BELL TELEPHONE COMPANY AT&T CALIFORNIA –K1205 COUNTY IDENTIFICATION NUMBER: AR0045113 AMOUNT: $1,811.04 RECORDING DATE: APRIL 19, 2016 RECORDING NO: 20160436875 OF OFFICIAL RECORDS
(NOT A SURVEY MATTER.)

NOTES CORRESPONDING TO SCHEDULE B

FROM COMMITMENT NO. 2676014486––48

(5) — 5. TERMS AND CONDITIONS OF THAT CERTAIN ASSESSMENT CONTRACT ENTITLED "LA HERO PROGRAM ASSESSMENT CONTRACT (RESIDENTIAL)" DATED MARCH 19, 2016 ENTERED INTO BY COUNTY OF LOS ANGELES, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AND BETWEEN JUAN GALINDO AND DORA GALINDO, AS ATTACHED TO THAT CERTAIN ASSSESSMENT CONTRACT RECORDED JULY 1, 2016 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20160765588. THAT CERTAIN NOTICE OF ASSESSMENT AND PAYMENT OF CONTRACTUAL ASSESSMENT REQUIRED–COUNTY OF LOS ANGELES – LOS ANGELES COUNTY ENERGY PROGRAM (LA HERO PROGRAM) WHICH AMONG OTHER THINGS PROVIDES FOR AN ASSESSMENT IN THE ORIGINAL AMOUNT OF $65,150.49 PAYABLE IN THE REAL PROPERTY TAXES BEGINNING IN THE FISCAL YEAR 2017 – 2018 RECORDED JULY 01, 2016 AS INSTRUMENT NO. 20160765588, OFFICIAL RECORDS.
(AFFECTS, BLANKET IN NATURE.)

(6) — 6. ANY CLAIMS OF LIEN THAT MAY BE RECORDED AGAINST SAID LAND BY REASON OF AN IMPROVEMENT THEREON OR DESIGN SERVICES PROVIDED, AS DISCLOSED BY NOTICE OF ASSESSMENT AND PAYMENT OF CONTRACTUAL ASSESSMENT REQUIRED – COUNTY OF LOS ANGELES – LOS ANGELES COUNTY ENERGY PROGRAM (LA HERO PROGRAM) DATED : JUNE 28, 2016 RECORDED : JULY 1, 2016 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20160765588
(AFFECTS, BLANKET IN NATURE.)

(7) — 7. ANY UNRECORDED AND SUBSISTING LEASES.
(NO DOCUMENTS PROVIDED.)

(8) — 8. THE EFFECT OF INSTRUMENTS, PROCEEDINGS, LIENS, DECREES OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED AND, IN ORDER TO DO SO, WE REQUIRE A SIGNED CONFIDENTIAL STATEMENT OF INFORMATION FROM OR ON BEHALF OF JUAN GALINDO AND DORA A. GALINDO.
(NOT A SURVEY MATTER.)

UTILITY NOTE

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL CALIFORNIA ONE CALL AT (800–422–4133) BEFORE DIGGING.

TICKET #: A190290126

ATTATL ATT TRANSMISSION	DISPATCH	800–241–3624
ATTDSOUTH AT&T DISTRIBUTION – PHONE	ATT DAMAGE PREVENTION HO	510–645–2929
CITILA C/OF LA– ST LITE, TRF SIG, FI	FRONT OFFICE STAFF	323–913–4744
LAWP3 LADWP–JOINT LOC – W, E, FO	MIGUEL DOMINGUEZ	213–367–6343
SCG32M SC GAS – JUANITA	LEAD DISPATCHER	800–427–8894
UTWCNC30 UTILIQUEST/CHARTER SE CNTL	Not available	Not available

STATEMENT OF ENCROACHMENTS

NONE OBSERVED

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMITMENT PROVIDED BY OLD REPUBLIC TITLE COMPANY, COMMITMENT FILE NO.: 2676014486–48, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 AT 7:30AM.

LEGAL DESCRIPTION

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

THE NORTH 150 FEET OF LOT 19, IN BLOCK "V" OF DAYTON HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ONE HALF INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED NOVEMBER 23, 1970 AS INSTRUMENT NO. 975.

APN: 5501–001–023

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMITMENT PROVIDED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT FILE NO.: 5885180, WITH AN EFFECTIVE DATE OF MARCH 8, 2019 AT 7:30 A.M.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 18, BLOCK "V", DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, BOOK 25 PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT THE SOUTH 18.34 FEET OF SAID LOT 18.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 80.87 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT SOUTHERLY THEREON 27.24 FEET FROM SAID NORTHWESTERLY CORNER; THENCE NORTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 27.24 FEET TO THE POINT OF BEGINNING, AS GRANTED TO THE CITY OF LOS ANGELES, FOR THE PURPOSE OF A FREEWAY AND ADJACENT OUTER HIGHWAY.

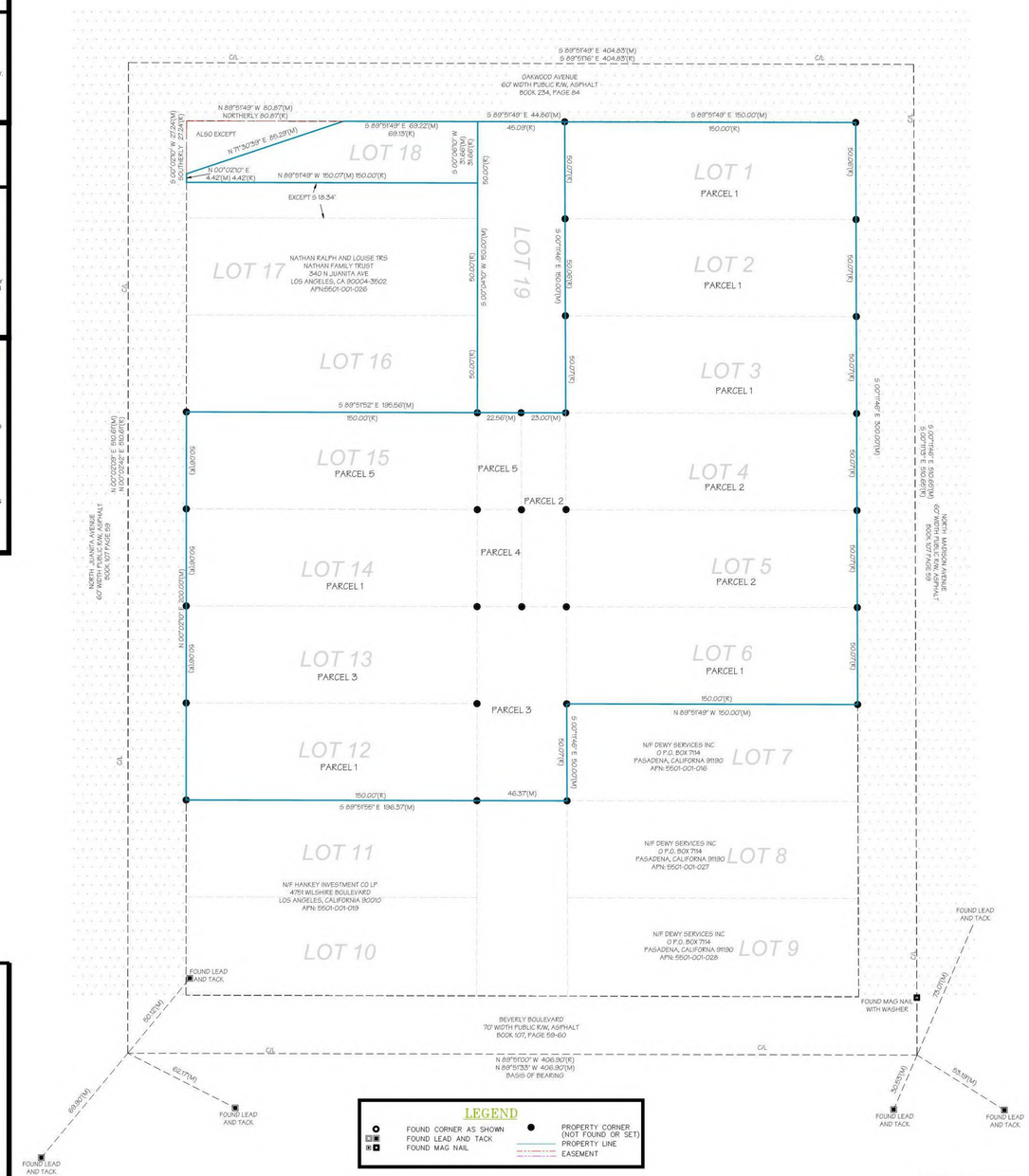
APN: 5501–001–025

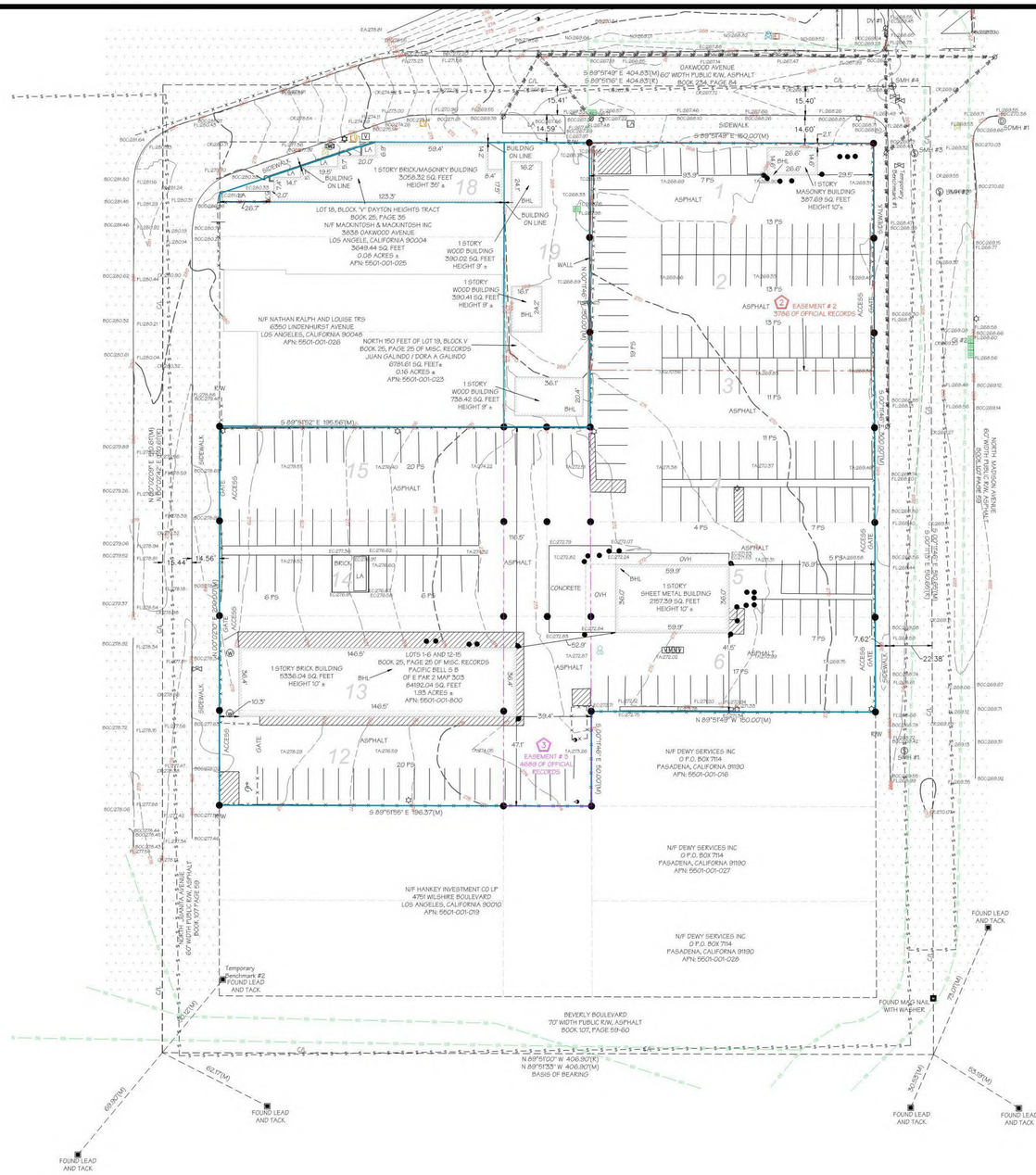
NOTES CORRESPONDING TO SCHEDULE B

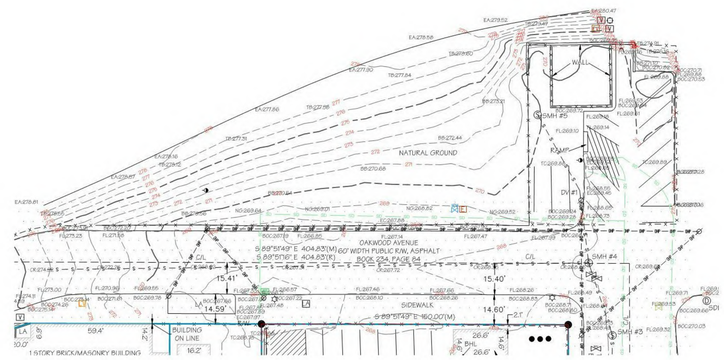
FROM COMMITMENT NO. 5885180

(4) — 4. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $297,000.00 RECORDED JUNE 05, 1995 AS INSTRUMENT NO. 1995–892924 OF OFFICIAL RECORDS. DATED: MAY 17, 1995 TRUSTOR: MACKINTOSH AND MACKINTOSH, INC., A CALIFORNIA CORPORATION TRUSTEE: EQUITABLE DEED COMPANY, A CALIFORNIA CORPORATION BENEFICIARY: BANK OF AMERICA COMMUNITY DEVELOPMENT BANK, A CALIFORNIA STATE–CHARTERED BANK AND ITS SUCCESSORS AND ASSIGNS THE EFFECT OF A DOCUMENT ENTITLED: "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE", RECORDED MAY 25, 2018 AS INSTRUMENT NO. 2018–525859 OF OFFICIAL RECORDS; NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
(AFFECTS, BLANKET IN NATURE.)

(5) — 5. AN UNRECORDED LEASE DATED MARCH 1, 1994, EXECUTED BY SUSAN MACKINTOSH, DOT MACINTYRE AND CAROLE JEAN BECK AS LESSOR AND RANDALL WILSON OWNER OF RANDALL WILSON CONSTRUCTION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 05, 1995 AS INSTRUMENT NO. 1995–892925 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. A DOCUMENT RECORDED JUNE 05, 1995 AS INSTRUMENT NO. 1995–892926 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED JUNE 05, 1995 AS INSTRUMENT NO. 1995–892924 OF OFFICIAL RECORDS.
(AFFECTS, BLANKET IN NATURE.)


OAKWOOD AVENUE
60' WIDTH PUBLIC R/W, ASPHALT
BOOK 254, PAGE 84
BEVERLY BOULEVARD
70' WIDTH PUBLIC R/W, ASPHALT
BOOK 107, PAGE 59-60
NORTH JUANITA AVENUE
60' WIDTH PUBLIC R/W, ASPHALT
BOOK 107 PAGE 59
NORTH MADISON AVENUE
60' WIDTH PUBLIC R/W, ASPHALT
BOOK 107 PAGE 59
LOT 1
PARCEL 1
LOT 2
PARCEL 1
LOT 3
PARCEL 1
LOT 4
PARCEL 2
LOT 5
PARCEL 2
LOT 6
PARCEL 1
LOT 7
N/F DEWY SERVICES INC
O.P.D. BOX 7114
PASADENA, CALIFORNIA 91190
APN: 5501-001-016
LOT 8
N/F DEWY SERVICES INC
O.P.D. BOX 7114
PASADENA, CALIFORNIA 91190
APN: 5501-001-027
LOT 9
N/F DEWY SERVICES INC
O.P.D. BOX 7114
PASADENA, CALIFORNIA 91190
APN: 5501-001-029
LOT 10
LOT 11
N/F HANKEY INVESTMENT CO LP
4751 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA 90010
APN: 5501-001-019
LOT 12
PARCEL 1
LOT 13
PARCEL 3
LOT 14
PARCEL 1
LOT 15
PARCEL 5
LOT 16
LOT 17
NATHAN RALPH AND LOUISE TRS
NATHAN FAMILY TRUST
340 N JUANITA AVE
LOS ANGELES, CA 90004-3502
APN:5501-001-026
LOT 18
LOT 19
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
S 89°51'49" E 404.83(M)
S 89°51'49" E 404.83(R)
N 89°51'49" W 80.87(M)
NORTHERLY 80.87(R)
S 89°51'49" E 69.22(M)
69.13(R)
N 7°30'39" E 86.28(M)
ALSO EXCEPT
S 00°02'10" W 27.24(M)
SOUTHERLY 27.24(R)
N 00°02'10" E
8.42'(M) 8.42'(R)
N 89°51'49" W 150.07(M) 150.07(R)
EXCEPT S 18.34'
S 89°51'49" E 44.86(M)
45.09'(R)
S 89°51'49" E 150.07(M)
150.07'(R)
S 00°02'10" W 50.07(M)
S 00°02'10" W 50.07(R)
S 00°02'10" E 100.07(M)
S 00°02'10" E 100.07(R)
S 00°02'10" W 50.07(M)
S 00°02'10" W 50.07(R)
S 00°02'10" E 50.07(M)
S 00°02'10" E 50





1" = 30'
GRAPHIC SCALE
0 15 30 60

LEGEND

SQ.FT.	SQUARE FEET	OVH	OVERHANG
	NO PARKING AREA	R/W	RIGHT OF WAY
	PROPOSED ROAD VACATIONS	BHL	BUILDING HEIGHT LOCATION
	HANDICAP PARKING SPACE	R/W	RIGHT OF WAY
PS	PARKING SPACE(S)	C/L	CENTERLINE
	GAS VALVE		DRAIN
LA	LANDSCAPE AREA	DRI	WATER VALVE
W	WATER METER		ELECTRIC BOX
EM	ELECTRIC METER	V	VAULT
TR	TELEPHONE RISER		STORM MANHOLE
LV	STREET LIGHT VAULT		SANITARY MANHOLE
V	ELECTRIC VAULT		POWER POLE
E	ELECTRIC CABINET		GUY ANCHOR
	CLEAN OUT		LIGHT POLE
Δ	CENTRAL ANGLE		FIRE HYDRANT
L	ARC LENGTH		SIGN
R	RADIUS		BOLLARD
CB	CHORD BEARING		IRRIGATION CONTROL VALVE
C	CHORD LENGTH	— w — w —	OVERHEAD UTILITY LINE
	PROPERTY CORNER (NOT FOUND OR SET)	— s — s —	SEWER LINE
	FOUND CORNER AS SHOWN		STORM DRAIN LINE
	FOUND LEAD AND TACK	— x — x —	CHAINLINK FENCE
	FOUND MAG NAIL		PROPERTY LINE
N/F	NOW OR FORMERLY		EASEMENT
		BOC	BACK OF CONCRETE (SPOT ELEVATION)

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

COORDINATED BY:

AEI Consultants

TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 400680
NORTH JUANITA AVENUE
316 NORTH JUANITA AVENUE
LOS ANGELES COUNTY LOS ANGELES, CA

DATE	REVISION HISTORY	BY
2-19-19	CLIENT COMMENTS	CH
4-01-19	CLIENT COMMENTS	CH

SURVEYOR JOB NUMBER: 19-393
SCALE: 1" = 30'
DRAWN BY: DLS
APPROVED BY: TWP

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

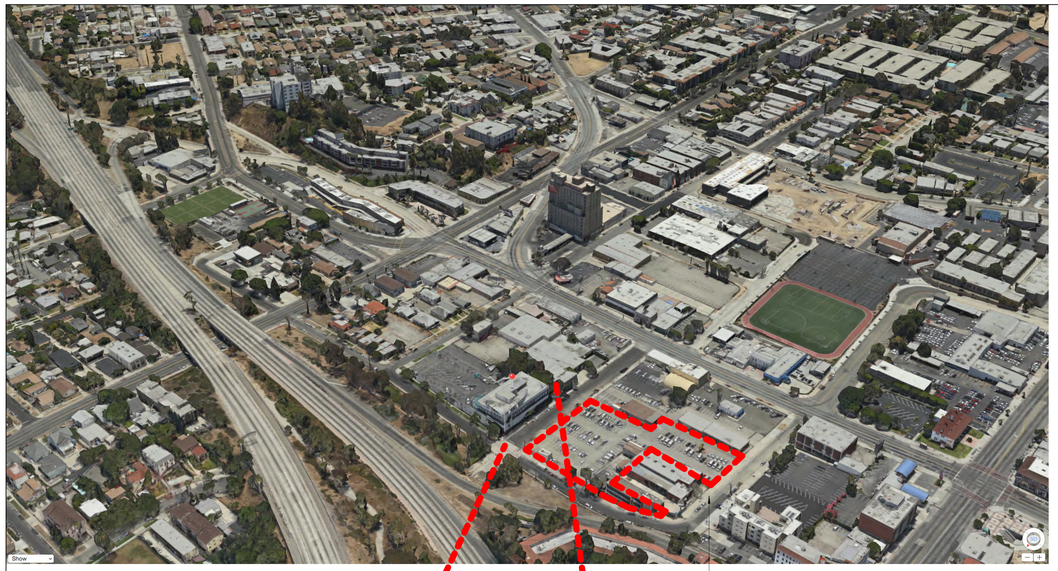
REVISIONS:

SHEET TITLE:

SITE SURVEY

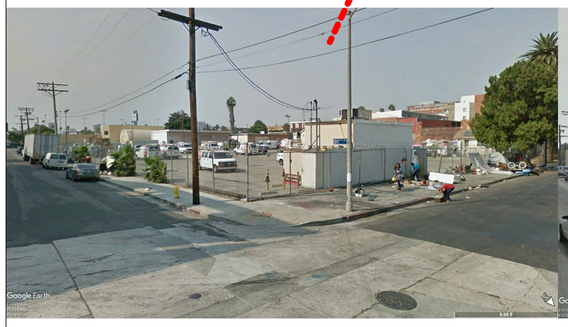
SHEET NUMBER:

.G012.

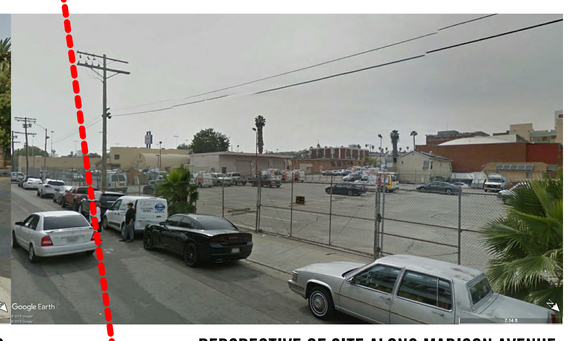


PROJECT SITE AREA

PROJECT SITE AREA

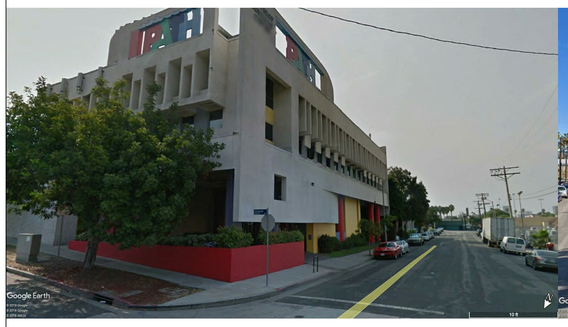


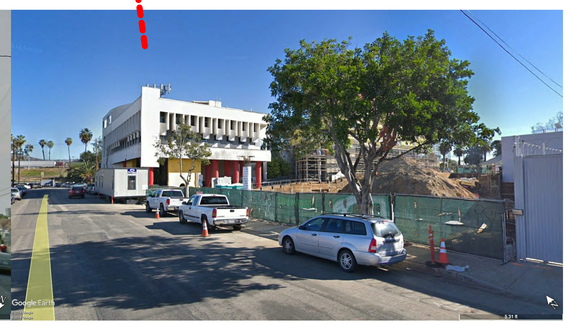
PERSPECTIVE OF SITE AT OAKWOOD / MADISON AVENUES



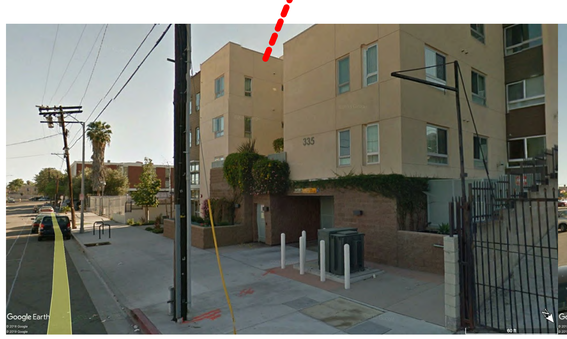
PERSPECTIVE OF SITE ALONG MADISON AVENUE

PERSPECTIVES OF SITE ALONG JUANITA AVENUE





PERSPECTIVES ACROSS MADISON AVENUE



PERSPECTIVES ACROSS JUANITA AVENUE

PERSPECTIVES ACROSS JUANITA AVENUE

KFA

1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

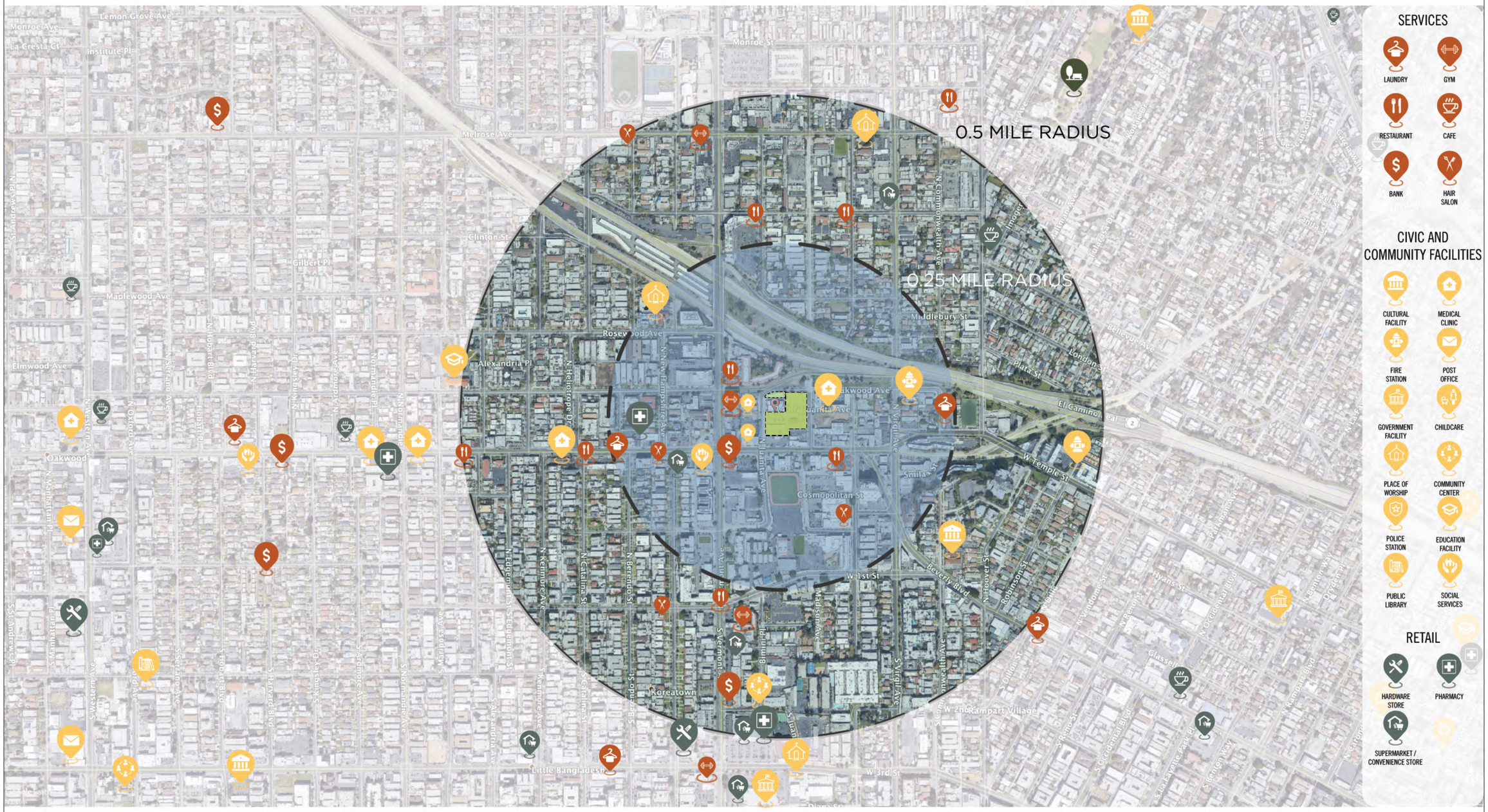
SHEET TITLE:

SITE PHOTOS

SHEET NUMBER:

.G013.

12/12/19 11:37:10 AM


0.5 MILE RADIUS
0.25 MILE RADIUS
Monroe Ave
Lemon Grove Ave
La Cresta Ct
Institute Pl
Monroe St
Melrose Ave
Clinton St
Gilbert Pl
Maplewood Ave
Elmwood Ave
Oakwood
Rosewood Ave
Alexandria Pl
Middlebury St
Bellevue Ave
London St
Plata St
El Camino Real
W Temple St
Cosmopolitan St
W 1st St
Beverly Blvd
W 2nd
Rampart Village
W 3rd St
Koreatown
Little Bangladesh
N Commonwealth Ave
N Virgil Ave
N Vermont Ave
N Hobart Blvd
N Harvard Blvd
N Normandie Ave
N Western Ave
N Manhattan Pl
S Western Ave
S Hoover St
S Harvard Blvd
S Normandie Ave
S Vermont Ave
S Virgil Ave
S Commonwealth Ave
S Catalina St
S Berendo St
S Kenmore Ave
S Edgemont St
S Alexandria Ave
S Manhattan Pl
S Hobart Blvd
S Bixel St
S Andrews Pl
S Rampart Blvd
S Lucerne Blvd
S Dillon St
S Reno St
S Occidental Blvd
S Lafayette Park Pl
S Benton Way
N Vendome St
N Occidental Blvd
N Kenmare Blvd
N Benton Way
Glassell
Evans St
Robinson St
Lake Shore Ave
Sunset Blvd
Cassell
Sarah St
Bellevue Ter
Kodak Dr
Sayre Ln
Cardiff Ave
Imogene Ave
Palmero Ave
Fletcher Dr
Fletcher St
Cardiff Ave
Fletcher St
Fletcher Dr
Fletcher St
Fletcher Dr
Fletcher St
Fletcher Dr

SITE PLAN
3/64" = 1'-0"

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CASE MANAGEMENT AND MANAGERS' UNITS

GROUND LOT:
454 UNITS / 20 = 23 PARKING STALLS

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	9
NORTHEAST	(2) COMPACT	3
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN NE BLDG. *(FOR NE & NW BLDGS.)*		13
SOUTHEAST	(1) STANDARD	2
SOUTHEAST	(2) COMPACT	2
SOUTHEAST	(3) ACCESSIBLE	1
		5
SOUTHWEST - A	(1) STANDARD	4
SOUTHWEST - A	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW-A BLDG. *(FOR BOTH SW BLDGS.)*		5
GRAND TOTAL		23

EV PARKING PROVIDED PURSUANT TO LAMC ORDINANCE 186485.
10% OF PARK'G SHALL BE EV CHARGING STATIONS - 2 STALLS PROVIDED AT NE BLDG.
30% OF PROVIDED PARKING SHALL BE EV READY - 5 ADDT'L STALLS PROVIDED IN PROJECT.

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN
SUBAREA C COMMUNITY CENTER

VERMONT SNAP STREETSCAPE ELEMENTS - BIKES
1.0 BIKE RACK PER EVERY 50FT LOT FRONTAGE
= (200FT JUANITA AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= (97FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (107FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (193.75FT OAKWOOD AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= 12 RACKS (24 BIKES)

RESIDENTIAL REQUIREMENT
0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 111 X 0.5 = 55
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 05
TOTAL = 71 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17
2-BEDROOMS = 01 X 0.5 = 01
TOTAL = 42 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 76 X 0.5 = 38
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 45 BIKES

SOUTHWEST - A BUILDING REQUIRED
STUDIOS = 73 X 0.5 = 36
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST - B BUILDING REQUIRED
STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES
TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227+ 24 = 251 BIKES

BIKE PARKING PROPOSED

NORTHEAST BUILDING = 71 BIKES STORED
NORTHWEST BUILDING = 42 BIKES STORED
SOUTHEAST BUILDING = 45 BIKES STORED
SOUTHWEST - A BUILDING = 38 BIKES STORED
SOUTHWEST - B BUILDING = 31 BIKES STORED
SUB-TOTAL = 227 BIKES STORED

VERMONT SNAP STREETSCAPE ELEMENTS
= 8 BIKES ALONG N. JUANITA AVENUE
= 8 BIKES ALONG MADISON AVENUE
= 8 BIKES ALONG OAKWOOD AVENUE
TOTAL = 251 BIKES STORED

STREETSCAPE ELEMENTS

1. STREET TREES - STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET L100 FOR LOCATIONS.
2. 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.
3. ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE, AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEETS A000 & L100 FOR LOCATIONS
4. 2 TRASH RECEPTALCES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVENUE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE SHEETS A000 & L100 FOR LOCATIONS
5. ONE PUBLIC BENCH WILL BE PROVIDED AT EACH OF THE THREE FRONTAGES (JUANITA, MADISON & OAKWOOD AVENUES). SEE SHEETS A000 & L100 FOR LOCATIONS

NOTES

01 STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET L100 FOR LOCATIONS.
2. 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.

02 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.

03 ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE, AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEETS A000 & L100 FOR LOCATIONS

04 2 TRASH RECEPTALCES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVENUE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE SHEETS A000 & L100 FOR LOCATIONS

05 ONE PUBLIC BENCH WILL BE PROVIDED AT EACH OF THE THREE FRONTAGES (JUANITA, MADISON & OAKWOOD AVENUES). SEE SHEETS A000 & L100 FOR LOCATIONS

06 NEW CURB-CUT AND DRIVEWAY

07 LEGAL DESCRIPTION: SEE SURVEY SHEETS G011 AND G012.

LEGEND

ACCESSIBLE PATH OF TRAVEL

PROJECT INFORMATION

PROJECT NAME: ENLIGHTENMENT PLAZA

ADDRESS: 321 N. MADISON AVENUE
LOS ANGELES, CA 90004

OWNER: FLEXIBLE PSH SOLUTIONS, INC.

PROJECT DESCRIPTION:
321 N. MADISON AVENUE (DEVELOPMENT SITE / GROUND LOT):
FIVE 8-STORY MULTI-FAMILY BUILDINGS (NEW CONSTRUCTION). COMPRISED OF 5 STORIES OF TYPE III-A RESIDENTIAL UNITS ABOVE THREE LEVELS OF TYPE I-A GROUND FLOOR PARKING, RESIDENTIAL UNITS, AMENITIES AND COMMUNITY SERVICES.
3838 OAKWOOD AVENUE:
EXISTING +/-6,150SF TWO-STORY COMMERCIAL BUILDING W/ BASEMENT GARAGE PARKING LOCATED AT 3838 OAKWOOD

CONSTRUCTION TYPE: 8 STORIES OF TYPE III-A RESIDENTIAL OVER 3 STORIES TYPE I-A PARKING, RESIDENTIAL AND RESIDENTIAL ACCESSORY USES

OCCUPANCY: R2, B AND S2 OCCUPANCIES
ZONING: M1-1

SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN

FLOOD ZONE: X

LOT AREA: 321 MADISON AVENUE: 90,974 SF *(PER SURVEY)*
3838 OAKWOOD AVENUE: 3,649 SF *(PER SURVEY)*

321 MADISON AVE:
(DEVELOPMENT SITE)
PROPOSED DENSITY: 454 UNITS
PROPOSED FAR: 2.8 : 1
PROPOSED FLOOR AREA: 247,812 SF

3838 OAKWOOD AVE:
PROPOSED DENSITY: INTERIOR RENOVATION. NO ADDITIONAL DENSITY NOR
PROPOSED FLOOR AREA: FLOOR AREA IS PROPOSED.

ALLOWABLE BLDG HEIGHT: UNLIMITED
PROPOSED BLDG HEIGHT:
NE BUILDING: 92' - 3" / 8 STORIES
NW BUILDING: 94' - 3" / 8 STORIES
SE BUILDING: 93' - 7" / 8 STORIES
SW-A BUILDING: 94' - 6" / 8 STORIES
SW-B BUILDING: 95' - 0" / 8 STORIES

SETBACKS (REQUIRED):

		REQUIRED	PROPOSED
FRONT YARD	=	0' - 0"	0' - 0"
SIDE YARD	=	5' - 0"	5' - 0"
REAR YARD	=	20' - 0"	0' - 0"

REAR YARD PROPOSED PER DBS DETERMINATION THAT SITE HAS NO REAR YARD.

AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGER'S UNITS

DENSITY ALLOWED

GROUND LOT
LOT AREA: **90,974 SF**
ALLOWABLE UNIT COUNT: **UNLIMITED**

DENSITY PROPOSED

UNIT TYPE	QUANTITY
1 BR UNIT	71
2 BR UNIT	13
STUDIO UNIT	370
GRAND TOTAL	454

UNIT COUNT BY BUILDING

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
		143
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
		84
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
		90
SOUTHWEST - A	2 BR UNIT	1
SOUTHWEST - A	STUDIO UNIT	73
		74
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
		63
GRAND TOTAL		454

FAR ALLOWED

GROUND LOT:
LOT AREA: **90,974 SF**
BUILDABLE AREA: **87,466 SF**
FAR ALLOWED: **262,398 SF** *(3:1 FAR)*
FAR PROPOSED: **247,812 SF** *(2.8:1 FAR)*

- BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING.

FAR PROVIDED

BUILDING	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST - A	SOUTHWEST - B	TOTALS
TOTAL LAMC FLOOR AREA *(SF)*	**102996**	**61766**	**58615**	**52196**	**42170**	**317743**
Subarea D.2 Deductions *(PSH)*						
CASE MANAGEMENT SERVICES *(SF)*	1215	1000	860	1350	1275	**5700**
COMMON AREAS *(SF)*	5994	1263	4196	1202	1945	**14600**
CORRIDORS *(SF)*	14970	8478	6559	9274	4278	**43559**
INTERIOR OPEN SPACE *(SF)*	2005	2025		1370	672	**6072**
TOTAL DEDUCTIONS *(PSH)*	**24184**	**12766**	**11615**	**13196**	**8170**	**69931**
REVISED FLOOR AREA *(RESIDENTIAL UNITS)*	**78812**	**49000**	**47000**	**39000**	**34000**	**247812**

- PROPOSED FLOOR AREA CALC'D. PER DEFINITIONS PER VERMONT/WESTERN SNAP SUBAREA D.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS CASE MGMT. SERVICES AND INTERIOR OPEN SPACE AREAS (5,700SF + 6,072SF = 11,772SF). THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDE CASE MANAGEMENT SERVICES AND INTERIOR OPEN SPACE *(COMMUNITY ROOMS, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS).*
- COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAILROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

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ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
04.10.20
REVISIONS:

SHEET TITLE:
PLOT PLAN

SHEET NUMBER:
A000.

4/10/20 9:57:41 AM

AMENITY LEGEND

1. Tree Allee
2. Great Lawn
3. Shade Structure
4. Community Garden
5. Linear Concrete Benches
6. Barbecue
7. Dining Area
8. Game Tables
9. Planting Area, typ.
10. Concrete Paving with Colored Bands
11. Concrete Walkway with Long Scorelines
12. Dog Park
13. Seat Wall
14. Bike Racks **SUBAREA D.2 STREETSCAPE ELEMENT**
15. Pedestal Pavers over Podium
16. Lounge Area
17. Access Ramp
18. Stair "Amphitheater'
19. Decorative Fence along Madison Avenue (not shown; see sheet M1)
20. Public Bench **SUBAREA D.2 STREETSCAPE ELEMENT**
21. Trash receptacle **SUBAREA D.2 STREETSCAPE ELEMENT**
22. Street trees w/ 4'x8' cast iron tree wells

AMENITY NOTES

1. STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING, AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS.
2. 4'X8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREET TREE WITHIN THE PROJECT AREA. COLOR TO BE BLACK.
3. ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. COLOR TO BE BLACK.
4. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE.
5. STREET REES SHALL BE 36-INCH BOX MINIMUM AND PLANTED IN PUBLIC RIGHT-OF-WAY. STREET TREES SHALL BE PLANTED APPROXIMATELY FOR EVERY 30 FEET OF STREET FRONTAGE.
6. ONE PUBLIC BENCH, PAINTED BLACK WITH A BACKREST, THREE ARMRESTS, AND INTERMEDIATE FRAME, FOR EVERY 250 FEET OF LOT FRONTAGE ON A MAJOR OR SECONDARY HIGHTWAY SHALL BE REQUIRED IN THE PUBLIC RIGHT-OF-WAY.

VERMONT SNAP STREETSCAPE ELEMENTS - STREET TREES

1 STREET TREE PER EVERY 30FT LOT FRONTAGE

= (200FT JUANITA AVE FRONTAGE / 30FT)	= 7 STREET TREES
= (97FT MADISON AVE FRONTAGE / 30FT)	= 3 STREET TREES
= (107FT MADISON AVE FRONTAGE / 30FT)	= 4 STREET TREES
= (193.75FT OAKWOOD AVE FRONTAGE / 30FT)	= 6 STREET TREES
	= 20 STREET TREES

VERMONT SNAP STREETSCAPE ELEMENTS - BIKES

1.0 BIKE RACK PER EVERY 50FT LOT FRONTAGE

= (200FT JUANITA AVE FRONTAGE / 50FT) X 1 RACK	= 4 RACKS (8 BIKES)
= (97FT MADISON AVE FRONTAGE / 50FT) X 1 RACK	= 2 RACKS (4 BIKES)
= (107FT MADISON AVE FRONTAGE / 50FT) X 1 RACK	= 2 RACKS (4 BIKES)
= (193.75FT OAKWOOD AVE FRONTAGE / 50FT) X 1 RACK	= 4 RACKS (8 BIKES)
	= 12 RACKS (24 BIKES)

N

0 10' 20' 40'

SCALE 1"= 20'

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LANDSCAPE ARCHITECTURE
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323-466-4707 | landimages.net

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

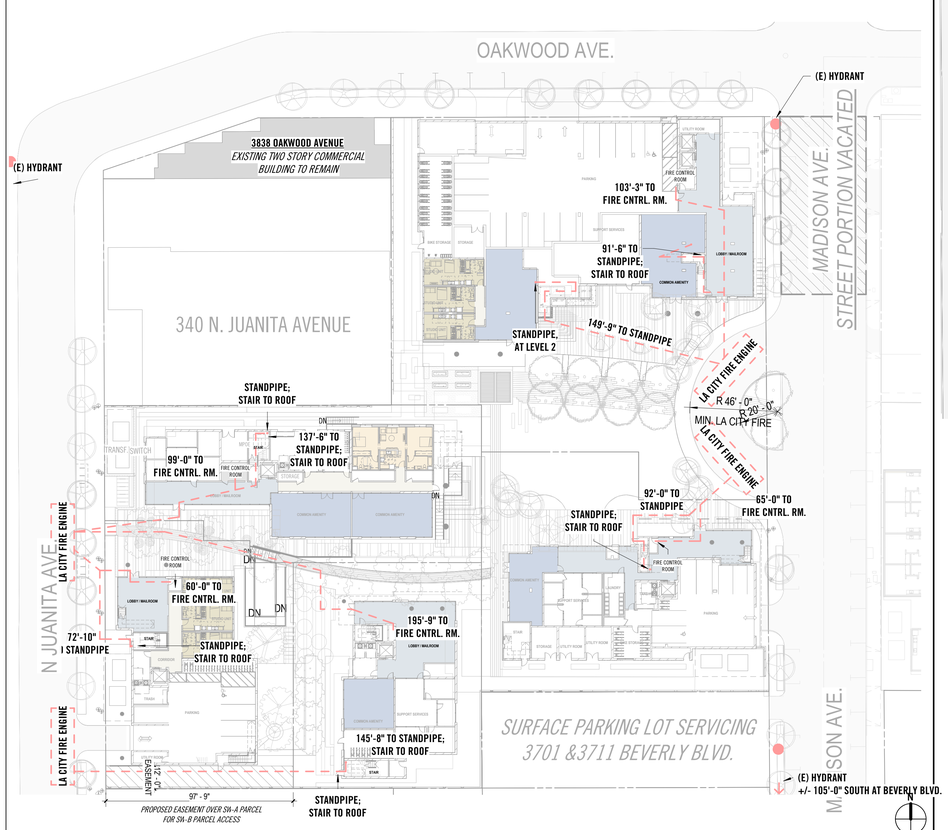
DATE:
04.06.2020

REVISIONS:

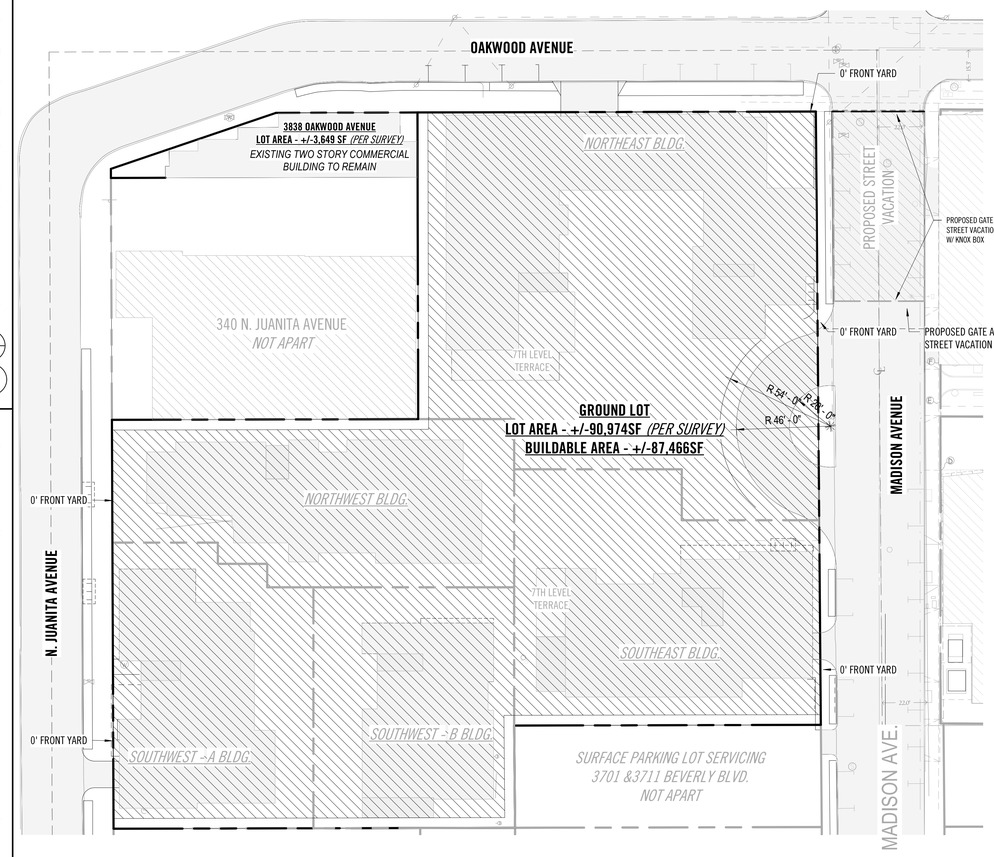
SHEET TITLE:
STREETSCAPE ELEMENTS / LANDSCAPE PLAN

SHEET NUMBER:
A000a

FIRE ACCESS - 2ND FLOOR PLAN
1/32" = 1'-0"
3



FIRE ACCESS - 1ST FLOOR PLAN
1/32" = 1'-0"
2



SITE PLAN
1" = 30'-0"
1

DENSITY ALLOWED

GROUND LOT
LOT AREA: 90,974 SF
ALLOWABLE UNIT COUNT: UNLIMITED

UNIT COUNT PER BUILDING

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
		143
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
		84
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
		90
SOUTHWEST - A	2 BR UNIT	1
SOUTHWEST - A	STUDIO UNIT	73
		74
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
		63
GRAND TOTAL		454

FAR ALLOWED

GROUND LOT:
LOT AREA: 90,974 SF
BUILDABLE AREA: 87,466 SF
FAR ALLOWED: 262,398 SF *(3:1 FAR)*
FAR PROPOSED: 247,812 SF *(2.8:1 FAR)*

- BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING.

FAR PROVIDED

BUILDING	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST - A	SOUTHWEST - B	TOTALS
TOTAL LAMC FLOOR AREA (SF)	102996	61766	58615	52196	42170	317743
Subarea D.2 Deductions (PSH)						
CASE MANAGEMENT SERVICES (SF)	1215	1000	860	1350	1275	5700
COMMON AREAS (SF)	5994	1263	4196	1202	1945	14600
CORRIDORS (SF)	14970	8478	6559	9274	4278	43559
INTERIOR OPEN SPACE (SF)	2005	2025		1370	672	6072
TOTAL DEDUCTIONS (PSH)	24184	12766	11615	13196	8170	69931
REVISED FLOOR AREA (RESIDENTIAL UNITS)	78812	49000	47000	39000	34000	247812

- PROPOSED FLOOR AREA CALCULATED PER DEFINITIONS LOCATED IN VERMONT/WESTERN SNAP SUBAREA D.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS +/- 11,659SF. THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDES BUT NOT LIMITED TO COMMUNITY ROOMS, CASE MANAGEMENT OFFICES, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS.
- COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAILROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

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ENLIGHTENMENT PLAZA

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FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
03.20.20
REVISIONS:

SHEET TITLE:
LOT AREAS, BUILDABLE AREAS & FIRE ACCESS

SHEET NUMBER:
A001.

3/23/20 2:27:16 PM

4TH FLOOR FAR PLAN
1/32" = 1'-0"
4

2ND FLOOR FAR PLAN
1/32" = 1'-0"
2

3RD FLOOR FAR PLAN
1/32" = 1'-0"
3

1ST FLOOR FAR PLAN
1/32" = 1'-0"
1

SITE NOTES

ZONING: M1-1

SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN

FLOOD ZONE: X

GROSS LOT AREA:
321 MADISON AVENUE: 90,974 SF *(PER SURVEY)*
3838 OAKWOOD AVENUE: 3,649 SF *(PER SURVEY)*

ALLOWABLE BLDG HEIGHT: UNLIMITED

PROPOSED BLDG HEIGHT:
NE BUILDING: 92' - 3" / 8 STORIES
NW BUILDING: 94' - 3" / 8 STORIES
SE BUILDING: 93' - 7" / 8 STORIES
SW-A BUILDING: 94' - 6" / 8 STORIES
SW-B BUILDING: 95' - 0" / 8 STORIES

SETBACKS:

		REQUIRED	PROPOSED
FRONT YARD	=	0' - 0"	0' - 0"
SIDE YARD	=	5' - 0"	5' - 0"
REAR YARD	=	20' - 0"	0' - 0"

REAR YARD PROPOSED PER DBS DETERMINATION THAT SITE HAS NO REAR YARD.

AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGER'S UNITS

FAR ALLOWED

GROUND LOT:
LOT AREA: **90,974 SF**
BUILDABLE AREA: **87,466 SF**
FAR ALLOWED: **262,398 SF** *(3:1 FAR)*
FAR PROPOSED: **247,812 SF** *(2.8:1 FAR)*

- BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING.

PROPOSED FAR

BUILDING	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST - A	SOUTHWEST - B	TOTALS
TOTAL LAMC FLOOR AREA *(SF)*	**102996**	**61766**	**58615**	**52196**	**42170**	**317743**
Subarea D.2 Deductions *(PSH)*						
CASE MANAGEMENT SERVICES (SF)	1215	1000	860	1350	1275	**5700**
COMMON AREAS (SF)	5994	1263	4196	1202	1945	**14600**
CORRIDORS (SF)	14970	8478	6559	9274	4278	**43559**
INTERIOR OPEN SPACE (SF)	2005	2025		1370	672	**6072**
TOTAL DEDUCTIONS (PSH)	**24184**	**12766**	**11615**	**13196**	**8170**	**69931**
REVISED FLOOR AREA *(RESIDENTIAL UNITS)*	**78812**	**49000**	**47000**	**39000**	**34000**	**247812**

- PROPOSED FLOOR AREA CALC'D. PER DEFINITIONS PER VERMONT/WESTERN SNAP SUBAREA D.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS CASE MGMT. SERVICES AND INTERIOR OPEN SPACE AREAS (5,700SF + 6,072SF = 11,772SF). THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDE CASE MANAGEMENT SERVICES AND INTERIOR OPEN SPACE *(COMMUNITY ROOMS, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS).*
- COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAILROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

SHEET NOTES

FAR LEGEND

- CASE MANAGEMENT SERVICES *SUB-AREA D.2 PSH DEDUCTION*
- COMMON AREAS *SUB-AREA D.2 PSH DEDUCTION*
- CORRIDORS *SUB-AREA D.2 PSH DEDUCTION*
- INTERIOR OPEN SPACE *SUB-AREA D.2 PSH DEDUCTION*
- RESIDENTIAL UNITS

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ENLIGHTENMENT PLAZA

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
03.20.20
REVISIONS:

SHEET TITLE:
FAR CALCULATIONS

SHEET NUMBER:
A002.

3/31/20 11:22:01 AM

8TH FLOOR FAR PLAN
1/32" = 1'-0"
4

6TH FLOOR FAR PLAN
1/32" = 1'-0"
2

7TH FLOOR FAR PLAN
1/32" = 1'-0"
3

5TH FLOOR FAR PLAN
1/32" = 1'-0"
1

LEGEND

- COMMON AREAS
- CORRIDORS
- RESIDENTIAL UNITS

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ENLIGHTENMENT PLAZA

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

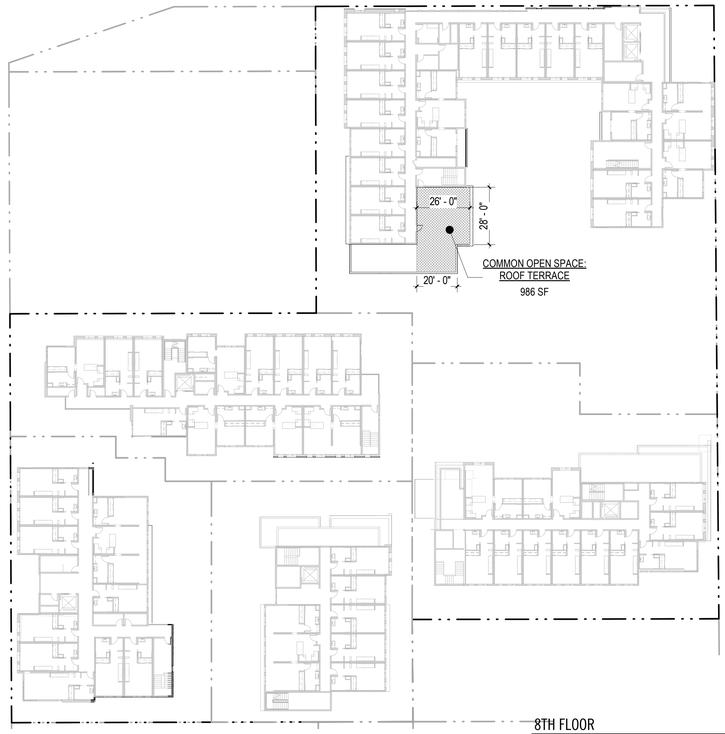
DATE:
12.13.19

REVISIONS:

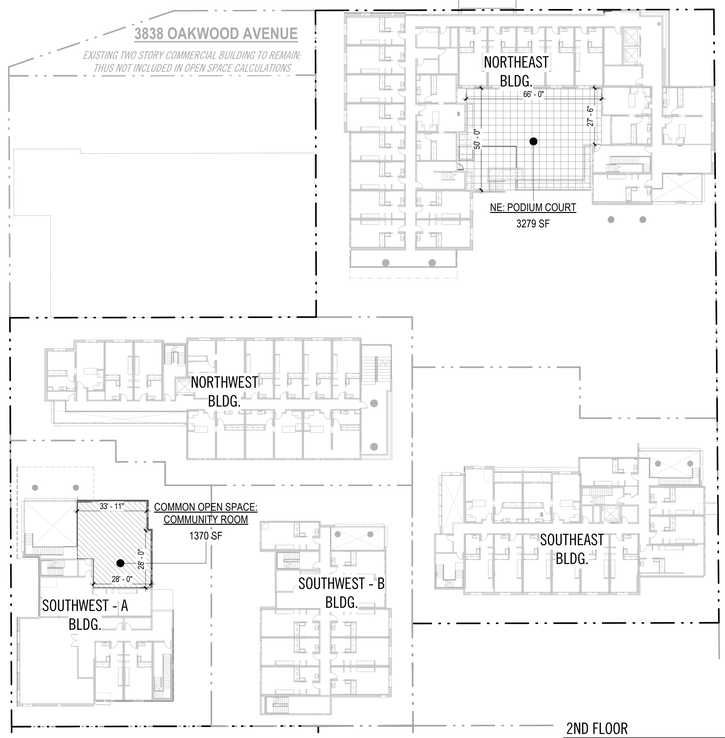
SHEET TITLE:
FAR CALCULATIONS

SHEET NUMBER:
A003.

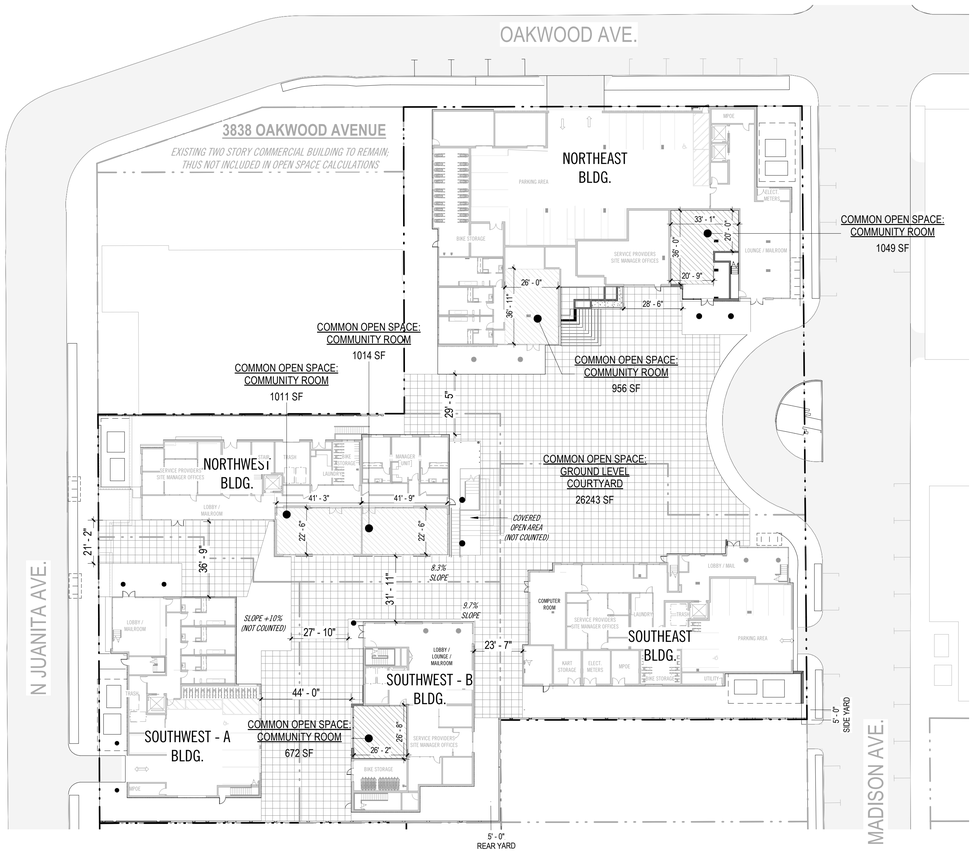
12/13/19 11:38:15 AM



8TH FLOOR
1" = 30'-0"
3



2ND FLOOR
1" = 30'-0"
2



1ST FLOOR OPEN SPACE PLAN
1" = 30'-0"
1

OPEN SPACE SHEET NOTES

OPEN SPACE PER DEFINITIONS IN VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN - SUBAREA D.2 - COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

USABLE OPEN SPACE
NO PORTION OF THE REQUIRED USABLE OPEN SPACE SHALL HAVE A SLOPE EXCEEDING 15%. UP TO 75% OF THE USABLE OPEN SPACE MAY BE PROVIDED ABOVE THE GROUND FLOOR REGARDLESS OF THE UNDERLYING ZONE.

COMMON USABLE OPEN SPACE
NO PORTION OF THE REQUIRED COMMON USABLE OPEN SPACE SHALL HAVE A DIMENSION OF LESS THAN 16 FEET OR BE LESS THAN 400 SQUARE FEET FOR PROJECTS UNDER 10 DWELLING UNITS AND 400 SQUARE FEET FOR PROJECTS 10 DWELLING UNITS OR MORE.

PRIVATE USABLE OPEN SPACE
ONCE THE STANDARDS FOR THE COMMON USABLE OPEN SPACE REFERENCED IN THE PARAGRAPH ABOVE HAVE BEEN MET, PROJECTS MAY PROVIDE PRIVATE USABLE OPEN SPACE, SUCH AS BALCONIES OR PATIOS, WITH A MINIMUM DIMENSION OF SIX FEET FOR BALCONIES AND TEN FEET FOR PATIOS, THEREBY REDUCING THE REQUIRED USABLE OPEN SPACE DIRECTLY COMMENSURATE WITH THE AMOUNT OF PRIVATE OPEN SPACE PROVIDED.

OPEN SPACE REQUIRED

OPEN SPACE PER DEFINITIONS IN VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN - SUBAREA D.2 - COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

BUILDING	NAME	# OF UNITS		REQ'D OPEN SPACE
NORTHEAST	1 BR UNIT	22 x 100SF		2200 SF
NORTHEAST	2 BR UNIT	10 x 125SF		1250 SF
NORTHEAST	STUDIO UNIT	111 x 100SF		11100 SF
		143		14550 SF = **11,640 SF** *(80%)*
NORTHWEST	1 BR UNIT	35 x 100SF		3500 SF
NORTHWEST	2 BR UNIT	1 x 125SF		125 SF
NORTHWEST	STUDIO UNIT	48 x 100SF		4800 SF
		84		8425 SF = **6,740 SF** *(80%)*
SOUTHEAST	1 BR UNIT	14 x 100SF		1400 SF
SOUTHEAST	STUDIO UNIT	76 x 100SF		7600 SF
		90		9000 SF = **7,200 SF** *(80%)*
SOUTHWEST - A	2 BR UNIT	1 x 125SF		125 SF
SOUTHWEST - A	STUDIO UNIT	73 x 100SF		7300 SF
		74		7425 SF = **5,940 SF** *(80%)*
SOUTHWEST - B	2 BR UNIT	1 x 125SF		125 SF
SOUTHWEST - B	STUDIO UNIT	62 x 100SF		6200 SF
		63		6325 SF = **5,060 SF** *(80%)*
GRAND TOTAL		454		45725 SF
GRAND TOTAL W/ 20% REDUCTION (ENTITLEMENT)				= **36,580 SF**

**A KITCHEN IS NOT CONSIDERED A HABITABLE SPACE FOR PURPOSES OF CALCULATING OPEN SPACE.*

OPEN SPACE PROVIDED - GROUND LOT

EXTERIOR VS. INTERIOR OPEN SPACE

BUILDING	LEVEL	NAME	AREA
GROUND LOT	1ST FLOOR	COMMON OPEN SPACE: GROUND LEVEL COURTYARD	26243
NORTHEAST	2ND FLOOR	NE: PODIUM COURT	3279
NORTHEAST	8TH FLOOR	COMMON OPEN SPACE: ROOF TERRACE	986
		TOTAL EXTERIOR OPEN SPACE	30508
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1049
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	956
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1014
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1011
SOUTHWEST - A	2ND FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1370
SOUTHWEST - B	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	672
		TOTAL INTERIOR OPEN SPACE (16.5%)	6072
GRAND TOTAL		TOTAL OPEN SPACE	36580

OPEN SPACE PROVIDED - GROUND LOT

GROUND FLOOR VS. UPPER LEVELS - OPEN SPACE

BUILDING	LEVEL	NAME	AREA
GROUND LOT	1ST FLOOR	COMMON OPEN SPACE: GROUND LEVEL COURTYARD	26243
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1049
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	956
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1014
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1011
SOUTHWEST - B	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	672
		TOTAL OPEN SPACE AT GROUND FLOOR	30945
NORTHEAST	2ND FLOOR	NE: PODIUM COURT	3279
SOUTHWEST - A	2ND FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1370
			4649
NORTHEAST	8TH FLOOR	COMMON OPEN SPACE: ROOF TERRACE	986
			986
GRAND TOTAL			36580

GROUND FLOOR OPEN SPACE TOTALS 30,945SF. PROVIDING 84% OF TOTAL OPEN SPACE AT GROUND FLOOR.

OPEN SPACE LEGEND

- COMMON OPEN SPACE: COMMUNITY ROOM
- COMMON OPEN SPACE: GROUND LEVEL COURTYARD
- COMMON OPEN SPACE: COMMUNITY ROOM
- NE: PODIUM COURT
- COMMON OPEN SPACE: ROOF TERRACE

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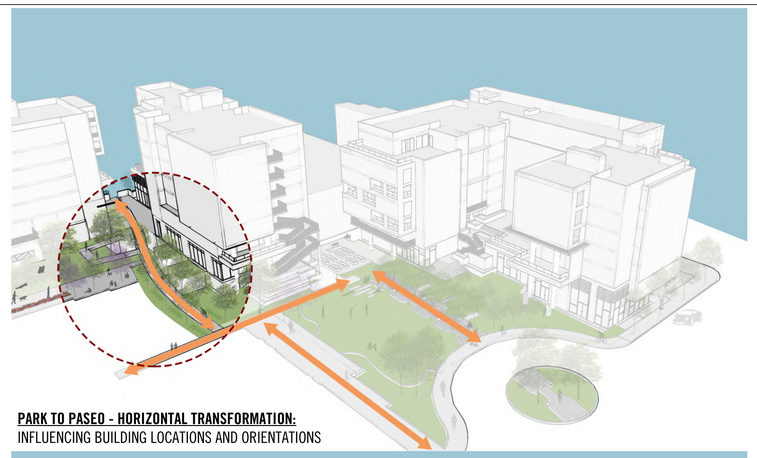
SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
03.20.20
REVISIONS:

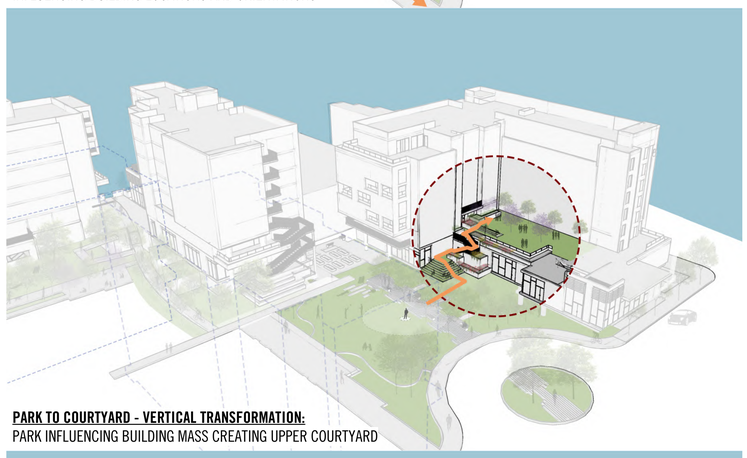
SHEET TITLE:
OPEN SPACE CALCULATIONS

SHEET NUMBER:
A004.

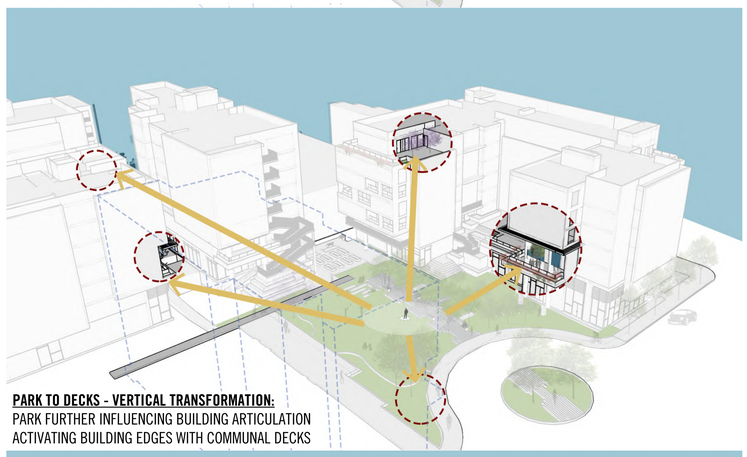
3/31/20 11:22:18 AM



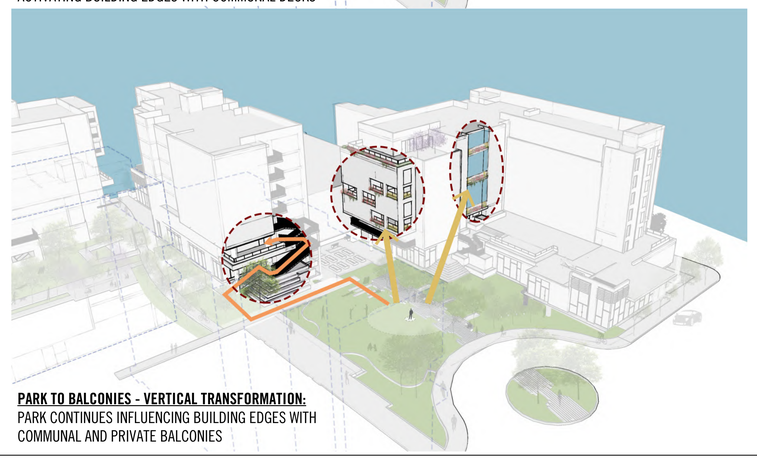
PARK TO PASEO - HORIZONTAL TRANSFORMATION:
INFLUENCING BUILDING LOCATIONS AND ORIENTATIONS



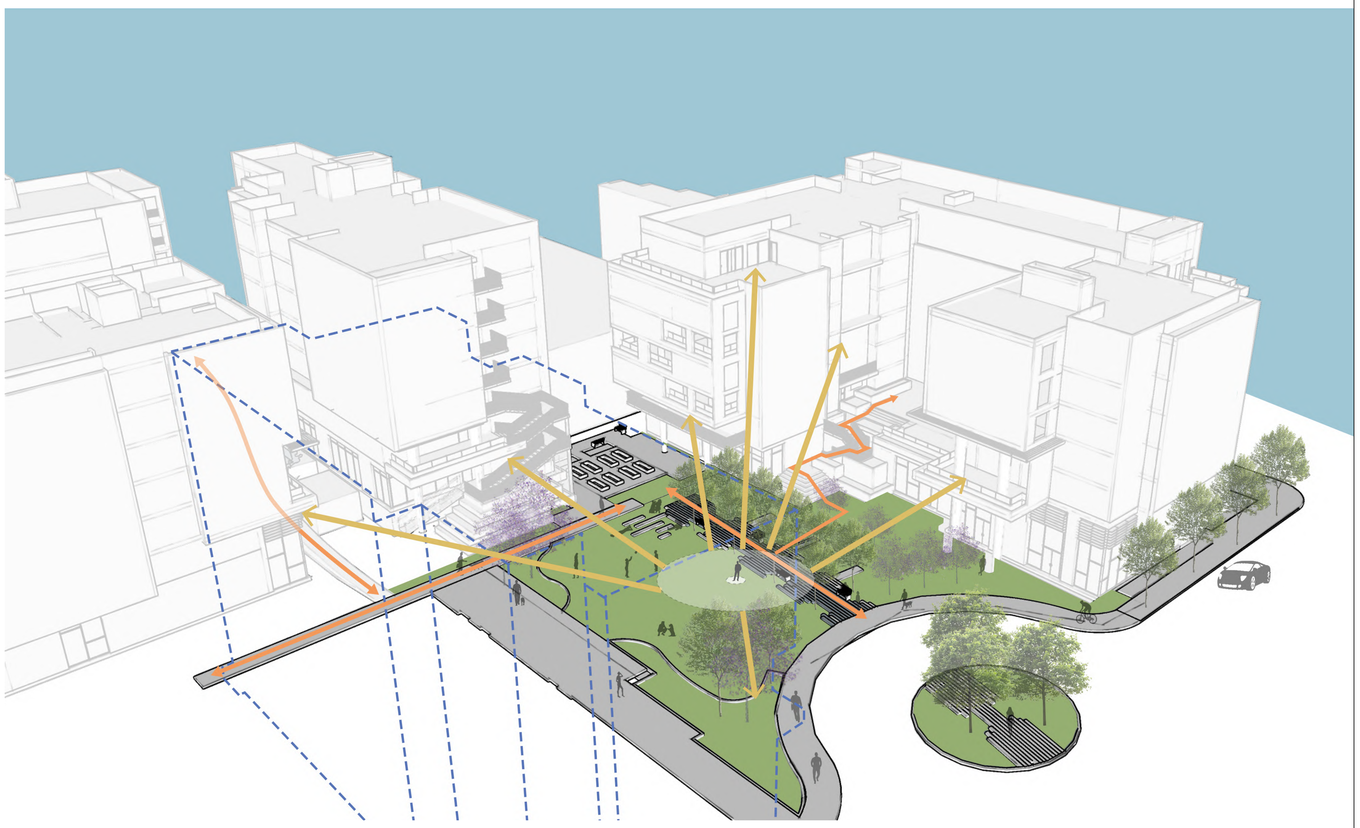
PARK TO COURTYARD - VERTICAL TRANSFORMATION:
PARK INFLUENCING BUILDING MASS CREATING UPPER COURTYARD



PARK TO DECKS - VERTICAL TRANSFORMATION:
PARK FURTHER INFLUENCING BUILDING ARTICULATION
ACTIVATING BUILDING EDGES WITH COMMUNAL DECKS



PARK TO BALCONIES - VERTICAL TRANSFORMATION:
PARK CONTINUES INFLUENCING BUILDING EDGES WITH
COMMUNAL AND PRIVATE BALCONIES



- THE PARK IS THE PROJECT'S DRIVING CONCEPT. THE PARK IS ALLOWED TO TRANSFORM IN BOTH HORIZONTAL AND VERTICAL PLANES. THE PARK'S TRANSFORMATIONS PROVIDE VARIOUS SCALES OF COMMUNAL SPACES FOR TENANTS TO ENGAGE WITH AND ACTIVATE.
- HORIZONTAL PLANE TRANSFORMATION INFORMS BUILDING LOCATION, SPACING, ORIENTATION, PROPORTIONS AND SIZE.
- VERTICAL PLANE TRANSFORMATIONS INFORM INITIAL BUILDING MASSING, VOIDS, AND UNIT ORIENTATION. ADDITIONALLY, THE PARK INFLUENCES THE LOCATION OF INTERIOR COMMUNAL SPACES THAT OVERLOOK THE LARGER PARK SPACE. COMMUNAL SPACES ARE NOT INTERIOR TO EACH BUILDING, BUT ENGAGED EDGES THAT ACTIVATE A LARGER PARK SCENE.

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SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

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SHEET TITLE:
SITE PLANNING CONCEPTS

SHEET NUMBER:
A006.

12/12/19 11:38:34 AM

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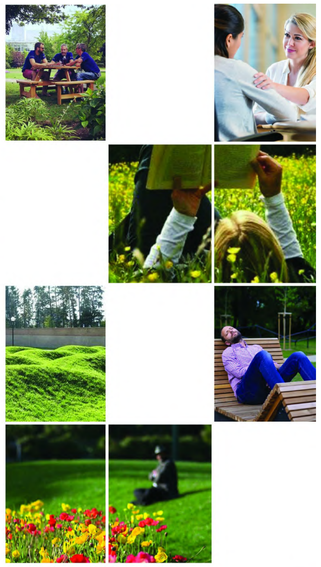
ENLIGHTENMENT PLAZA SLOWS THE PACE OF THE COMMUNITY BY PROVIDING PEACEFUL, SERENE LANDSCAPES.

KEY PLAN

- RESIDENT SUPPORT SERVICES
- ACCESS TO MEDICAL CLINICS & SERVICES
- MENTAL HEALTH SUPPORT
- PHYSICAL HEALTH SUPPORT
- ACCESS TO PARK SPACE
- SENSORY GARDENS
- BUTTERFLY GARDENS
- CALM LIFESTYLE



M I N D

ENLIGHTENMENT PLAZA PROVIDES A CANVAS FOR A VARIETY OF COMMUNITY AND CIVIC EVENTS AND ACTIVITIES.

KEY PLAN

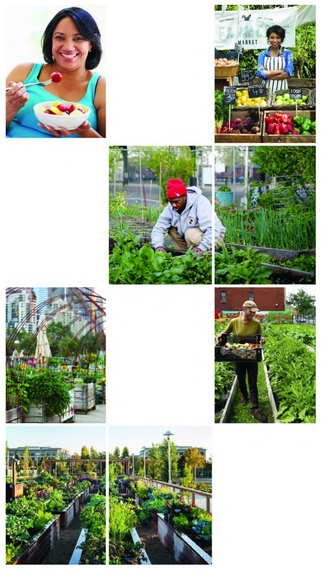
- HOUSING EQUITY
- FARMERS MARKET
- CIVIC EVENTS AND PRESENATIONS
- DIVERSE SCALE OF OPEN SPACES
- EDUCATION SUPPORT AND VOCATIONAL OPPORTUNITIES
- GATHERING OF GROUPED INTERESTS
- NESTING OF COMMUNITY SOCIAL SPACES

C O M M U N I T Y

THE COMMUNITY GARDENS IN ENLIGHTENMENT PLAZA GIVE RESIDENTS OPPORTUNITIES TO CARE FOR THE COMMUNITY IN WHICH THEY LIVE, PROVIDING A SENSE OF OWNERSHIP AND INCLUSION.

KEY PLAN

- COMMUNITY GARDENS
- FARMERS MARKETS
- ACCESS TO PRODUCE
- NUTRITION EDUCATION
- TEACHING KITCHENS
- GARDENING EDUCATION
- URBAN AGRICULTURE



N O U R I S H M E N T

ENLIGHTENMENT PLAZA

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12.13.19

REVISIONS:

SHEET TITLE:

SITE PLANNING CONCEPTS

SHEET NUMBER:

A007.

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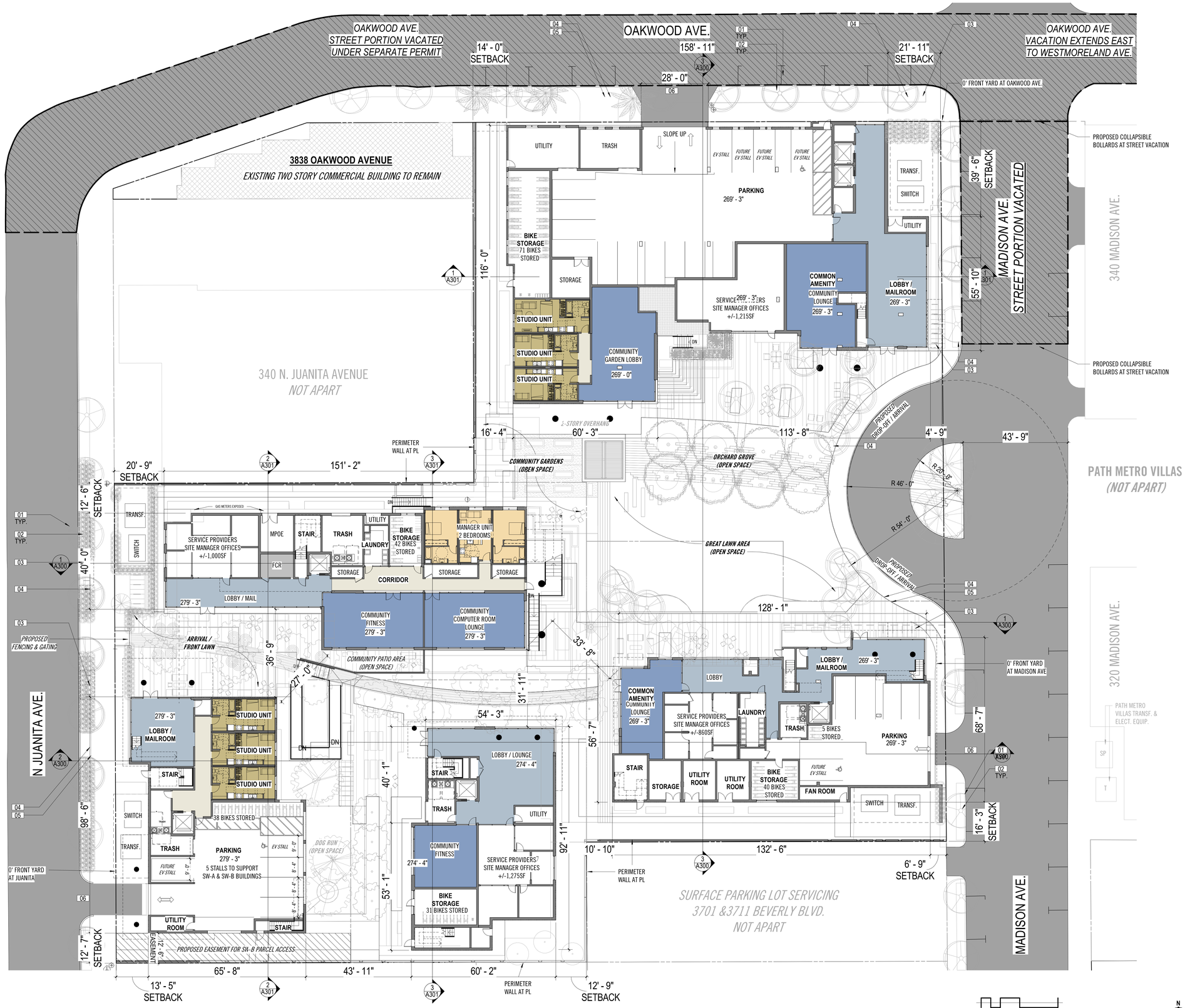

EV PARKING PROVIDED PURSUANT TO LAMC ORDINANCE 186485.
10% OF PARK'G SHALL BE EV CHARGING STATIONS - 2 STALLS PROVIDED AT NE BLDG.
30% OF PROVIDED PARKING SHALL BE EV READY - 5 ADDT'L STALLS PROVIDED IN PROJECT.

0' 4' 8' 16' 32'

PRES 1ST FLOOR PLAN
1/16" = 1'-0"

NOTES

01 STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET L100 FOR LOCATIONS.
2. 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.

02 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.

03 ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE, AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEETS A000 & L100 FOR LOCATIONS

04 2 TRASH RECEPTALCES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVENUE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE SHEETS A000 & L100 FOR LOCATIONS

05 ONE PUBLIC BENCH WILL BE PROVIDED AT EACH OF THE THREE FRONTAGES (JUANITA, MADISON & OAKWOOD AVENUES). SEE SHEETS A000 & L100 FOR LOCATIONS

06 NEW CURB-CUT AND DRIVEWAY

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CASE MANAGEMENT AND MANAGERS' UNITS

GROUND LOT:
454 UNITS / 20 = 23 PARKING STALLS

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	9
NORTHEAST	(2) COMPACT	3
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN NE BLDG. *(FOR NE & NW BLDGS.)*		13
SOUTHEAST	(1) STANDARD	2
SOUTHEAST	(2) COMPACT	2
SOUTHEAST	(3) ACCESSIBLE	1
		5
SOUTHWEST - A	(1) STANDARD	4
SOUTHWEST - A	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW-A BLDG. *(FOR BOTH SW BLDGS.)*		5
GRAND TOTAL		23

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN
SUBAREA C COMMUNITY CENTER

VERMONT SNAP STREETSCAPE ELEMENTS - BIKES
1.0 BIKE RACK PER EVERY 50FT LOT FRONTAGE
= (200FT JUANITA AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= (97FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (107FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (193.75FT OAKWOOD AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= 12 RACKS (24 BIKES)

RESIDENTIAL REQUIREMENT
0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 111 X 0.5 = 55
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 05
TOTAL = 71 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17
2-BEDROOMS = 01 X 0.5 = 01
TOTAL = 42 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 76 X 0.5 = 38
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 45 BIKES

SOUTHWEST - A BUILDING REQUIRED
STUDIOS = 73 X 0.5 = 36
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST - B BUILDING REQUIRED
STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES
TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227+ 24 = 251 BIKES

BIKE PARKING PROPOSED

NORTHEAST BUILDING = 71 BIKES STORED
NORTHWEST BUILDING = 42 BIKES STORED
SOUTHEAST BUILDING = 45 BIKES STORED
SOUTHWEST - A BUILDING = 38 BIKES STORED
SOUTHWEST - B BUILDING = 31 BIKES STORED
SUB-TOTAL = 227 BIKES STORED

VERMONT SNAP STREETSCAPE ELEMENTS
= 8 BIKES ALONG N. JUANITA AVENUE
= 8 BIKES ALONG MADISON AVENUE
= 8 BIKES ALONG OAKWOOD AVENUE
TOTAL = 251 BIKES STORED

UNIT COUNT PER PARCEL

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
		143
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
		84
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
		90
SOUTHWEST - A	2 BR UNIT	1
SOUTHWEST - A	STUDIO UNIT	73
		74
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
		63
GRAND TOTAL		454

FLOOR PLAN HATCH LEGEND

STUDIO UNITS
ONE BEDROOM UNITS
TWO BEDROOM UNITS
COMMUNITY AMENITY ROOMS
ENTRY / LOBBY / MAILROOMS
COMMERCIAL - TO REMAIN

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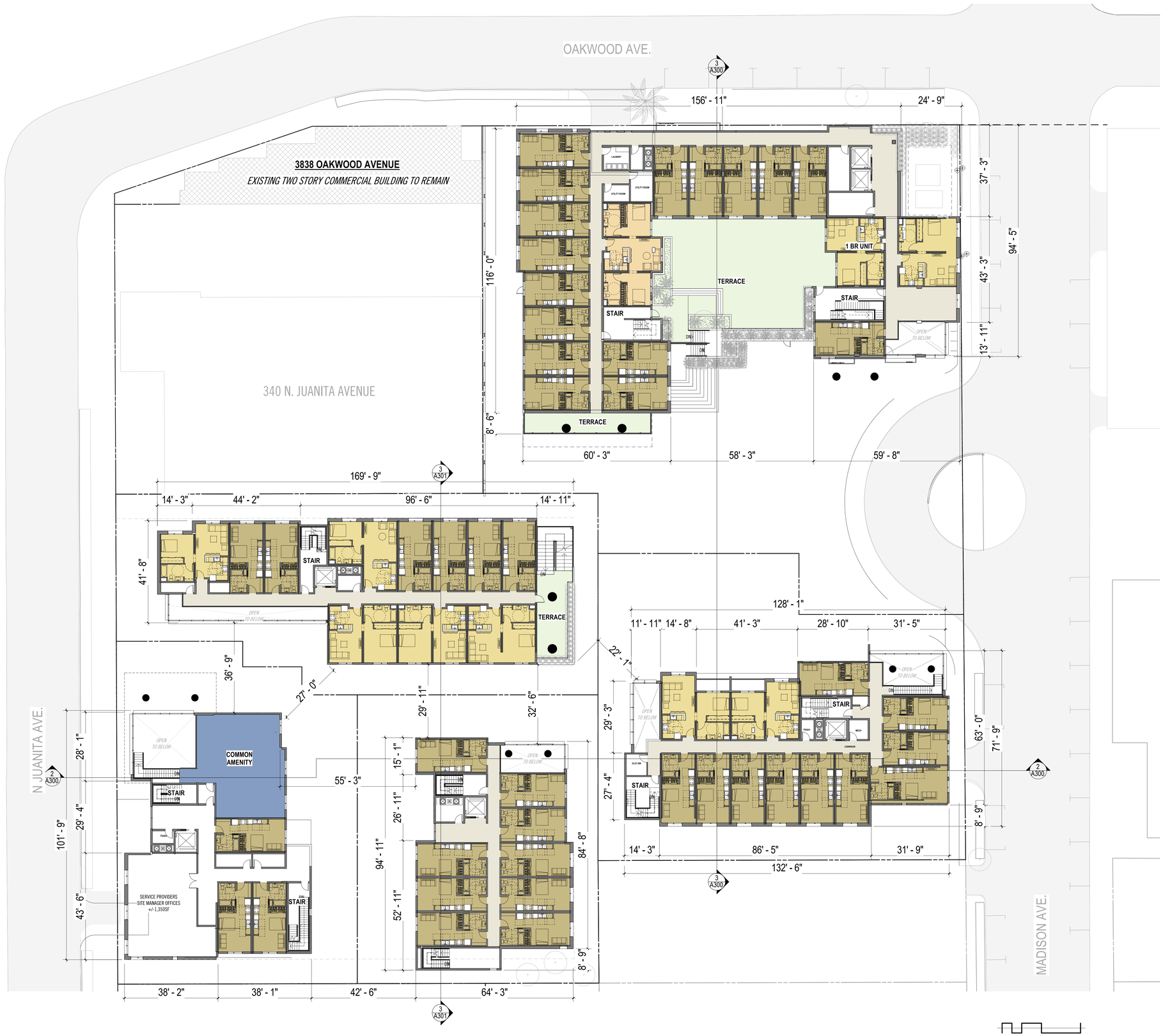
SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
04.10.20
REVISIONS:

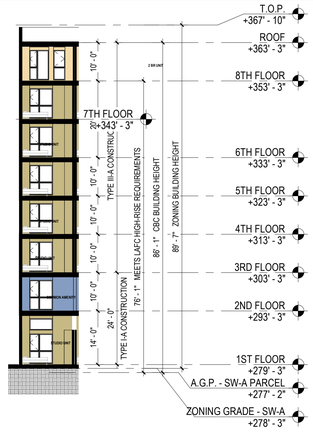
SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A110.

4/10/20 9:57:44 AM



PRES 2ND FLOOR PLAN
1/16" = 1'-0"
2



BLDG. SECTION - TYPICAL
1/16" = 1'-0"
1

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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18008.00

DATE:
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REVISIONS:

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A111.

3/31/20 11:39:50 AM

PRES 3RD FLOOR PLAN
1/16" = 1'-0"
1

FLOOR PLAN HATCH LEGEND

STUDIO UNITS	COMMUNITY AMENITY ROOMS
ONE BEDROOM UNITS	ENTRY / LOBBY / MAILROOMS
TWO BEDROOM UNITS	COMMERCIAL - TO REMAIN

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18008.00
DATE:
03.20.20
REVISIONS:

SHEET TITLE:
THIRD FLOOR PLAN

SHEET NUMBER:
A112.

3/31/20 11:22:46 AM

PRES 4TH FLOOR PLAN
1/16" = 1'-0"

1

FLOOR PLAN HATCH LEGEND

STUDIO UNITS	COMMUNITY AMENITY ROOMS
ONE BEDROOM UNITS	ENTRY / LOBBY / MAILROOMS
TWO BEDROOM UNITS	COMMERCIAL - TO REMAIN

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REVISIONS:

SHEET TITLE:
FOURTH FLOOR PLAN

SHEET NUMBER:
A113.

3/31/20 11:22:54 AM

PRES 5TH FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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SHEET TITLE:
FIFTH FLOOR PLAN

SHEET NUMBER:
A114.

3/31/20 11:23:01 AM

PRES 6TH FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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DATE:
03.20.20

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SHEET TITLE:
SIXTH FLOOR PLAN

SHEET NUMBER:
A115.

PRES 7TH FLOOR PLAN
1/16" = 1'-0"

1

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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DATE:
03.20.20

REVISIONS:

SHEET TITLE:

SEVENTH FLOOR PLAN

SHEET NUMBER:

A116.

3/31/20 11:23:16 AM

0' 4' 8' 16' 32'

PRES 8TH FLOOR PLAN
1/16" = 1'-0"

1

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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18008.00

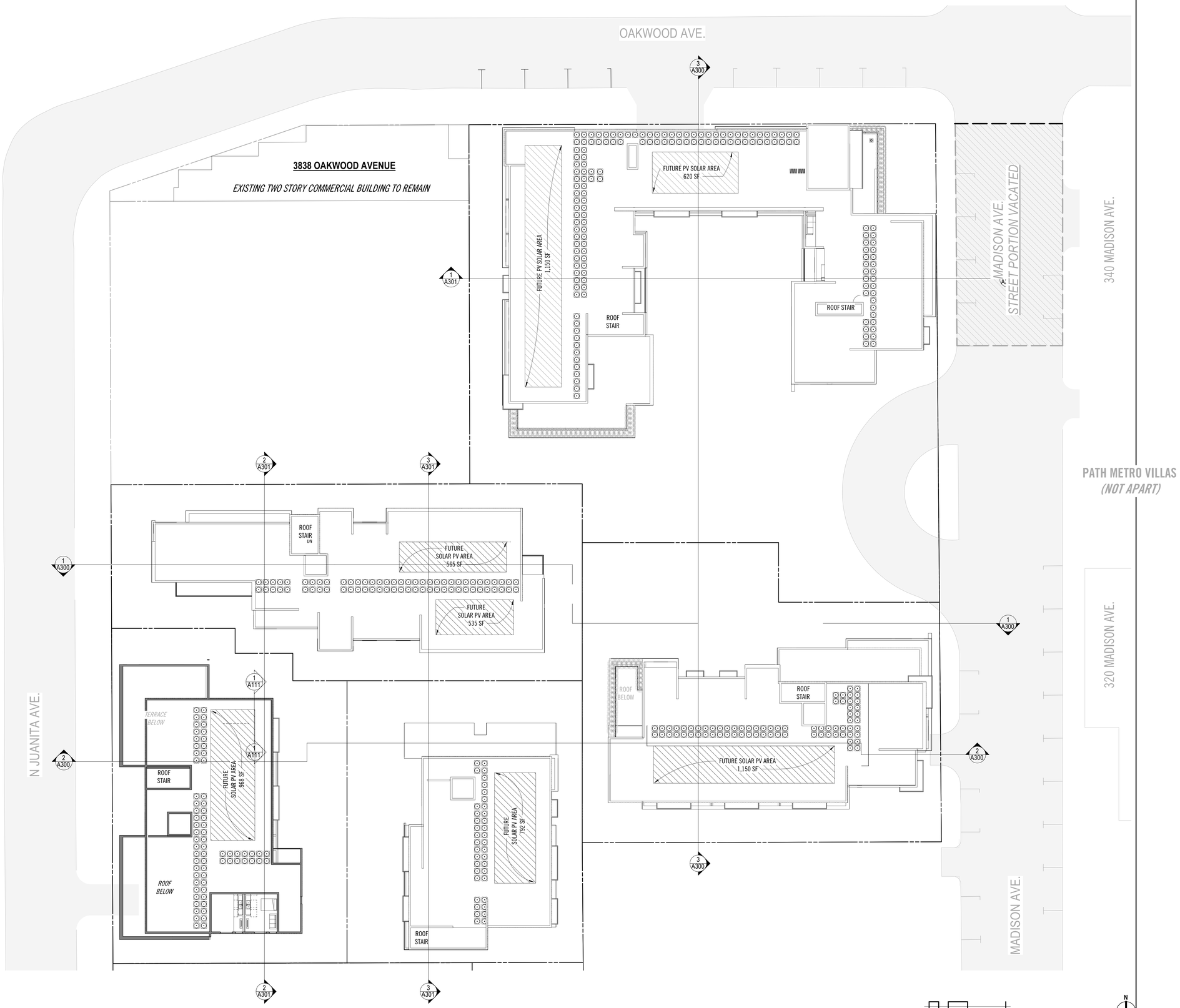
DATE:
03.20.20

REVISIONS:

SHEET TITLE:
EIGHTH FLOOR PLAN

SHEET NUMBER:
A117.

3/31/20 11:23:24 AM



PRES ROOF PLAN
1/16" = 1'-0"

1

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ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
03.20.20

REVISIONS:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A118.

3/31/20 11:23:29 AM

EASTERN PERSPECTIVE
ALONG MADISON AVENUE

WESTERN PERSPECTIVE
ALONG JUANITA AVENUE

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

SHEET TITLE:
RENDERINGS

SHEET NUMBER:
A200.

12/13/19 11:48:00 AM

EAST ELEVATION
3/32" = 1'-0"

WEST ELEVATION
3/32" = 1'-0"

MATERIALS

STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE MATERIAL - STUCCO W/ STAGGERED REVEALS

FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - NICHIHA (ROUGHSAWN TOBACCO)

COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

A. EXTERIOR LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.
B. ALL PROPOSED MATERIALS WILL BE NON-REFLECTIVE TYPE THAT BLENDS WITH THE
C. MATERIAL AND COLORS OF SURROUNDING BUILDINGS AND STRUCTURES.

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JOB NUMBER:
18008.00

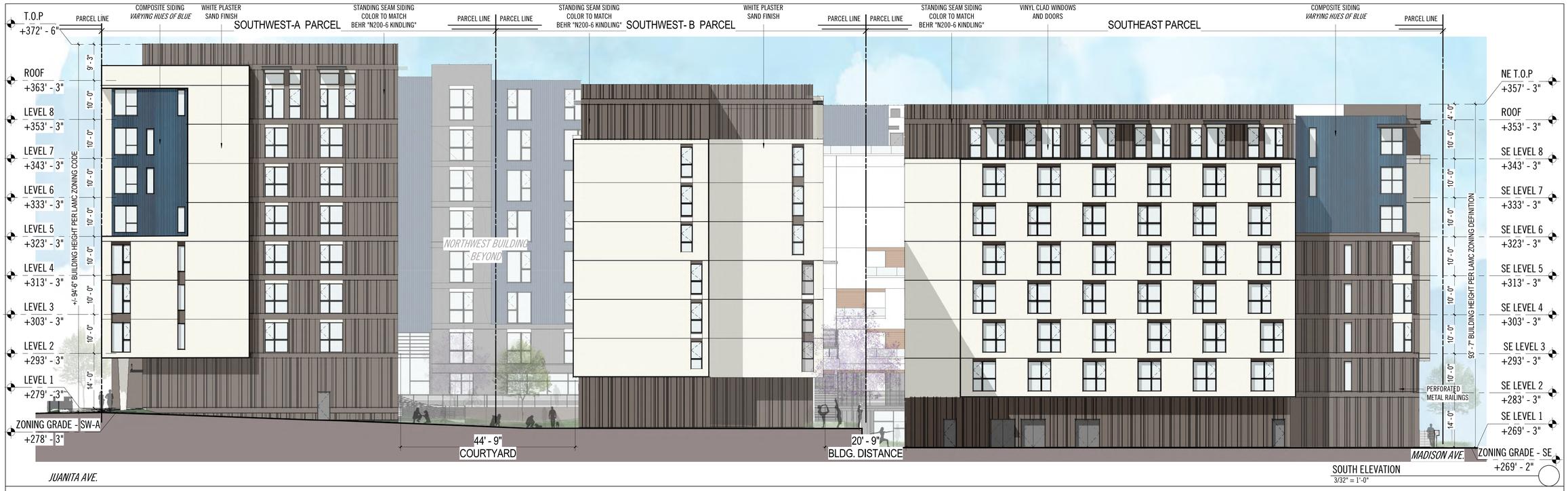
DATE:
12.13.19

REVISIONS:

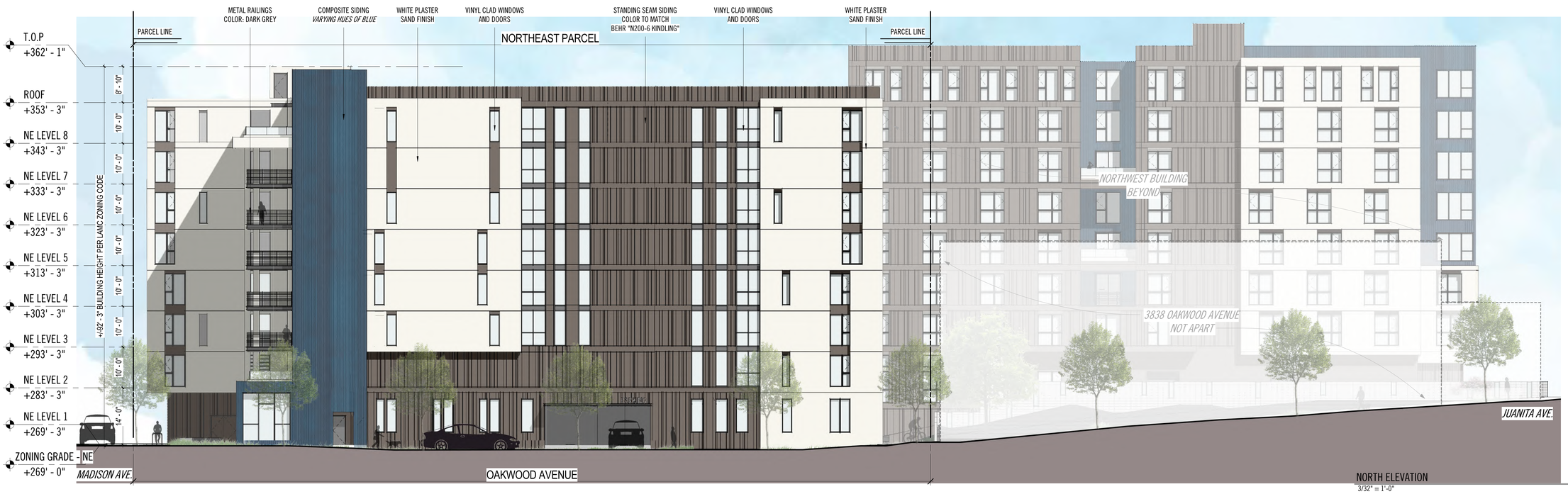
SHEET TITLE:
ELEVATIONS - JUANITA AVE. & MADISON AVE.

SHEET NUMBER:
A201.

12/13/19 11:48:02 AM



SOUTH ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"

MATERIALS

STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE MATERIAL - STUCCO W/ STAGGERED REVEALS

FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - NICHIHA (ROUGHSAWN TOBACCO)

COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

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C. MATERIAL AND COLORS OF SURROUNDING BUILDINGS AND STRUCTURES.

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SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
04.10.20
REVISIONS:

SHEET TITLE:
ELEVATIONS - NORTH & SOUTH

SHEET NUMBER:
A202.

4/10/25 9:57:46 AM

PASEO ELEVATION - LOOKING NORTH
3/32" = 1'-0"

PASEO ELEVATION - LOOKING SOUTH
3/32" = 1'-0"

MATERIALS

STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE MATERIAL - STUCCO W/ STAGGERED REVEALS

FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - NICHIHA (ROUGHSAWN TOBACCO)

COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

A. EXTERIOR LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.
B. ALL PROPOSED MATERIALS WILL BE NON-REFLECTIVE TYPE THAT BLENDS WITH THE
C. MATERIAL AND COLORS OF SURROUNDING BUILDINGS AND STRUCTURES.

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SITE PLAN REVIEW

JOB NUMBER:
18008.00

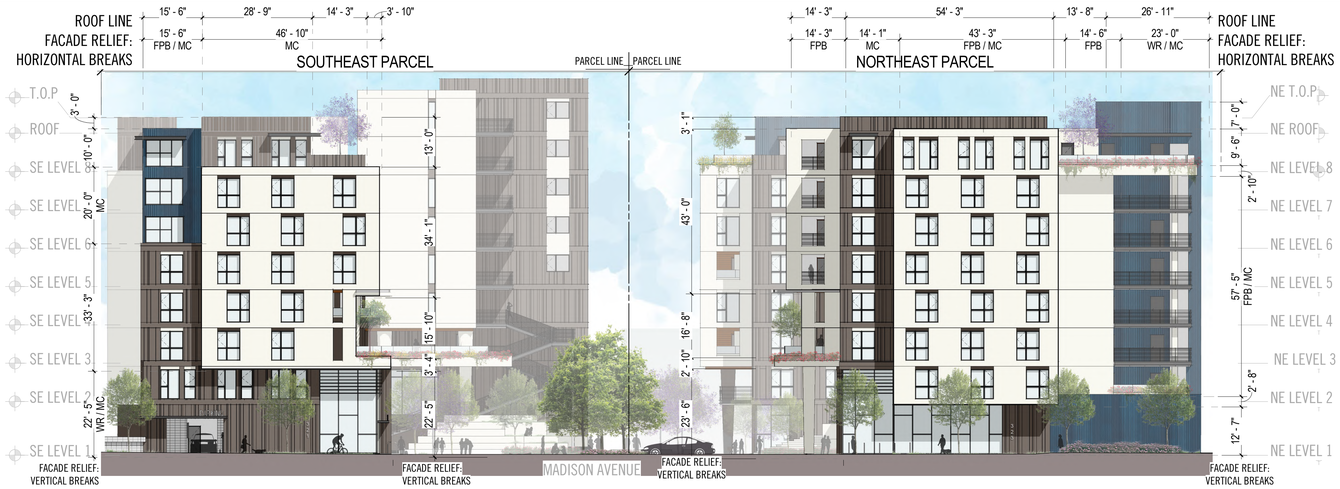
DATE:
12.13.19

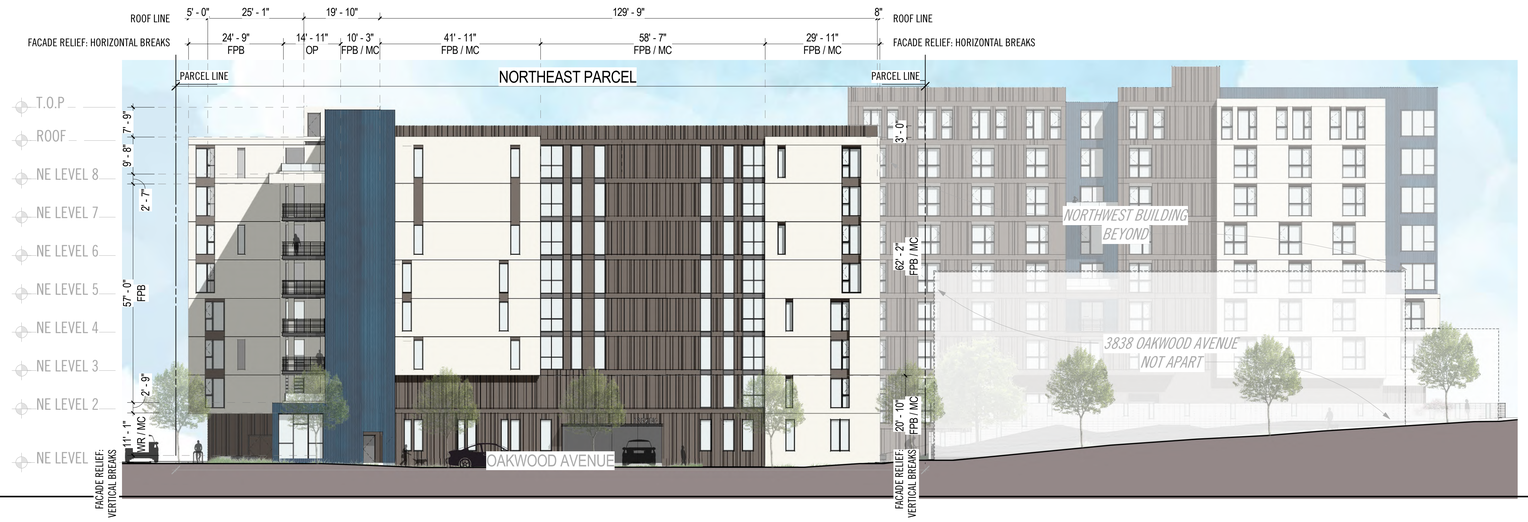
REVISIONS:

SHEET TITLE:
ELEVATIONS - PASEO ELEVATIONS

SHEET NUMBER:
A203.

12/12/19 11:40:06 AM





FACADE RELIEF LEGEND

KEY	DESCRIPTION
FPB	FACADE PLANE BREAK
WR	WALL RECESS
MC	MATERIAL CHANGE
OP	OPENING WITHIN FACADE
RPB	ROOF PLANE BREAK

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JOB NUMBER:
18008.00

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04.10.20

REVISIONS:

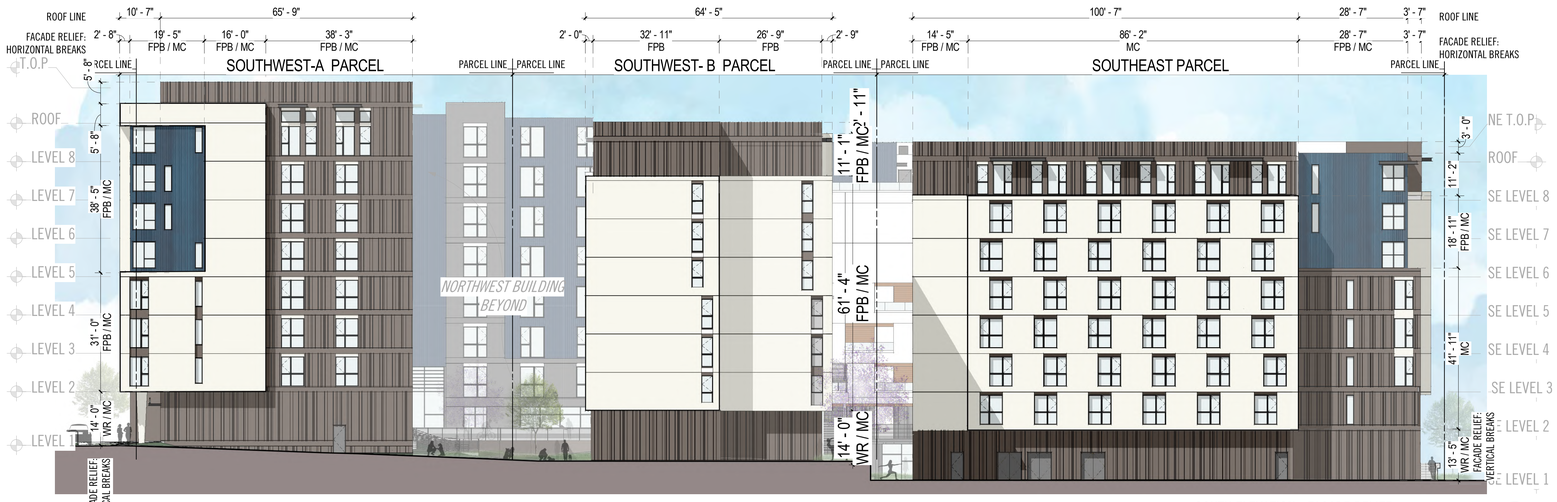
SHEET TITLE:

FACADE RELIEF EAST WEST AND NORTH ELEVATIONS

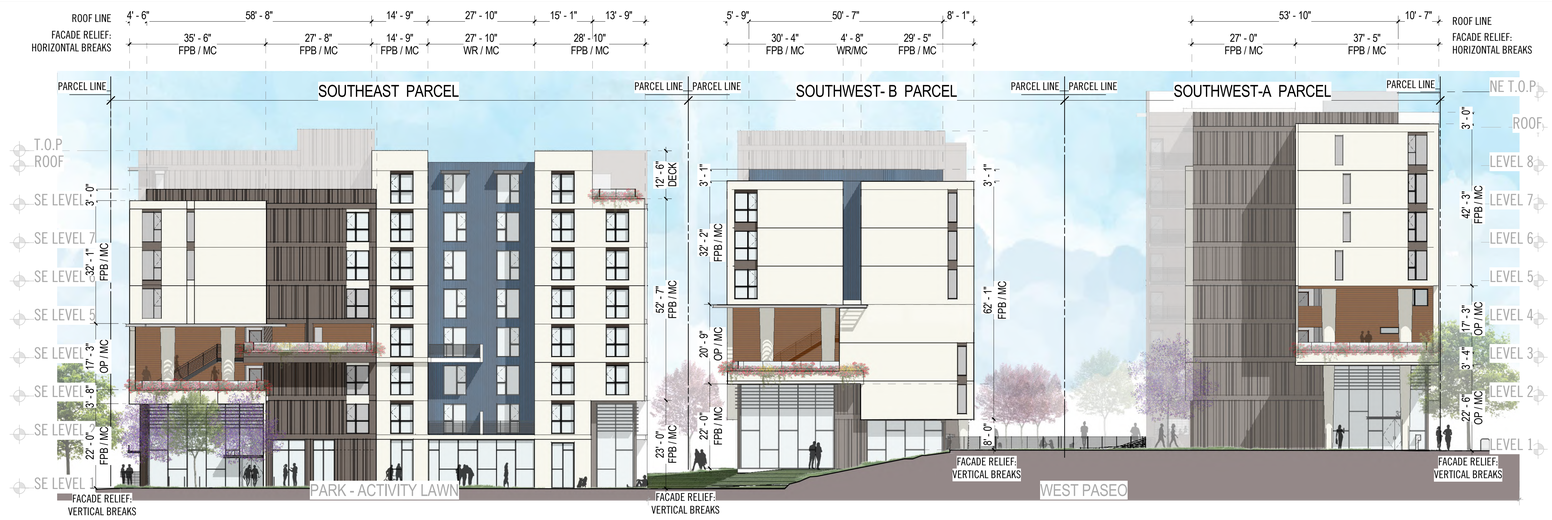
SHEET NUMBER:

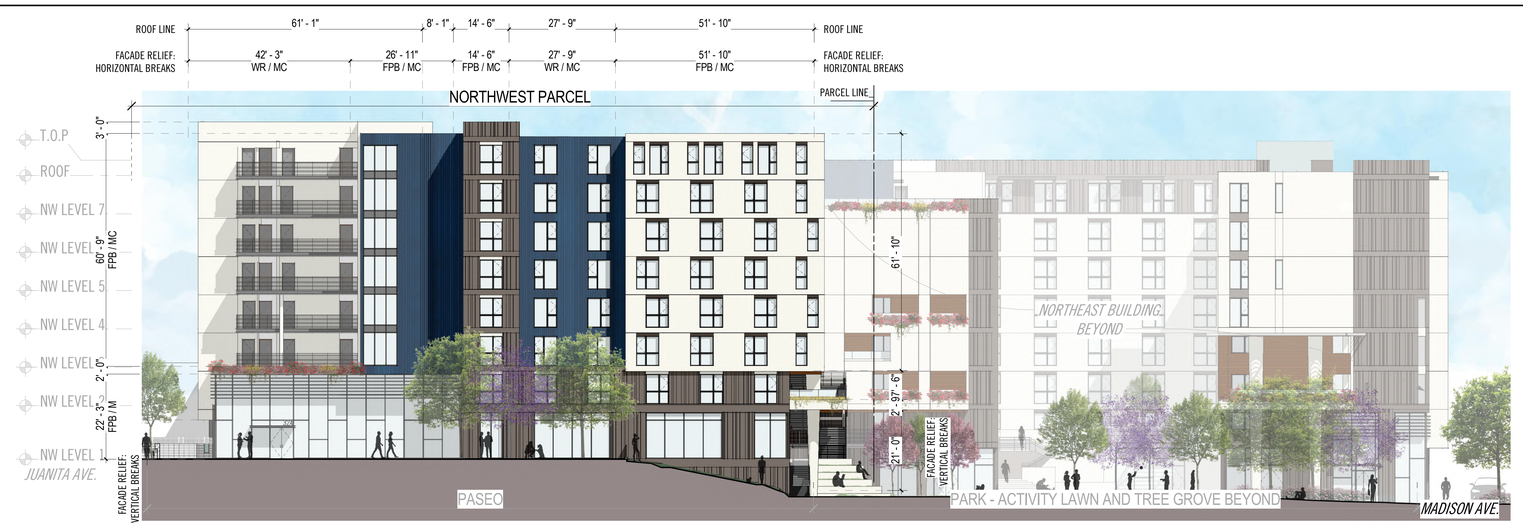
A204.

4/13/20 5:57:47 AM



SOUTH ELEVATION - FACADE RELIEF
1/16" = 1'-0"





FACADE RELIEF LEGEND

KEY	DESCRIPTION
FPB	FACADE PLANE BREAK
WR	WALL RECESS
MC	MATERIAL CHANGE
OP	OPENING WITHIN FACADE
RPB	ROOF PLANE BREAK

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JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

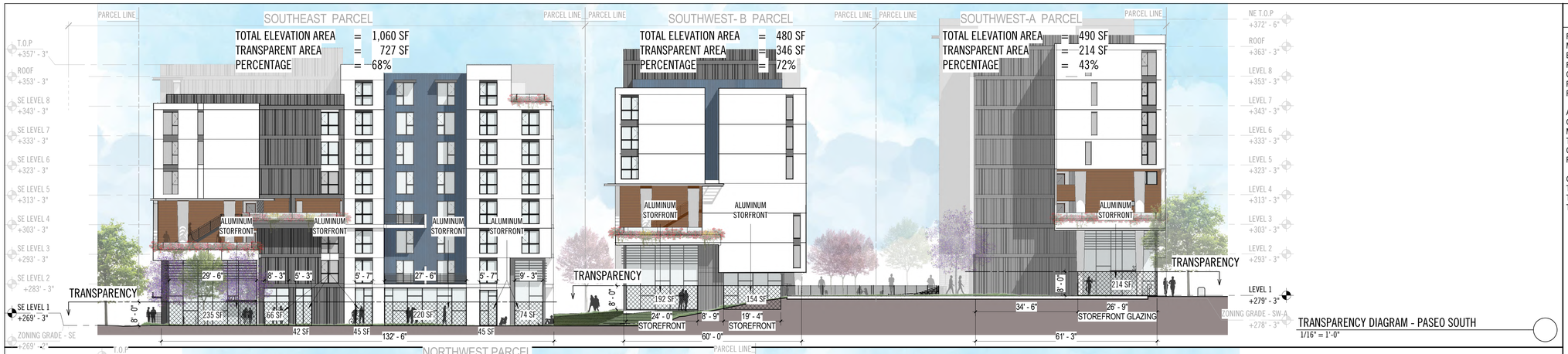
SHEET TITLE:

FACADE RELIEF SOUTH AND PASEO ELEVATIONS

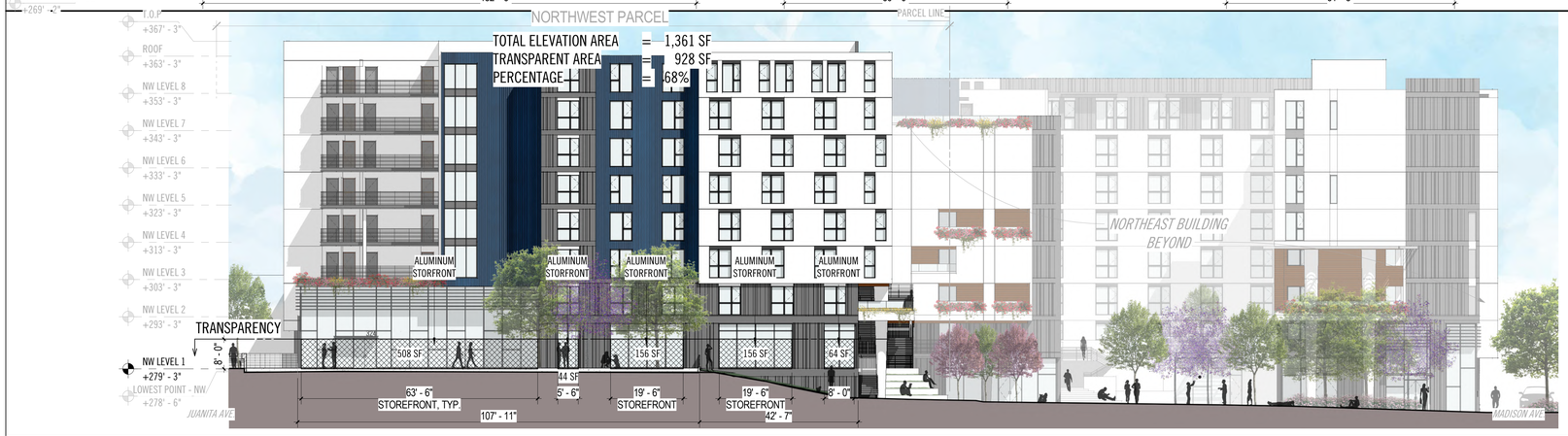
SHEET NUMBER:

A205.

12/13/19 11:40:09 AM

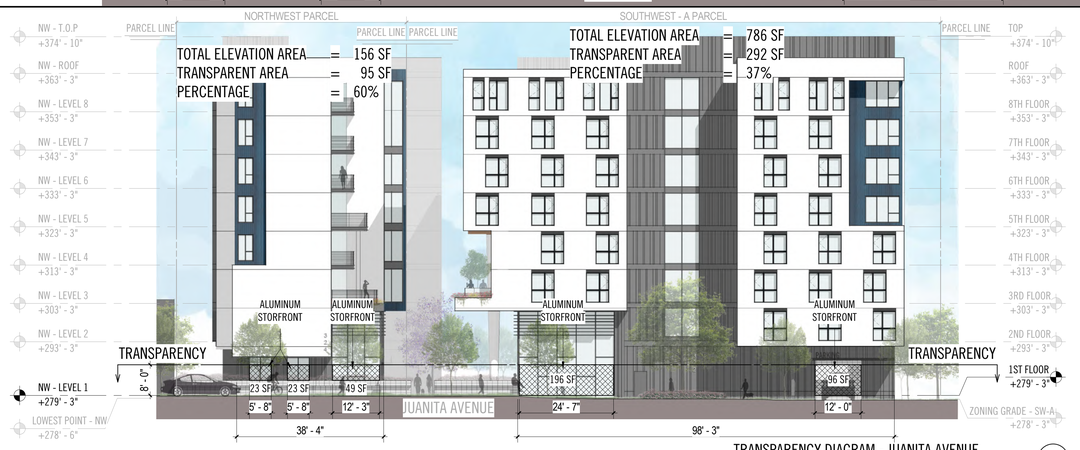


TRANSPARENCY DIAGRAM - PASEO SOUTH
1/16" = 1'-0"

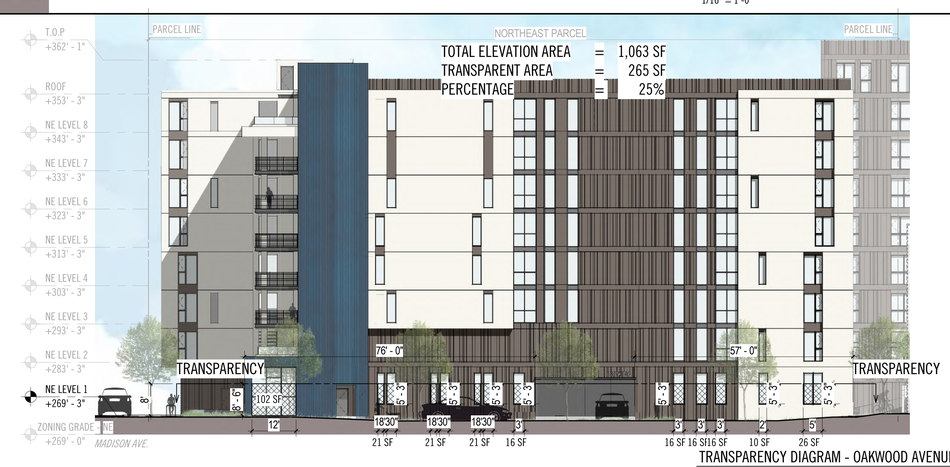


TRANSPARENCY DIAGRAM - PASEO NORTH
1/16" = 1'-0"

TRANSPARENCY DIAGRAM - MADISON AVENUE
1/16" = 1'-0"



TRANSPARENCY DIAGRAM - JUANITA AVENUE
1/16" = 1'-0"



TRANSPARENCY DIAGRAM - OAKWOOD AVENUE
1/16" = 1'-0"

FACADE TRANSPARENCY NOTES

FOR ANY BUILDING LOCATED IN A NON-RESIDENTIAL ZONE, A MINIMUM OF 25 PERCENT OF THAT PORTION OF THE EXTERIOR STREET-FACING WALLS WHICH ARE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK GRADE SHALL BE COMPRISED OF TRANSPARENT (UNTINTED, UNFROSTED, NON-REFLECTIVE) WINDOWS OR OPENINGS, EXCLUSIVE OF AREAS FOR WALKWAYS, DRIVEWAYS, PASEOS AND PLAZAS.

A MINIMUM OF 10 PERCENT OF THE UPPER STORY PORTIONS OF THE EXTERIOR STREET-FACING BUILDING FACADE AS MEASURED FROM THE TOP OF THE FINISHED GROUND FLOOR TO THE TOP OF THE BUILDING FACADE SHALL BE COMPRISED OF TRANSPARENT (UNTINTED, UNFROSTED, NON-REFLECTIVE) WINDOWS OR OPENINGS.

GLASS TRANSPARENCY. GLASS IS CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80 PERCENT AND EXTERNAL REFLECTANCE OF LESS THAN 15 PERCENT.

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SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
04.10.20

REVISIONS:

SHEET TITLE:
TRANSPARENCY DIAGRAMS

SHEET NUMBER:
A206.

4/10/20 9:57:43 AM

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SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

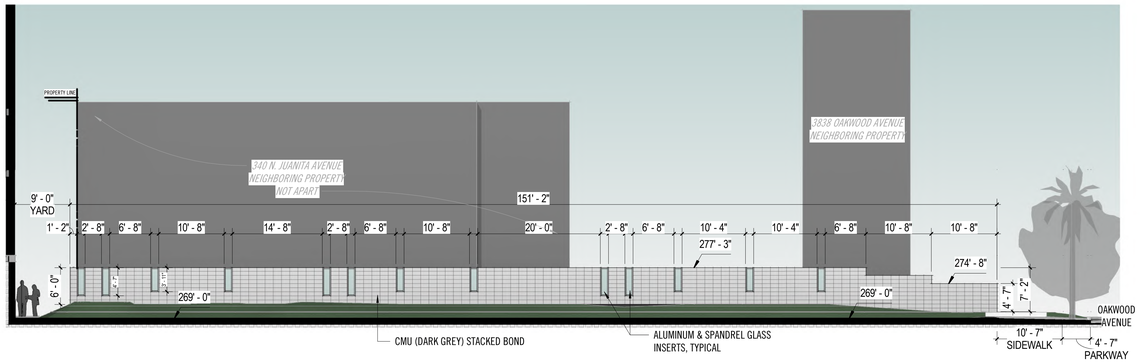
SHEET TITLE:

PRIVACY DIAGRAM

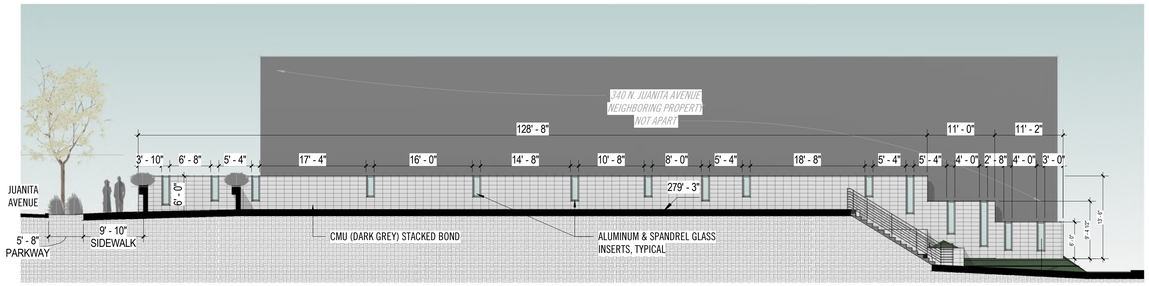
SHEET NUMBER:

A207.

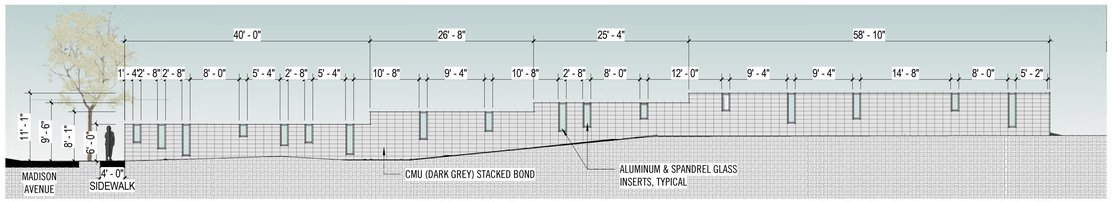
12/13/19 11:40:23 AM



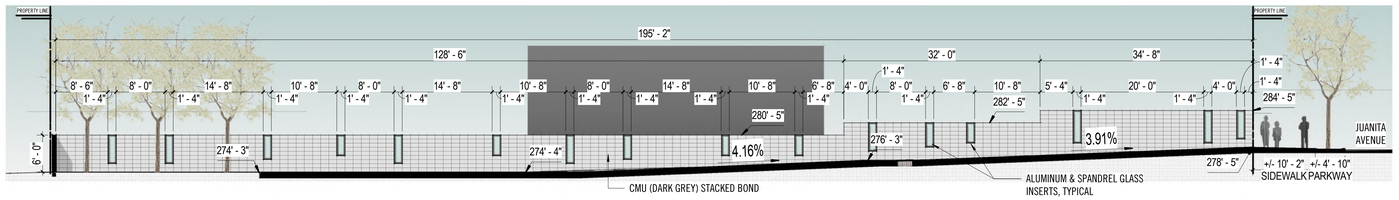
FREESTANDING WALL - NORTH RUNNING N/S
1" = 10'-0"
4

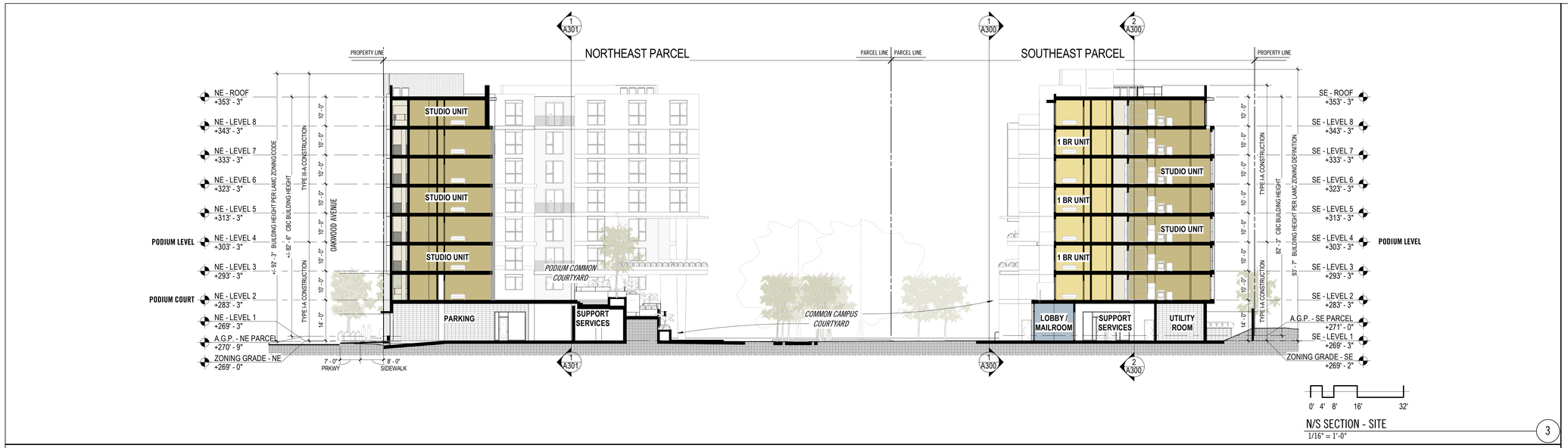


FREESTANDING WALL - NORTH RUNNING E/W
1" = 10'-0"
3



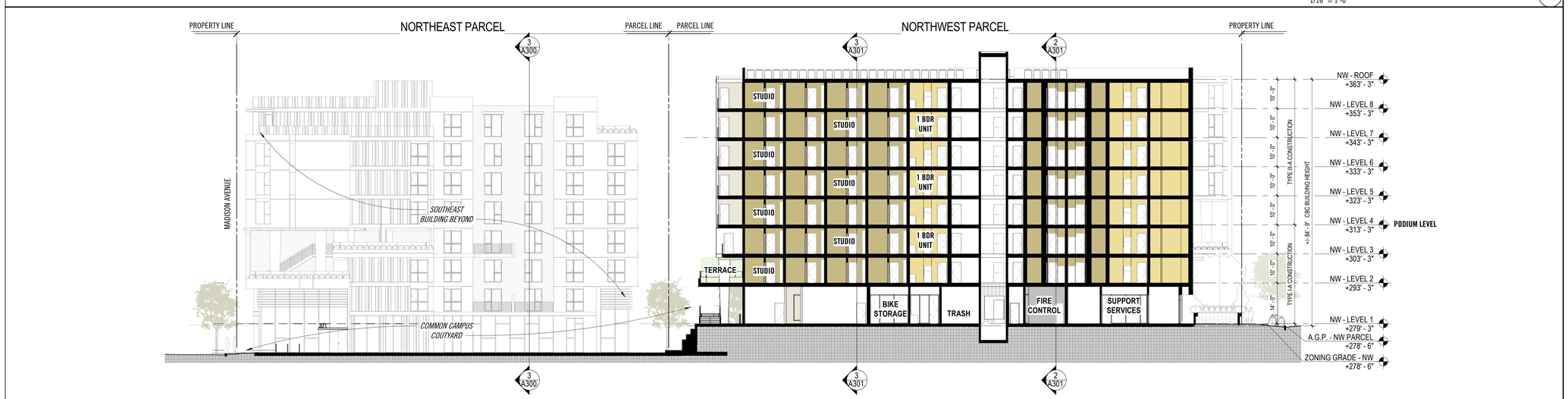
FREESTANDING WALL - SOUTH TOWARDS MADISON AVE.
1" = 10'-0"
2


PROPERTY LINE
PROPERTY LINE
195' - 2"
128' - 6"
32' - 0"
34' - 8"
8' - 6"
8' - 0"
14' - 8"
10' - 8"
8' - 0"
14' - 8"
10' - 8"
8' - 0"
14' - 8"
10' - 8"
6' - 8"
4' - 0"
8' - 0"
6' - 8"
10' - 8"
5' - 4"
20' - 0"
4' - 0"
1' - 4"
1' - 4"
1' - 4



N/S SECTION - SITE
1/16" = 1'-0"
3

E/W SECTION - SITE - LOOKING NORTH
1/16" = 1'-0"
2



E/W SECTION - SITE - LOOKING SOUTH
1/16" = 1'-0"
1

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

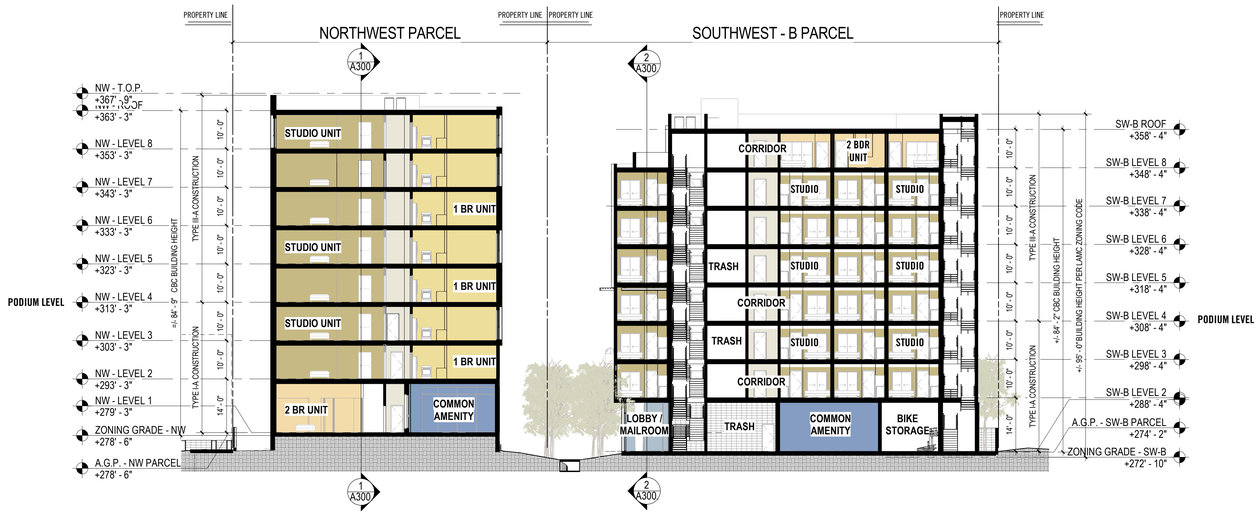
SHEET TITLE:

SITE SECTIONS

SHEET NUMBER:

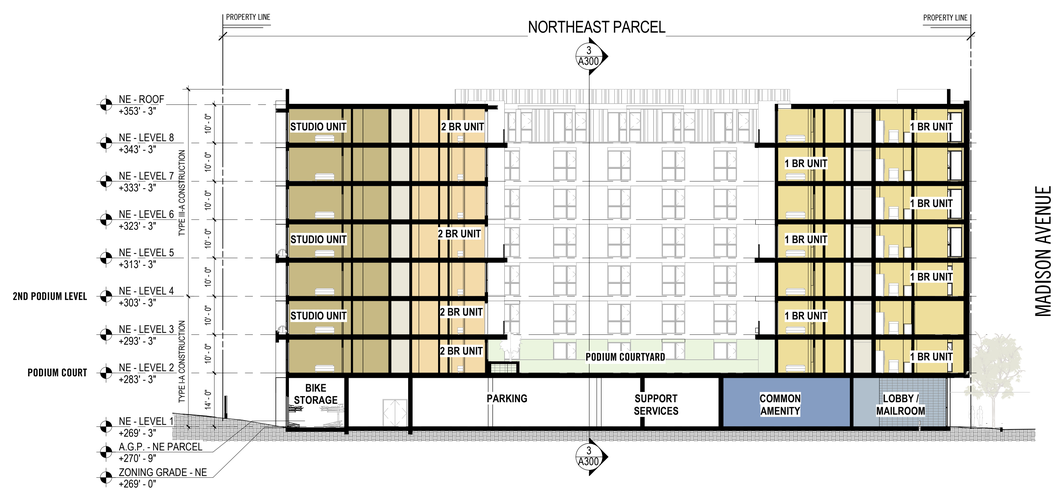
A300.

12/12/19 11:46:32 AM



N/S SECTION - SITE WEST - B
1/16" = 1'-0"
3

N/S SECTION - SITE WEST - A
1/16" = 1'-0"
2



E/W SECTION - SW PARCEL
1/16" = 1'-0"
1

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SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

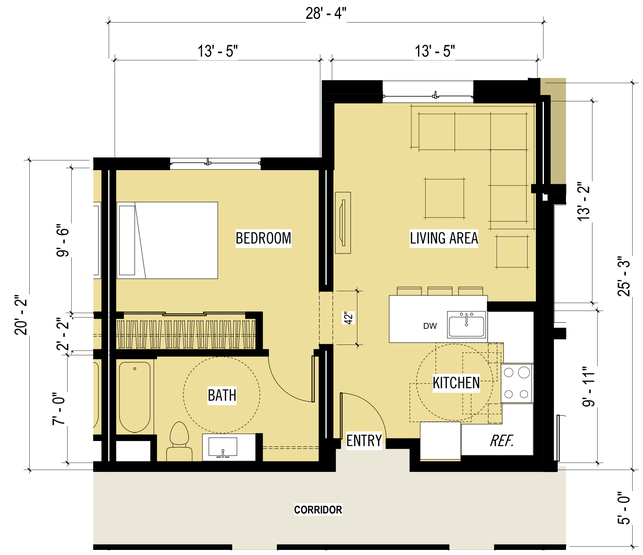
REVISIONS:

SHEET TITLE:
SITE SECTIONS

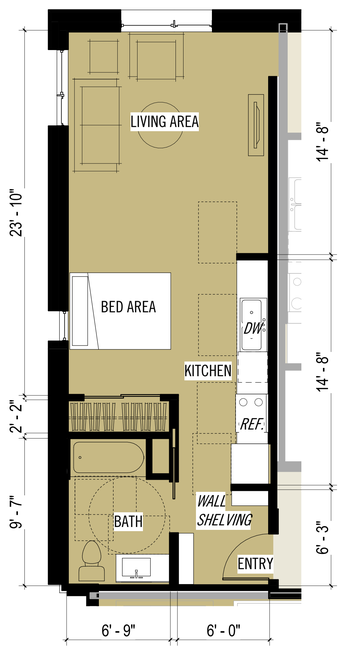
SHEET NUMBER:
A301.

12/12/19 11:49:18 AM

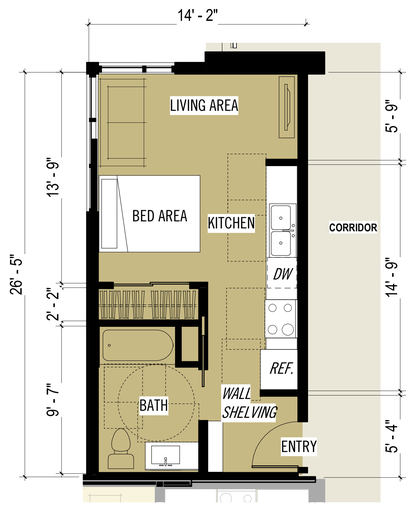
ENLARGED 2 BEDROOM 923 SF
1/4" = 1'-0"
4



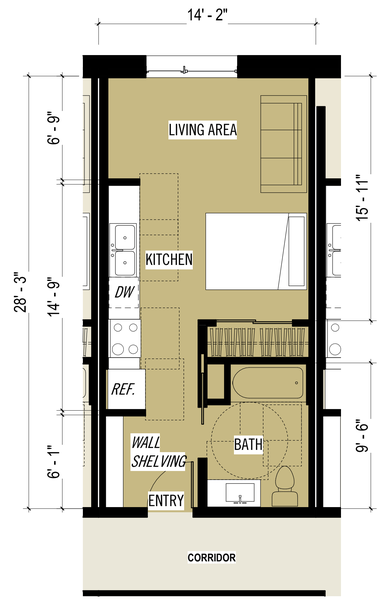
ENLARGED 1 BEDROOM 634 SF
1/4" = 1'-0"
3



ENLARGED STUDIO C 555 SF
1/4" = 1'-0"
5



ENLARGED STUDIO B 389 SF
1/4" = 1'-0"
2



ENLARGED STUDIO A 414 SF
1/4" = 1'-0"
1

NOTES

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SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

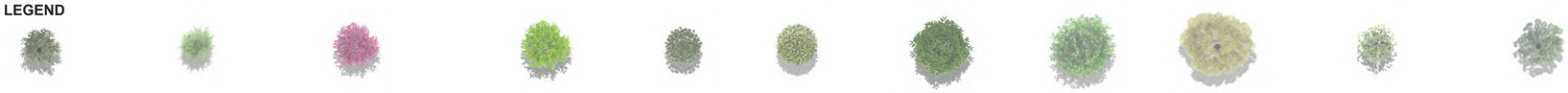
REVISIONS:

SHEET TITLE:
ENLARGED UNIT PLANS

SHEET NUMBER:
A600.

12/12/19 11:49:23 AM

TREE LEGEND



(28) *Azara microphylla 'Variegata'* Variegated Box-Leaf Azara 15-20' H x 8-10' H

(1) *Cedrus atlantica* 'Fastigiata' Columnar Atlas Cedar 15-25' H x W

(26) *Cercis canadensis* 'Forest Pansy' Forest Pansy Redbud 20' H x 25' W

(7) *Cercis canadensis* 'Hearts of Gold' Hearts of Gold Redbud 20-25' H x 28' W

(7) *Dracaena draco* Dragon Tree 15-25' H x W

(2) *Fortunella japonica* Kumquat 6-8' H x 5-6' H

(18) *Ginkgo biloba* 'Princeton Sentry Princeton Sentry Maidenhair 40-50' H x 20-25' W

(3) *Hymenosporum flavum* Sweet Shade 25-40' H x 15-20' H

(8) *Platanus mexicana* Mexican Sycamore 40-80' H x 30-50' W

(5) *Rhaphiolepis indica 'Magnificent'* Magnificent Indian Hawthorn 15-20' H x 18-10' H (Tree Form)

(9) New Street Tree (Species per Urban Forestry)

SHRUB LEGEND PROPOSED SPECIES (OR SIMILAR TO)	
ABUTILON SPECIES	FLOWERING MAPLE
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW
ALOE VERA	ALOE VERA
CARPENTERIA CALIFORNICA	BUSH ANEMONE
ECHEVERIA PERLE VON NURNBURG	PERLE VON NURNBURG ECHEVERIA
FESTUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE
FURCREA FOETIDA	GREEN ALOE
LEONOTIS LEONURUS	LION'S TAIL
MUHLENBERGIA EMERSLEYI	BULL GRASS
OSMANTHUS FRAGRANS 'CONGER YELLOW'	CONGER YELLOW SWEET OLIVE
PELARGONIUM SPECIES	SCENTED GERANIUM
PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOWWOOD

IRRIGATION SYSTEM

1. ALL ORNAMENTAL PLANTED AREAS WILL HAVE NEW PERMANENT IRRIGATION SYSTEMS INSTALLED.
2. THE IRRIGATION SYSTEM DESIGN WILL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE ORDINANCE, WATER MANAGEMENT POINT SYSTEM, AND THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO)

AMENITY LEGEND

1. Tree Allee
2. Great Lawn
3. Shade Structure
4. Community Garden
5. Linear Concrete Benches
6. Barbecue
7. Dining Area
8. Game Tables
9. Planting Area, typ.
10. Concrete Paving with Colored Bands
11. Concrete Walkway with Long Scorelines
12. Dog Park
13. Seat Wall
14. Bike Racks
15. Pedestal Pavers over Podium
16. Lounge Area
17. Access Ramp
18. Stair "Amphitheater'
19. Decorative Fence along Madison Avenue (not shown; see sheet M1)
20. Public Bench
21. Trash receptacle

AMENITY NOTES

1. STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING, AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE THIS SHEET FOR LOCATIONS.
2. 4'X8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREET TREE WITHIN THE PROJECT AREA.
3. ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE THIS SHEET AND A000 FOR LOCATIONS.
4. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE THIS SHEET AND A000 FOR LOCATIONS.

NOTES

36,580 SF OF TOTAL OPEN SPACE PROVIDED
30,508 SF OF TOTAL EXTERIOR OPEN SPACE PROVIDED

25% OF TOTAL EXTERIOR OPEN SPACE REQUIRED TO BE LANDSCAPED = **7,627 SF**

LANDSCAPED AREA PROVIDED (SF)	
1ST FLOOR	6,867
2ND FLOOR	760
TOTAL LANDSCAPED AREA PROVIDED BASED UPON TOTAL EXTERIOR OPEN SPACE	7,627

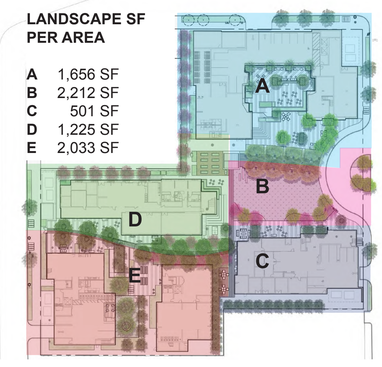
TREE TOTALS	
TOTAL TREES REQUIRED 1 TREE PER 4 UNITS 454 UNITS / 4 = **114 TREES**	**TREES PROVIDED**
EXISTING STREET TREES TO REMAIN	3
NEW STREET TREES *	8
NEW TREES 1ST FLOOR	96
NEW TREES 2ND FLOOR	7
TOTAL TREES PROVIDED INCLUDING STREET TREES	114

PLANTING AND IRRIGATION WILL ADHERE TO THE CITY OF LOS ANGELES WATER EFFICIENT LANDSCAPE ORDINANCE

SHORT TERM BIKE PARKING		
BUILDING	SPACES REQUIRED	**SPACES PROVIDED**
NORTHEAST (166 UNITS @ 1 SPACE PER 20 UNITS)	9	10
NORTHWEST (72 UNITS @ 1 SPACE PER 15 UNITS)	5	6
SOUTHEAST (101 UNITS @ 1 SPACE PER 20 UNITS)	6	6
SOUTHWEST - A (61 UNITS @ 1 SPACE PER 15 UNITS)	4	4
SOUTHWEST - B (54 UNITS @ 1 SPACE PER 15 UNITS)	4	4
TOTAL	28	30

LANDSCAPE SF PER AREA

A	1,656 SF
B	2,212 SF
C	501 SF
D	1,225 SF
E	2,033 SF



SHEET INDEX

L100 LANDSCAPE CONCEPT PLAN
L200 TREE REPORT
M1 PLANTS AND MATERIALS
M2 PLANTS AND MATERIALS

N

0 10' 20' 40'

SCALE 1"= 20'

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ENLIGHTENMENT PLAZA

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
11.18.2019

REVISIONS:

SHEET TITLE:
LANDSCAPE CONCEPT PLAN

SHEET NUMBER:
L100

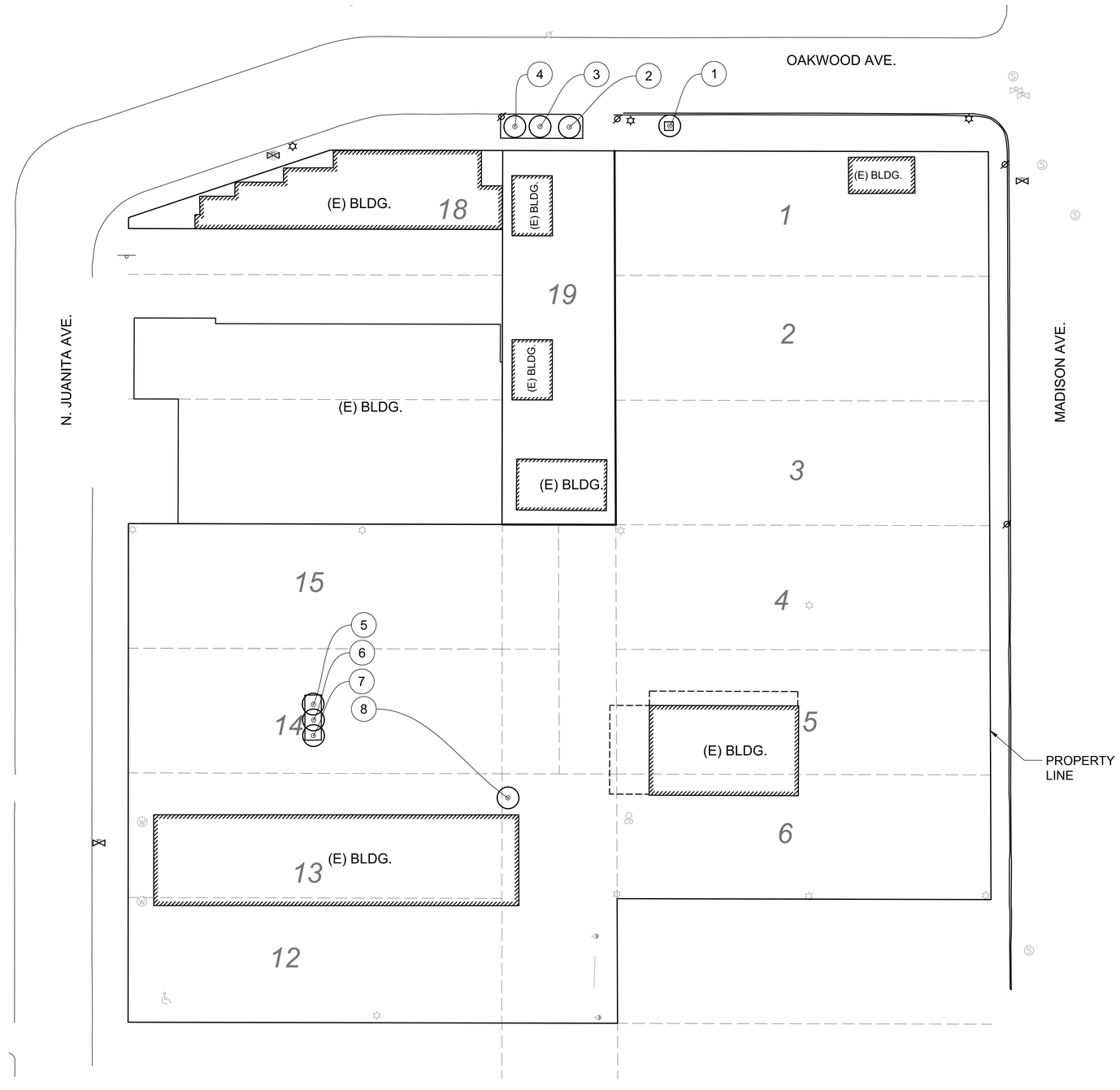
EXISTING TREE SURVEY

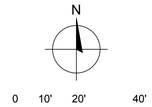
EACH TREE HAS BEEN ASSIGNED AN IDENTIFICATION NUMBER. THIS NUMBER, ALONG WITH SPECIES, BREAST-HEIGHT DIAMETER (DBH), TREE HEIGHT, HEALTH AND APPEARANCE RATING, ARE SHOWN ON THE TREE REPORT CHART (SEE BELOW). DISPOSITION (REMOVAL, PRESERVE, OR RELOCATE) IS ALSO INDICATED ON THIS CHART.

THERE ARE NO "PROTECTED TREES" (PER THE LOS ANGELES MUNICIPAL CODE) ON THIS SITE.

EXISTING TREE CHART

TREE	SPECIES	DBH (in)	HEIGHT (ft)	HEALTH	STRUCTURE	DISPOSITION
1	*THUJA PLICATA*	24	30	GOOD	POOR	PRESERVE IN PLACE
2	*PHOENIX CANARIENSIS*	36	40	GOOD	GOOD	REMOVE - WITHIN 20' POWER POLE / LIGHT POLE CLEARANCE
3	*FICUS NITIDA*	8	20	GOOD	GOOD	REMOVE - WITHIN 20' POWER POLE / LIGHT POLE CLEARANCE
4	*PHOENIX CANARIENSIS*	48	30	FAIR	FAIR	REMOVE - WITHIN 20' POWER POLE / LIGHT POLE CLEARANCE
5	*SYAGRUS ROMANZOFFIANA*	6	10	FAIR	POOR	REMOVE - TREES IN POOR HEALTH AND PLANTED TOO TIGHTLY
6	*SYAGRUS ROMANZOFFIANA*	6	8	FAIR	POOR	REMOVE - TREES IN POOR HEALTH AND PLANTED TOO TIGHTLY
7	*SYAGRUS ROMANZOFFIANA*	6	10	FAIR	POOR	REMOVE - TREES IN POOR HEALTH AND PLANTED TOO TIGHTLY
8	*WASHINGTONIA ROBUSTA*	12	40	FAIR	FAIR	REMOVE - TREE PLANTED TOO CLOSE TO BUILDING, WILL NOT SURVIVE BUILDING REMOVAL





SCALE 1"= 20'

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LICENSED LANDSCAPE ARCHITECT
SCOTT LYNN SOOTY
Signature
05-01-20
Renewal Date
1-2-2022
Date
STATE OF CALIFORNIA

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
03.02.2020

REVISIONS:

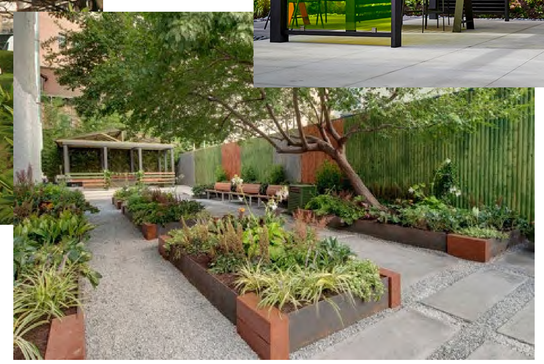
SHEET TITLE:
TREE REPORT

SHEET NUMBER:
L200

CENTRAL COURTYARD

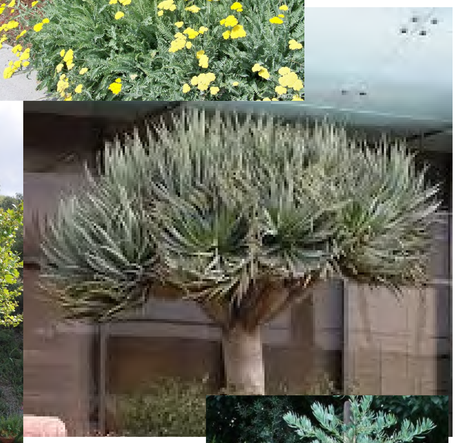
MAIN ELEMENTS

TREE ALLEE
GREAT LAWN
SHADE STRUCTURE
COMMUNITY GARDEN



PLANT PALETTE

SHADE TREES
SOFT FOLIAGE
FRAGRANT PLANTS
POPS OF COLOR



DECORATIVE FENCE ALONG MADISON

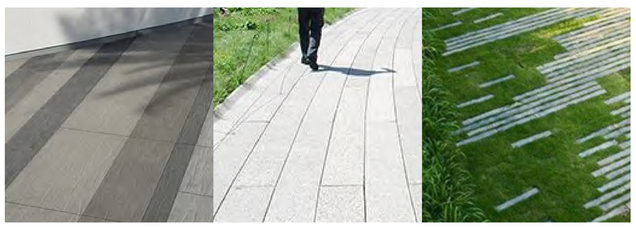
OPEN, INVITING METAL MESH FENCING
POTENTIAL TO USE COLOR OR DECORATIVE INFILL ELEMENTS

FURNITURE

LINEAR CONCRETE BENCHES
WOOD BENCHES WITH ARM AND BACK RESTS
DINING TABLES AND CHAIRS
GAME TABLES
LOUNGE CHAIRS

PAVING

CONCRETE PATHWAYS WITH LONG SCORELINES
PAVING FEATHERS INTO LAWN
BANDS OF COLOR



PUBLIC RIGHT OF WAY

METAL BENCHES WITH ARM AND BACK RESTS
METAL TRASH BINS

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SCOTT VAN SOOY
No. 5010
Signature
05-31-20
Renewal Date
Expiration Date
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JOB NUMBER:
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8.21.2019
REVISIONS:

SHEET TITLE:
PLANTS AND MATERIALS

SHEET NUMBER:
M1

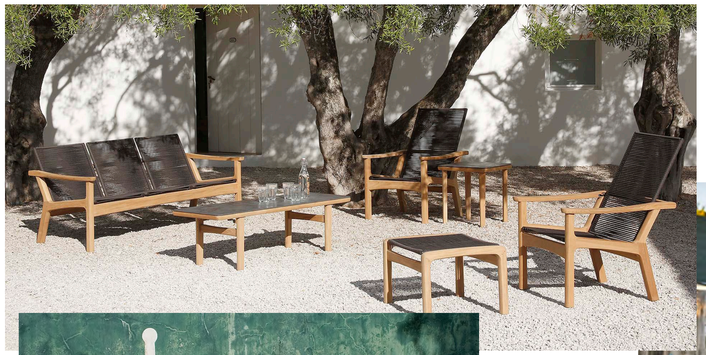
BUILDING COURTYARDS

MAIN ELEMENT

BARBECUE / DINING AREA

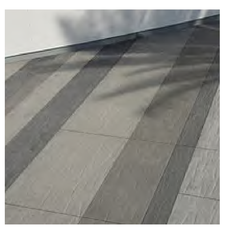
FURNITURE

PICNIC TABLES
DINING TABLES AND CHAIRS
GAME TABLES
LOUNGE CHAIRS
OUTDOOR SOFAS



PAVING

BANDS OF COLOR

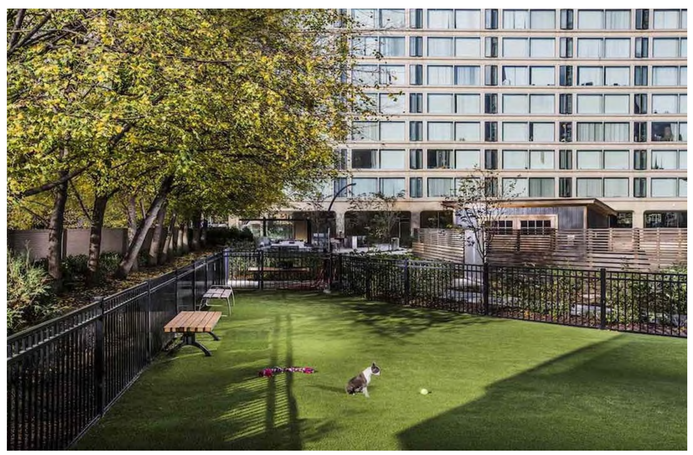


PLANT PALETTE

SHADE TREES
CITRUS TREES
GRASSES
SENSORY GARDEN PLANTS

OTHER AMENITY

DOG PARK



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Date
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8.21.2019

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SHEET TITLE:
PLANTS AND MATERIALS

SHEET NUMBER:
M2

Appendix B

Preparer's Qualifications

Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 13 years' professional experience in in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Education

California State University, Los Angeles
MA, Anthropology, 2013

California State University, Northridge
BA, Anthropology, 2003

Professional Affiliations

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Registered Professional Archaeologist

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Dudek Project Experience (2014-2019)

Development

Birch Specific Plan 32-Unit Condo Project, City of Carson, Los Angeles County, California (2018). Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site, and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Ms. Murray provided QA/QC of the final cultural resources report.

Stickleback Movie Ranch Property Evaluation, Los Angeles County, California (2018). Dudek was retained by the Metropolitan Water District of Southern California to complete a historical resource significance evaluation of the Stickleback Movie Ranch property, located in unincorporated Los Angeles County near Santa Clarita, California.

The study included a CHRIS records search of the Stickleback Movie Ranch property and a 0.25-mile radius; a pedestrian survey of the subject property for cultural resources; building development and archival research; recordation and evaluation of cultural resources identified within and around the Stickleback Movie Ranch portion of the study area; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. The former Stickleback Movie Ranch and all associated buildings and structures were found not eligible under all NRHP, CRHR, and Los Angeles County designation criteria.

Healthcare

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California (2019). Dudek prepared a Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45-years in age, and DPR forms for the medical center buildings and structures that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. Ms. Murray provided QA/QC of the report and guidance on approach.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California (2018). Dudek prepared a Cultural Resources Report that involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45-years in age that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Municipal

LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California (2019). Dudek prepared a Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, and two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility. Ms. Murray provided oversight of all built environment components and provided QA/QC of all documents.

LADWP De Soto Trunk Line Project, City of Los Angeles, Los Angeles County, California (2018). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the De Soto Trunk Line Project. LADWP is proposing the replacement of portions of four existing water pipelines: De Soto, Roscoe, Canoga Topham, and Ventura Trunk Lines. The portions of the existing trunk lines that are proposed for replacement are aging, deteriorating, and nearing the end of their service life. As such, LADWP is proposing to replace these segments with new pipeline. The regulatory framework is CEQA Plus, as such the project was also subject to compliance with Section 106 of the NHPA. Ms. Murray provided QA/QC of the cultural resources report.

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017). The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical

significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Murray conducted the intensive level survey, building permit research, co-authored the technical report, and provided QA/QC of the final cultural resources report.

148 North Huntington Street, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the City of Pomona to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street. The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site (currently the City of Pomona Water and Wastewater Yards). All buildings over 45 years of age within the project site were evaluated for the CRHR and local landmark eligibility as part of the Pomona Gas Plant site. The site was found not eligible with concurrence from the historic resources commission. Ms. Murray conducted the survey, prepared the evaluation, and authored the cultural resources report.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray co-authored the significance evaluation and provided QA/QC of the cultural resources report.

LADWP Haynes Generating Station Units 3 through 6 Demolition Project, City of Long Beach, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of Units 3-6 at the LADWP Haynes Generating Station. Ms. Murray evaluated the entire steam plant for historical significance in consideration of NRHP, CRHR, and City of Long Beach designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Green Verdugo Reservoir Improvement Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes facility updates at the reservoir site in order to ensure safe water quality. Ms. Murray evaluated the reservoir for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Upper Stone Canyon Reservoir Water Quality Improvement Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes to maintain and improve the quality, reliability, and stability of the Stone Canyon Reservoir Complex (SCRC) service area drinking water supply in order to continue to meet customer demand. Dudek prepared an updated evaluation of the reservoir in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray conducted the built environment survey, archival research, and co-authored the cultural resources report.

LADWP Power Plant 1 Long-Term Maintenance Program Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the proposed long-term maintenance of the flood control infrastructure in the vicinity of Power Plant 1. Ms. Murray prepared the cultural resources impacts assessment, co-authored the cultural resources report, and provided QA/QC of the cultural resources technical report.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California (2019). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Stanley Mosk Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). Extensive research indicates that the building meets NRHP Criteria A and C; CRHR Criteria 1 and 3; the "important events" and "architecture" criteria for CHL; the "important to Los Angeles history" and "architecture" criteria for Los Angeles HCM; and Criteria 1, 2, and 3 for Los Angeles HPOZ for listing in any of these registration programs. Therefore, the Stanley Mosk Courthouse appears to be a historic resource for the purposes of California Public Resources Code 5024 and 5024.5. Ms. Murray managed the project and provided QA/QC of the final report.

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Murray co-authored the report and provided QA/QC of the final cultural resources report.

Department of General Services Historical Resource Evaluation for the Pomona Armory at 600 South Park Avenue, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the State of California Department of General Services to mitigate potential adverse effects to the Pomona Armory (600 South Park Avenue), a state-owned historical resource proposed to be transferred from State-ownership to a local agency or private owner. Ms. Murray prepared a detailed significance evaluation for the Pomona Park Armory in the consideration NRHP, CRHR, CHL, and City of Pomona designation criteria and integrity requirements, and prepared a single historic landmark application for the property. The Pomona Park Armory was locally designated after unanimous approval by the Historic Resources Commission and City Council. SHPO concurred with the evaluation findings and agreed that adverse effects had been adequately mitigated with no comments.

Presentations

***Historical Resources under CEQA*. Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016.** Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

***Knowing What You're Asking For: Evaluation of Historic Resources*. Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014.** Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Kathryn Haley, MA

Senior Architectural Historian

Kathryn Haley is a senior architectural historian with over 15 years of professional experience in historic/cultural resource management. Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106, NEPA, and CEQA. Ms. Haley specializes in California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), evaluations of built environment resources, including water management structures (levees, canals, dams, ditches), buildings (residential, industrial, and commercial), and linear resources (railroad alignments, roads, and bridges). She specializes in managing large-scale surveys of built environment resources including historic district evaluations. She has prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). Ms. Haley also worked on the California High-Speed Rail, San Jose to Merced, and Central Valley Wye Project Sections; leading the built environment survey, conducting property specific research, preparing the Draft Historic Architectural Survey Report (HASR) as well as co-authoring the environmental section for Cultural Resources.

Education

California State University, Sacramento
MA, Public History, 2004

California State University, Sacramento
BA, History, 2001

Professional Affiliations

California Council for the Promotion of History (former Treasurer)

California Preservation Foundation

She meets the Secretary of the Interior's Professional Qualification Standards for historian and architectural historian. Ms. Haley has also assisted in preparation of Historic Properties Inspection Reports (condition assessments) under the direction of the Naval Facilities Engineering Command (NAVFAC) in accordance with Section 106 and Section 110 of the National Historic Preservation Act. Moreover, Ms. Haley has served as project manager, coordinator, historian, and researcher for a wide variety of project. She is also experienced in the preparation for National Register nominations, as well as, Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents.

Dudek Project Experience (2018-2019)

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California. 2019. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3. Ms. Haley provided QA/QC for the final report.

Globemaster Corridor Specific Plan, City of Long Beach, Los Angeles County, California. 2018. The project proposed to implement the GCSP, a planning and regulatory framework for redevelopment of an area adjacent to the Long Beach Airport and the surrounding residential and business community, which includes rezoning portions of the GCSP area, and a mobility plan that implements new streets and pedestrian connectors. Since the GCSP does not directly propose changes to the buildings or structures in the Plan area, the cultural resources

report takes a programmatic overview and offers potential impacts analysis and mitigation measures for future development. Ms. Haley provided QA/QC for the Draft EIR-EIS Cultural Resources Chapter for the Globemaster Corridor Specific Plan (GCSP) project.

Historic Resources Compliance Report (HRCR) for the Crowther Sewer Pipeline Project, City of Placentia, Orange County, California (in progress). The City of Placentia proposes to upsize the existing sewer pipeline under Crowther Avenue, Placentia Avenue, and Orangethorpe Avenue by constructing a completely independent pipeline parallel to the existing pipeline, which would be capped and left in place once the new pipeline is completed. All cultural resources work was conducted according to Caltrans guidelines for compliance with CEQA. Ms. Haley provided QA/QC for the HRCR.

Previous Project Experience

Transportation – Roads, Bridges, Highways, and Rail

California High-Speed Rail (CHSR) from San Jose to Merced and Central Valley Wye Project Sections—California High-Speed Rail Authority/Parsons Transportation Group, Various Counties in California (2010 to 2018). For several years, Ms. Haley served as lead historian and project coordinator for architectural history for the San Jose Merced and Central Valley Wye Project Sections. She led built environment field surveys, property specific historical research, co-wrote technical reports, and assisted in preparing the EIR/EIS cultural resources section. All work was conducted according to stipulations in the programmatic agreement written specifically for the project and in coordination with the California High Speed Rail Authority. While working on these project sections Ms. Haley participated in surveying more than 1000 buildings. She played a key role in managing the survey data, and evaluating built environment resources under NRHP and CRHR Criteria, as well as ensuring the proper documentation of locally designated CEQA historical resources.

Replacement of I Street Bridge Overhead Structure CEQA/NEPA Review—City of Sacramento Department of Transportation/Mark Thomas & Company, Sacramento, California (2016 to 2018). Ms. Haley served as lead investigator for built environment resources. She prepared Caltrans HRER and Finding of Effect (FOE) documents for Section 106 compliance. She conducted fieldwork, and archival and property specific research, contacted historical societies, and prepared DPR 523 forms. Ms. Haley prepared reports identifying and evaluating historic properties in accordance with Caltrans guidelines.

Interstate 80 (I-80)/I-680 Interchange Projects—Solano County Transportation Authority, Solano County, California (2009). Ms. Haley conducted a field survey and contributed to NRHP and CRHR evaluations of historic architectural resources located in the I-80/I-680/State Route 12 (SR-12) interchange project area. More than 200 historic architectural resources were identified in the project area, including two historic districts. The Suisun City Historic District was identified as part of this project and consisted of 95 contributing buildings built within the period of significance, 1880-1934. The district comprised residential and commercial buildings constructed in a wide range of architectural styles, including Queen Anne and Craftsman bungalows, as well as late 19th century and early 20th century Revival styles. The Village of Cordelia Historic District, also located in the project area, was previously identified as eligible for the NRHP in 1989. The historic district was reevaluated as part of this project because several of the contributing buildings had been destroyed and fallen into disrepair. The overall integrity of the district, contributors and non-contributors, as well as district boundaries were reassessed and documented. All work was conducted according to Caltrans guidelines for compliance with Section 106.

Bayview/Hunters Point Transportation Improvements Project—City and County of San Francisco and Caltrans, California (2007). Ms. Haley severed lead investigator for historic architectural resources. She conducted fieldwork and prepared documentation identifying and evaluating historic properties in the Bayview/Hunters Point

project area for Section 106 compliance. Ms. Haley prepared a HPSR and HRER identifying and evaluating historic properties in accordance with Caltrans guidelines.

Healdsburg Avenue Bridge NEPA/CEQA Compliance—City of Healdsburg/Omni Means, California (2012). As lead historian Ms. Haley conducted a field survey and wrote the constraints analysis for historic resources. The project studied different alternatives in replacing and rehabilitating the historic Healdsburg Avenue Bridge, which is listed in the NRHP. She also prepared the HSPR, HRER and assisted in preparing the FOE for the project.

Parks/Trail/Bicycle Path/Recreation

East Bay Greenway (Lake Merritt BART to South Hayward BART), HNTB, Alameda CTC, Oakland, San Leandro, Hayward, and Alameda County, California (2017 to 2018). Served as technical lead for architectural history. Prepared HRER for Caltrans as part of the CEQA/NEPA documentation for a visionary 16-mile, multimodal trail facility (rail to trail/rail with trail) connecting seven Bay Area Rapid Transit (BART) stations adjacent to the UPRR Oakland Subdivision from Oakland to Hayward. The project objectives include improvement of bicycle and pedestrian network connectivity; access to schools, downtown destinations, and activity centers; and development of a multimodal transportation system. Ms. Haley also prepared a Finding of Effect (FOE) document in support of a No Adverse Effect Finding to historically significant properties identified in the HRER.

Mitigation Implementation

Tower Bridge Pedestrian/Bikeway Improvement Project—City of Sacramento/Parsons Brinkerhoff, California (2007). Ms. Haley conducted archival research and prepared text for interpretative display kiosks outlining the history of the Tower Bridge, which is listed in the NRHP. The interpretive kiosks were created in compliance with Section 106 to mitigate changes to the Tower Bridge resulting from the expansion of the structure's pedestrian walkways.

Doyle Drive and Presidio Mitigation Project for HABS, HAER, and HALS Documentation—Parsons Brinkerhoff, San Francisco, California (2010 to 2014). This work included documenting several contributing historic buildings, structures, and landscape features located within the Presidio of San Francisco National Historic Landmark (NHL) District. This recordation was required under Section 106 of the NHPA to mitigate the adverse effects of the Doyle Drive replacement project. Doyle Drive is the southern access route to the Golden Gate Bridge. Construction activities related to the project will result in the demolition of historic resources that contribute to the NHL district. Ms. Haley served as project coordinator, assistant historian, researcher, and co-author for compliance documents prepared for this project.

Hallbom Ranch Mitigation—Placer County Water Agency, Auburn, California. Assistant Historian (2006). Ms. Haley conducted research and assisted in production of a brochure that documented the history of the property. The brochure was produced as part of mitigating impacts to Hallbom Ranch due project construction on the historically significant property. The mitigation was required as part of CEQA compliance.

Feather River CEQA/NEPA Compliance, Mitigation for Adverse Effects to the Sutter Butte Canal —Sutter Butte Flood Control Agency (SBFCA), Butte and Sutter Counties, California (2016). As built environment lead, Ms. Haley worked with the USACE to establish efficient and appropriate mitigation for the burial of the Sutter Butte Canal Haselbusch Headgate, which was determined eligible for listing in the NRHP and CRHR as part of the cultural resources inventory and evaluation efforts for this project. To mitigate the adverse effect to the resource, an interpretative program was established in consultation with the USACE, SHPO, and SBFCA. Ms. Haley lead the effort to produce an interpretive brochure and exhibit that explained the history of the Sutter Butte Canal Haselbusch Headgate. The brochures were distributed to local libraries and archives in Sutter and Butte Counties. The exhibit is part of the Butte County Historical Museum in Oroville, California.

Ports and Harbors

Historic Initiative Inventory and Conservation—Port of Los Angeles, California (2006 to 2007) Ms. Haley assisted the Port of Los Angeles with establishing an archival repository to house historic documents by advising the Port on all aspects of the proposed archival facility. As project manager and lead archivist, she conducted a records inventory, facilitated immediate preservation and conservation of historic materials, and helped establish policy and procedures for the archives.

Architectural Survey and Evaluation of Signal Street Properties—Port of Los Angeles, California (2007). Ms. Haley prepared an inventory and evaluation report for six historic era properties located in an area that LAHD was planning on redeveloping. The purpose of the report was to evaluate the properties under NHPR, CRHR, and the criteria set forth in the City of Los Angeles Heritage Ordinance to see if they were eligible for listing. Ms. Haley completed this work during the planning phase of the redevelopment project. Five of the six buildings were found eligible for listing in the NRHP, CRHR, and as Los Angeles Historic Cultural Monuments.

Development

Section 106 Compliance for the Sixth Street Streetscape West Project—Harris and Associates and City of Gilroy, California (2008). Ms. Haley served as project manager and lead architectural historian prepared a recommendations report for Section 106 compliance for streetscape improvements within the City's downtown historic district.

Raincross Townhomes Architectural and Archaeological Services—Watt Communities, Riverside, California (2005). As lead investigator for architectural resources, Ms. Haley conducted fieldwork, research, and prepared documentation identifying and evaluating historic era properties located in the project area. She prepared a cultural resources inventory report for the proposed Raincross Townhomes development project as part of the environmental documentation conducted for CEQA compliance.

La Sierra Avenue Cultural Resource Study—Watt Communities, Riverside, California (2005). Ms. Haley conducted fieldwork and research and prepared documentation identifying and evaluating historic era properties in the proposed study area for a proposed residential development. Documentation was prepared for CEQA compliance.

Military

Naval Air Station Alameda, Historic Properties Inspection Report and Draft NRHP Nomination—Naval Facilities Engineering Command, Alameda, California (2008). Ms. Haley served as assistant historian in the preparation of historic properties inspection reports and a NRHP nomination for the Naval Air Station Alameda Historic District under the direction of the Naval Facilities Engineering Command, in accordance with Section 106 and Section 110 of the NHPA. Tasks included conducting research, a field survey, and written condition assessments of the contributing buildings and structures located within the historic districts.

National Register Nominations

NRHP Nomination for the Border Station Multiple Property Submission—GSA, New Orleans, Louisiana, and Laredo, Texas (2006). Ms. Haley conducted a site assessment and photographic documentation and assisted in preparation of NRHP nomination forms for GSA Border Station buildings in New Orleans, Louisiana, and Laredo, Texas.

Kate Kaiser, MSHP

Architectural Historian

Kate Kaiser is an architectural historian with 7 years' professional experience as a cultural resource manager specializing in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act Section 106 compliance, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology.

In addition, Ms. Kaiser has worked as an archaeological technician for the National Park Service and USDA Forest Service. She has worked with federal, private, and local organizations to manage multidisciplinary transportation projects, park-wide inventories, and federal land management projects.

Education

University of Oregon
MS, Historic Preservation, 2017

Boston University
BA, Archaeology, 2009

Professional Affiliations

Association for Preservation Technology – Southwest

California Preservation Foundation

Vernacular Architecture Forum

Dudek Project Experience (2017-present)

Development

Cultural Resources Technical Report for the City of Irwindale Speculative Concrete Tilt-Up Building Project. Irwindale, Los Angeles County, California. 2019. Kaiser served as architectural historian and author of the cultural resources technical report for the City of Irwindale Speculative Concrete Tilt-Up Building Project. The report included conducting a CHRIS record search, reviewing permits held by the City of Irwindale, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for two buildings and thirteen structures at a hollow-core concrete panel manufacturer in southeast Irwindale. The project proposed to demolish all buildings and structures in the project site and construct a 528 710 s.f., tilt-up concrete wareshouse on the parcel. Resources were determined to not meet the age threshold for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a City of Irwindale Historic Resource.

Etiwanda Heights Neighborhood and Conservation Plan. Rancho Cucamonga, San Bernardino County, California. 2018. Kaiser served as architectural historian and co-author of the cultural resources technical report for the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP). Ms. Kaiser's report included conducting a record search, coordinating with the San Bernarino County Department of Public Works, developing the structure descriptions, archival research, historical context development, and historical significance evaluations. The project proposed to annex the project area from San Bernardino County into the City of Rancho Cucamonga, and develop the Neighborhood Priority Area into a residential subdivision, and the Conservation Priority Area into a natural resource conservation area. Resources were determined to not meet the age threshold for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR).

Historical Resource Assessment for 1230 North Ogden Drive, City of West Hollywood, Los Angeles County, California. 2018. Ms Kaiser served as architectural historian and author of the historic resource assessment for four residential buildings on the 1230 North Ogden Drive parcel in West Hollywood. Ms. Kaiser's report included conducting a record

search, coordinating with the City of West Hollywood for building permits, developing the building description, archival research, historical context development, historical significance evaluations, and California DPR form production for the four buildings. The historical resource assessment report fulfills City requirements during the development permit application process. All four buildings were determined inelgibile for listing in the NRHP or CRHR.

Oakmont/Tamarind Warehouse Project. City of Rialto, San Bernardino County, California. 2018. Ms. Kaiser served as architectural historian and co-author of the Cultural Resources Report for the Oakmont/Tamarind Warehouse Project. Ms. Kaiser contributed reconnaissance level fieldwork and aerial photograph descriptions for the report. The project proposed to construct a 156,500 sq. ft., one story warehouse on six adjoiing parcels on approximately 8 acres.

Stickleback Movie Ranch Historical Resource Evaluation, Los Angeles County, California. 2018. Ms. Kaiser served as architectural historian and author of the cultural resources report in support of a larger mitigated negative declaration document. Contributed on-site fieldwork, building development descriptions, archival research, historical context development, and historical significance evaluations for five extant ranch buildings and several other wildfire-damaged resources. The project proposed to demolish six fire-affected buildings and structures for an ongoing Metropolitan Water District project.

Education

John Adams Middle School Auditorium Replacement Project, City of Santa Monica, Los Angeles County, California 2018. Ms. Kaiser served as architectural historian and co-author of the historical resource evaluation report and contributed resource descriptions and alterations sections. The Santa Monica-Malibu Unified School District retained Dudek write the Final Mitigated Negative Declaration for the John Adams Middle School Auditorium Replacement Project for the Santa Monica-Malibu Unified School District. The project proposed to demolish the existing auditorium and music building and replace them with a new performing arts center.

Healthcare

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California. 2019. Ms. Kaiser served as architectural historian and author of the Historical Resource Assessment for the Kaiser Permanente Los ANgeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45-years in age, and DPR forms for the medical center bvuildings and structures that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California. 2018. Ms. Kaiser served as architectural historian and co-author of the Draft EIR Cultural Resources Chapter and the author of the Cultural Resources Report Appendix. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45-years in age that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. Ms. Kaiser's DEIR chapter also analyzed potential indirect impacts on two other National Register listed or eligible sites: the Aline Barnsdall Complex and the Hollywood Presbyterian Medical Center.

Municipal

LADWP Valley Generating Station Project, Los Angeles Department of Water and Power, California. 2019 (ongoing). Ms. Kaiser served as architectural historian and author of the Cultural Resources Technical Report for the Valley Generating Station Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1953 steam generating plant, as well as the four stacks, SPRR rail spur, and underground fuel tanks.

LACSD Gardena Pumping Station Project, Sanitaiton Districts of Los Angeles County, Gardena, California. 2019. Ms. Kaiser served as architectural historian and author of the Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, and two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility.

Phillips 66 & Kinder Morgan Relocation Project, Berths 150-151, Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS), Port of Los Angeles, California. 2019. Ms. Kaiser served as architectural historian and co-author of the Updated Historical Resources Evaluation Report for the Phillips 66 & Kinder Morgan Relocation Project. Preparation of the report involved reviewing previous evaluations for Union Oil Terminal Berths 150-151 and writing an updated significance evaluation. The project proposed to remove and replace the original wharfs with new concrete loading platform, mooring and breasting dolphins, access ramps, catwalks, and an underwater bulkhead. It also proposed the construction of new topside and piping components connecting the new platform to existing pipes in the backlands.

Gilroy City-wide Historic Resource Inventory, City of Gilroy, Santa Clara County, California. 2018 – ongoing. Ms. Kaiser served as architectural historian and co-author for the City-wide historic context statement prepared for the City of Gilroy. Preparation of the historical context statement involved extensive archival research, coordination with the City of Gilroy and archival repositories, chronological period and theme identification, and developing the historical narrative for the City.

Globemaster Corridor Specific Plan, City of Long Beach, Los Angeles County, California. 2018. Ms. Kaiser served as architectural historian and author of the Draft EIR-EIS Cultural Resources Chapter for the Globemaster Corridor Specific Plan (GCSP) project. The project proposed to implement the GCSP, a planning and regulartory framework for redevelopment of an area adjacent to the Long Beach Airport and the surrounding residential and business community which includes rezoning portions of the GCSP area, and a mobility plan that implements new streets and pedestrian connectors. Since the GCSP does not directly propose changes to the buildings or structures in the Plan area, the cultural resources report takes a programmatic overview and offers potential impacts analysis and mitigation measures for future development.

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California. 2018 – ongoing. Ms. Kaiser served as architectural historian and author of the historic context statement, as well as individual historic resource reports for the Barrett Dam and reservoir, Lower Otay Dam and reservoir, and Hodges Dam and reservoir. Dudek is also preparing detailed impacts assessments for proposed modification to dams, as required by DSOD. The project involves evaluation of at least 10 dams for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements, and requires extensive archival research and pedestrian survey. Upon completion of the project, the City will have a streamlined document for the management of their historic dam and reservoir infrastructure.

LADWP De Soto Tanks Project, Los Angeles Department of Water and Power, California. 2018. Ms. Kaiser served as architectural historian and author of the Historic Properties Identification Report for the De Soto Tanks EIR. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1941 reservoir and associated buildings, and replace them with two modern underground storage tanks, as well as connections to the LADWP Rinaldi Trunk Line and De Soto Trunk Line.

LADWP Tujunga Spreading Grounds Enhancement, Los Angeles Department of Water and Power, California. 2018. Ms. Kaiser served as architectural historian and author of the cultural resources report CEQA-Plus Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The evaluation found the property ineligible under all NRHP, CRHR, and Los Angeles Historic-Cultural Monuments designation criteria. The project proposed to modify a U.S. Army Corps of Engineer-owned flood control channel to divert more flood water from the Tujunga Flood Control Channel into the Tujunga Spreading Grounds.

LADWP West Los Angeles District Yard Project, Los Angeles Department of Water and Power, California. 2017. Ms. Kaiser served as architectural historian and author of the cultural resources report. Preparation of the report involved extensive archival research, in-field research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The evaluation found the property ineligible under all National Register of Historic Places, California Register of Historic Resources, and Los Angeles Historic-Cultural Monuments designation criteria. The project proposed to demolish existing buildings and build new buildings and an underground parking structure.

Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California. 2017. Ms. Kaiser served as architectural historian and co-author of the historical resource evaluation report. Preparation of the report involved extensive archival research, in-field research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California. 2019. Ms. Kaiser served as architectural historian and author of the historical resource evaluation report. Preparation of the report involved extensive archival research, interior and exterior survey fieldwork, historic context development, material descriptions, historical significance evaluations, and DPR forms for the Stanley Mosk Courthouse. Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Stanley Mosk Los Angeles County Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3.

Fallin Elizabeth Steffen, MPS

Architectural Historian

Fallin Steffen is an Architectural Historian with 3 years' experience in historic preservation, architectural conservation, and cultural resource management in the Monterey Bay Area and northern California. Ms. Steffen's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas, including reconnaissance- and intensive-level surveys, preparation of resource-appropriate and city-wide historic contexts, and historical significance evaluations in consideration of the NRHP, CRHR, and local designation criteria. Additionally, Ms. Steffen was appointed as a Commissioner to the Santa Cruz City Historic Preservation Commission assisting City Staff with design review and conformance with the Secretary of the Interior Standards for proposed residential, commercial and municipal projects involving historic properties.

Education

Tulane University, New Orleans, LA

Masters of Preservation Studies, 2015

University of California, Santa Cruz, CA
B.A. History of Art & Visual Culture, Emphasis in Religion, 2010

Professional Affiliations

California Preservation Foundation

Ms. Steffen meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She is experienced with interdisciplinary projects spanning private and public development, transportation, and water infrastructure, and maintains experience forming educational sessions about the identification of and best practices for the preservation of historic resources.

Dudek Project Experience (May 2018-present)

Development

The Santa Fe Springs Transitional Living Center, Santa Fe Springs, California. April 2019. Dudek was retained to prepare a historical resources evaluation report for the Santa Fe Springs Transitional Living Center project, which proposed the alteration of a mixed-use property within the project area limits, located at 12000 Washington Boulevard. Ms. Steffen served as architectural historian for the project and co-authored the historical resources evaluation report. Preparation of the report entailed extensive archival research, the composition of an appropriate historic context focused on the history of Santa Fe Springs, evaluation of the built features of the property within the framework of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms.

Hilo Lagoon Project, Hilo, Hawaii. March 2019. As architectural historian, Ms. Steffen co-authored the reconnaissance level survey form and accompanying report for the buildings located at 101 Aupuni Street in Hilo, Hawai'i, constructed in 1971. Ms. Steffen's contributions to the report included the development of the buildings description, archival research, historical context development, historical significance evaluations, and RLS form production for the combination low and high-rise hotel which was converted to a mixed-use commercial and residential condominium complex. The project proposed to modify existing FCC telecommunication equipment located atop the building.

Mauna Loa Shores Project, Hilo, Hawaii. March 2019. As architectural historian, Ms. Steffen co-authored the reconnaissance level survey form and accompanying report for the buildings located at 1875 Kalanianaole Avenue in Hilo, Hawaiʻi, constructed in 1973. Ms. Steffen's contributions to the report included the development of the building description, archival research, historical context development, historical significance evaluations, and RLS form production for the eight floor residential high-rise condominium building. The project proposed to modify existing FCC telecommunication equipment located atop the building.

1605 Industrial Avenue Warehouse Project, San Jose, California. 2018. Ms. Steffen served as architectural historian and author of the architectural component of the cultural resources technical report. Preparation of the report entailed archival research, exterior survey fieldwork of a multi-building industrial complex, historical context development for north San Jose, historical significance evaluations for each resource in consideration of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms.

50-56 Seaport Drive, Vallejo, California. 2018. Dudek was retained by the U.S. Coast Guard to complete a cultural resources evaluation of a property. Ms. Steffen served as architectural historian and co-authored the historical resource significance evaluation. Preparation of the report entailed archival research in local Vallejo repositories pertaining to Coast guard history, exterior survey fieldwork of the resource, historical significance evaluations for the resource in consideration of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms.

Oakmont/Tamarind Warehouse Project. Rialto, San Bernardino County, California. 2018. Ms. Steffen served as architectural historian and co-author of the Cultural Resources Report for the Oakmont/Tamarind Warehouse Project. Ms. Steffen contributed building development write-ups for the report. The project proposed to construct a 156,500 sq. ft., one story warehouse on six adjoining parcels on approximately 8 acres.

Municipal

601 East Montecito Street, Santa Barbara, California. April 2019-ongoing. The Housing Authority of the City of Santa Barbara retained Dudek to prepare a Historic Structures/Sites Report for a property located at 601 East Montecito Street. Ms. Steffen served as architectural historian for the project and co-authored the Historic Structures/Sites Report, which included the preparation of a building description including the various murals

The Keiser Avenue Reconstruction Project, Rohnert Park, California. March 2019. The City of Rohnert Park retained Dudek to prepare a historical resources evaluation report for the proposed Keiser Avenue Reconstruction project, which proposed the demolition of a residential property within the project area limits, located at 5040 Snyder Lane. Ms. Steffen served as architectural historian for the project and co-authored the historical resources evaluation report. Preparation of the report entailed extensive archival research, the composition of an appropriate historic context focused on the history of Rohnert Park, evaluation of the built features of the property within the framework of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms.

Newell Creek Road Access Bridge Rehabilitation Memorandum Report, City of Santa Cruz, California. February 2019. Dudek was retained by the City of Santa Cruz Water Department to review the proposed Newell Creek Access Road Bridge Rehabilitation project for potential impacts on historical resources during the course of repairs to the bridge's piers. The bridge was identified as a contributor to the Newell Creek Dam district as part of the 2018 historical resources evaluation report of the Newell Creek Dam complex. Ms. Steffen served as architectural historian for the project, conducting the intensive pedestrian survey of the project site and authoring the memorandum report ensuring that the project conformed to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Proposed Demolition of Presidio of Monterey Buildings 118 & 119, Monterey, California. 2018. Ms. Steffen served as architectural historian for the project proposing the demolition of two stable structures located within the Lower Presidio Historic Park in Monterey, Ca, and authored the section 106 compliant evaluation report. Preparation of the report entailed the review of all previous documentation for the buildings, exterior fieldwork survey of the two structures, archival research, preparation of an appropriate historical context statement, evaluation of the buildings within the framework of NHPA, NRHP, CRHP, and local designation requirements, concurrence with previous findings, and the preparation of a letter to SHPO.

Gilroy City-wide Historic Resource Inventory. City of Gilroy, California. 2018 – ongoing. Ms. Steffen served architectural historian and co-author for the City-wide historic context statement prepared for the City of Gilroy. Preparation of the historical context statement involved extensive archival research, coordination with the City of Gilroy and archival repositories, chronological period and theme identification, and developing the historical narrative for the City. As assistant field manager, Ms. Steffen participated in a City-wide architectural survey of over 3,400 buildings in Gilroy as part of the update the existing 1986 Historic Resources Inventory.

North 16th Street Streetscape Project, Sacramento, California. 2018 – ongoing. Ms. Steffen served as architectural historian and prepared the historical resources evaluation report. Preparation of the report entailed exterior survey of 32 buildings along an approximately 1.0-mile stretch of 16th Street in Sacramento, development of appropriate historical contexts, and historical significance evaluation of buildings in the California Department of Transportation format in consideration of and in compliance with NEPA, Section 106 of the NHPA, CEQA, and local designation requirements.

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California. 2018 – ongoing. Ms. Steffen served as architectural historian and co-author of the historic context statement for El Captain Dam and reservoir. Dudek is also preparing detailed impacts assessments for proposed modification to dams, as required by DSOD. The project involves evaluation of at least 10 dams for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements, and requires extensive archival research and pedestrian survey. Upon completion of the project, the City will have a streamlined document for the management of their historic dam and reservoir infrastructure.

Newel Creek Dam Inlet/Outlet Replacement Project, City of Santa Cruz, California. 2018. The City of Santa Cruz Water Department retained Dudek to prepare a historical resources evaluation report. Ms. Steffen served as architectural historian for the project and co-authored the historical resources evaluation report. Preparation of the report entailed extensive archival research, the composition of an appropriate historic context focused on the history of Santa Cruz's water supply, evaluation of the built features of both the Dam, associated features and the recreation area site within the framework of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms. The project proposed the replacement of the inlet/outlet components of the Dam and the installation of an aerator.

Santa Monica City Yards Master Plan Project, Santa Monica, California. 2018. Ms. Steffen served as architectural historian for this project and assisted with the preparation of the Supplemental Cultural Resources Report. Ms. Steffen's responsibilities included the collation of building development research, and co-authoring of the Supplemental Cultural Resources Report.

Education

California State University Long Beach Hillside Office/Commons Project, Long Beach, California. 2019 – ongoing. Dudek was retained by California State University Long Beach to prepare an architectural inventory and historic context for the campus and to evaluate the historic character of existing Administration Building located on the site of the proposed project. Ms. Steffen served as architectural historian for this project, preparing an appropriate historic context for the campus architect, Edward Killingsworth, who was responsible for designing a majority of buildings on the campus.

San Francisco State University Major Master Plan Revision Project, San Francisco, California. 2018. Ms. Steffen served as architectural historian and co-author of the cultural resources study. Her role in the preparation of the study included required exterior survey, and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of the proposed Master Plan Revision project, and extensive archival and building development research at both campus archives and other local repositories.

Fresno State New Student Union Project, Fresno State, California. 2018. Ms. Steffen served as architectural historian and author of the architectural component of the cultural resources technical report. Preparation of the report entailed archival research, exterior survey fieldwork of the Keats building and Amphitheatre on the Fresno State campus, historic context development, historical significance evaluations for each resource in consideration of NRHP, CRHP, PRC and local designation requirements, and the preparation of accompanying DPR forms for each resource.

Healthcare

970-992 17th Avenue, Santa Cruz, California. 2018. Ms. Steffen served as architectural historian and author of the architectural component of the historic resources evaluation report. Preparation of the report entailed archival research, exterior survey fieldwork of a multi-building industrial complex, historical context development for the Live Oak area on Santa Cruz County, historical significance evaluations for each resource in consideration of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms. The proposed project involved the rezoning of two adjacent parcels totalling approximately 5-acres for the construction of a Kaiser Medical Facility.

Previous Relevant Experience

Historic Preservation Commission, Santa Cruz, California. April 2016 – May 2018. Ms. Steffen was appointed as a Commissioner to the 7-person Santa Cruz City Historic Preservation Commission in 2016. Ms. Steffen's responsibilities as commissioner included assisting City Staff with design review in conformance with the Secretary of the Interior Standards for proposed residential, commercial and municipal projects involving historic properties, review of projects participating in zoning variance incentives for historic properties, and community outreach.

Publications

Steffen, Fallin E. 2015. "Micro-Places & Preservation: Studying the Fields Associated with Material Culture in the Architectural Microhabitat". Graduate Practicum. December 2015.

Nicole Frank, MSHP

Architectural Historian

Nicole Frank is an architectural historian with 2 years' professional experience as an architectural historian conducting historic research, writing landmark designations, performing conditions assessments and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Education

The School of the Art Institute of Chicago, MS
Historic Preservation, 2018
The College of Charleston, BA, Historic Preservation and Art History, 2016

Dudek Project Experience (2018-present)

Development

Historical Resources Technical Report for Jacumba Valley Ranch Solar Energy Park, Jacumba, California. 2019. Acting as architectural historian, Ms. Frank authored a cultural resources technical report evaluating a complex of twenty dairy buildings for historical significance for a project that proposes to develop a solar energy project consisting of up to 90 megawatts (MW) of alternating current (ac) and a 20 MW energy storage facility that can supply electricity to indirectly reduce the need to emit greenhouse gases (GHGs). For this report Ms. Frank authored a City context for the Jacumba and research and wrote a context the Mountain Meadow Dairy and Creamery's Sunshine Ranch Complex

1605 Industrial Avenue Warehouse Project. Cultural Resources Technical Report. San José, California. 2018. Acting as architectural historian, Ms. Frank co-authored the cultural resources technical report for the 1605 Industrial Avenue Warehouse project for the construction of an approximately 186,000-square foot industrial/warehouse building on an approximately 10.96-gross-acre property located in the northern part of the City. Preparation of the historical context statement involved archival research, building descriptions, historic context development, and historical significance evaluations.

Historic Resource Assessment for 955 Hancock Avenue, West Hollywood, California. 2018. Ms. Frank acted as architectural historian and sole author of the historic resource report for the City of West Hollywood. Preparation of the historic resources report involved archival research, historic context development, building feature descriptions, and historical significance evaluation for a single-family craftsman residence.

330 Cinquapin Avenue Project, Carlsbad, California. 2018. Ms. Frank served as architectural historian and co-author of the cultural resources report for the 330 Cinquapin Avenue Project. Ms. Frank contributed a building development description, archival research, historical context development, and a historical significance evaluation for the residence.

California State University, Chico, Cultural Resources Report for the College Park Demolition Project, Chico, California, 2018. As architectural historian, Ms. Frank co-authored cultural resources report for the California State University, Chico, writing ten building feature descriptions. The project proposed to demolish ten-detached single-family residences on land owned by the University.

Jefferson La Mesa Project, La Mesa, California. 2018. Ms. Frank served as architectural historian and co-author of the historical resources evaluation report for the Jefferson La Mesa Project. Ms. Frank contributed archival research and historical context development for three automotive buildings. The project proposed to demolish three industrial automotive buildings in order to redevelop the property.

Education

California State University, San Francisco Master Plan Update EIR, San Francisco, California. 2019. Acting as architectural historian, Ms. Frank participated in a survey of CSU San Francisco's Phycology and Ethnic Studies Building and conducted archival research in order to prepare an appropriate historic context for San Francisco, CSU San Francisco and the Phycology and Ethnic Studies Building. Ms. Frank conducted research on 18 buildings located on the SFSU campus, and wrote historic contexts, descriptions and lists of alterations for each.

California State University, Fresno, New Student Union, Fresno, California. 2018. As architectural historian, Ms. Frank authored the description of the Amphitheatre on the CSU Fresno campus for the historic resource evaluation report. Ms. Frank also prepared DPRs for the two buildings.

Municipal

City of San Diego Public Utility Department, Historical Context Report for the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. City of San Diego, San Diego County, California (In Progress). Ms. Frank served as architectural historian and author of the cultural resources report for the City of San Diego Public Utility Department. Preparation of the historical context statement involved archival research, historic context development, engineering feature development descriptions, and historical significance evaluations. Ms. Frank evaluated five resources including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam and Miramar Dam

Vista E Reservoir Replacement and Pump Station Project, Vista Irrigation District, Vista, California. 2019. Acting as architectural historian, Ms. Frank authored a cultural resources technical report evaluating a 1929 reservoir in Vista, California for replacement. Ms. Frank also conducted a site survey of the property to be used in her technical report.

City of Gilroy Historic Resource Inventory Update. Gilroy, California (In Progress). Ms. Frank participated in a citywide architectural survey of over 3,400 buildings in Gilroy, California. Acting as surveyor, Ms. Frank utilized Dudek's architectural survey application on an iPad and recorded the features, alterations and photographs of historic-era buildings throughout the city.

State of California

As-Needed Historic Research Consulting Service. City of Coronado, California. (In Progress). Ms. Frank has acted as the architectural historian for the following Historical Resource Evaluation Reports: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, and 735 Margarita Avenue. As architectural historian Ms. Frank developed a historic context for the City as well as researched and wrote independent contexs for each of the above noted work orders. Additionally, she developed significance evaluations for each of the properties.

Transportation

Caltrans, Keller Road/I-215 Interchange Project, Murrieta and Menifee California, 2018. Ms. Frank acted as architectural historian, co-authoring historic resource report for the Keller Road/I-215 Interchange project for Caltrans. Preparation of the historic resource report included a site visit, archival research, historic context development of Murrieta and Menifee, building feature descriptions of six historic-era resources, and historical significance evaluations. The project proposed to construct a new full interchange and auxiliary lanes at I-215 and Keller Road in Riverside County, California.

Relevant Previous Experience

Edwardian Flats Historic Context Statement, San Francisco Planning Department, San Francisco, California During the summer of 2018 was the sole writer and researcher to complete the Edwardian Flat typology context statement for the City of San Francisco.

- 80 page context statement to aid with citywide survey efforts

Cornice Restoration Project, Restoric LLC, Chicago. Illinois Served as field technician in residential cornice restoration, project approximately 6 weeks long.

- Est. date of building construction 1920

Draft National Register Nomination, The School of the Art Institute of Chicago, Chicago, Illinois Acted as sole researcher and writer for draft NRHP nomination of the Jacques Building on Michigan Ave in Chicago, IL.

Recent Past Cook County Survey Data Clean Up, Landmarks Illinois, Chicago, IL Served as architectural historian. Conducted archival research, documented demolished buildings within survey, and generated a list of missing survey information.

- 3,756 properties in 98 municipalities individually reviewed
- 131 buildings identified as demolished since their survey date
- 25 missing architects and builders added to database

Paint and Finishes Analysis, Frances Willard House Museum and Archive, Evanston, Illinois Served as conservator. Worked with a team to determine original paint colors and finishes that correlate with room's period of significance and co-authored report of findings.

Historic American Building Survey, The School of the Art Institute of Chicago, Illinois Served as teachers assistant and illustrator of measured drawings for several sites including All Saints Episcopal Church, the Havlicek Monument, the Fountain of the Great Lakes, and the Chicago Loop Synagogue.

Publications

Frank, Nicole. 2018. "Mid-Century Glass Block: The Colored Patterned and Textured Era." Graduate Thesis. September 2018.

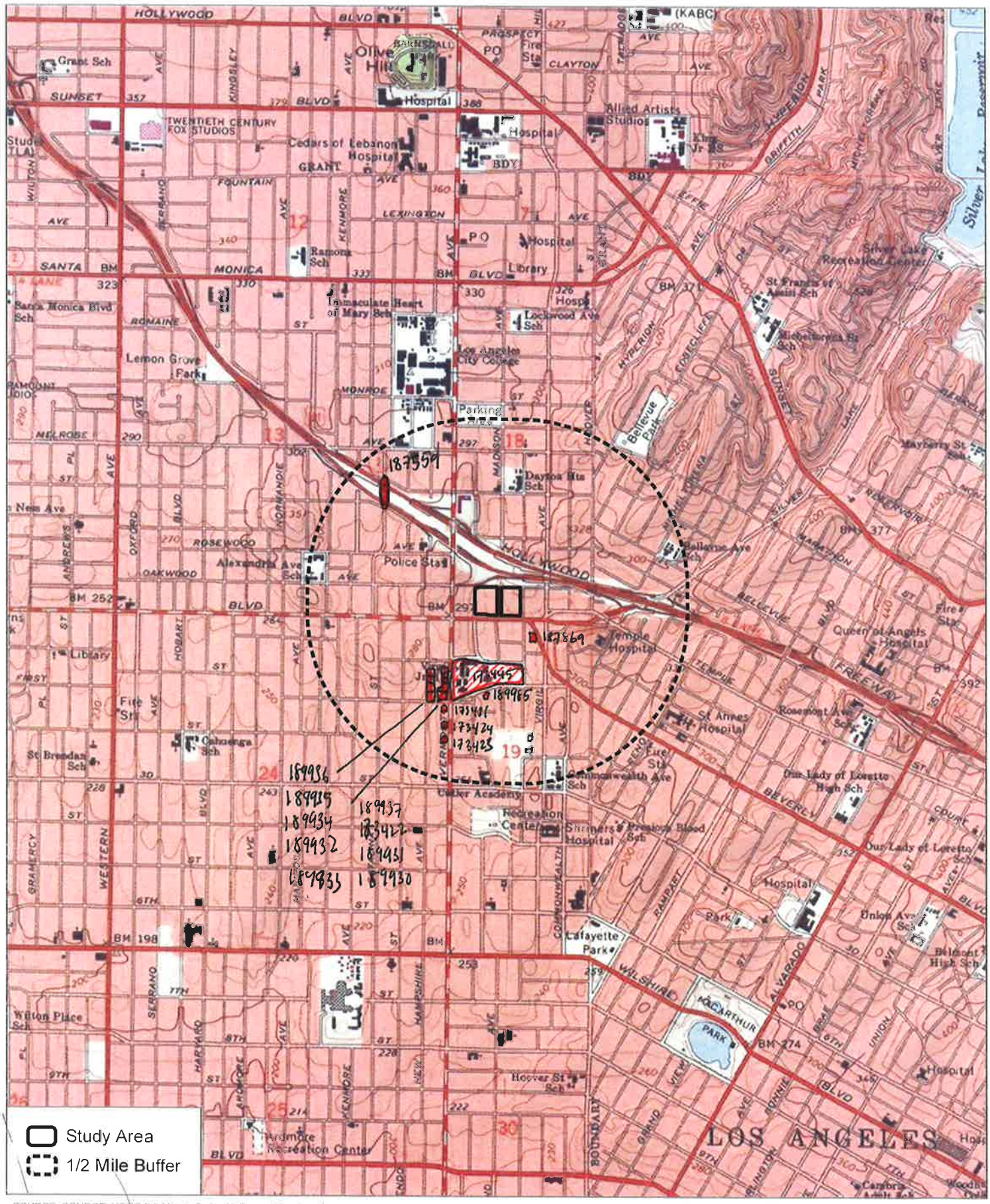
Presentations

"Mid-Century Glass Block: The Colored Patterned and Textured Era." 2018. Presented at the Association for Preservation Technology (APT) Annual Conference. Buffalo, New York

"Mid-Century Glass Block." 2018. Presented at the APT Western Great Lakes Chapter and DOCOMOMO US/Chicago 2018 Symposium: Preservation Challenges of Modernist Structures. Chicago, Illinois

Appendix C

Confidential Records Search Results



SOURCE: SOURCE: USGS 7.5-Minute Series Hollywood Quadrangle
Township 1S, Range 13W 14W, Sections 13, 18, 19, 24

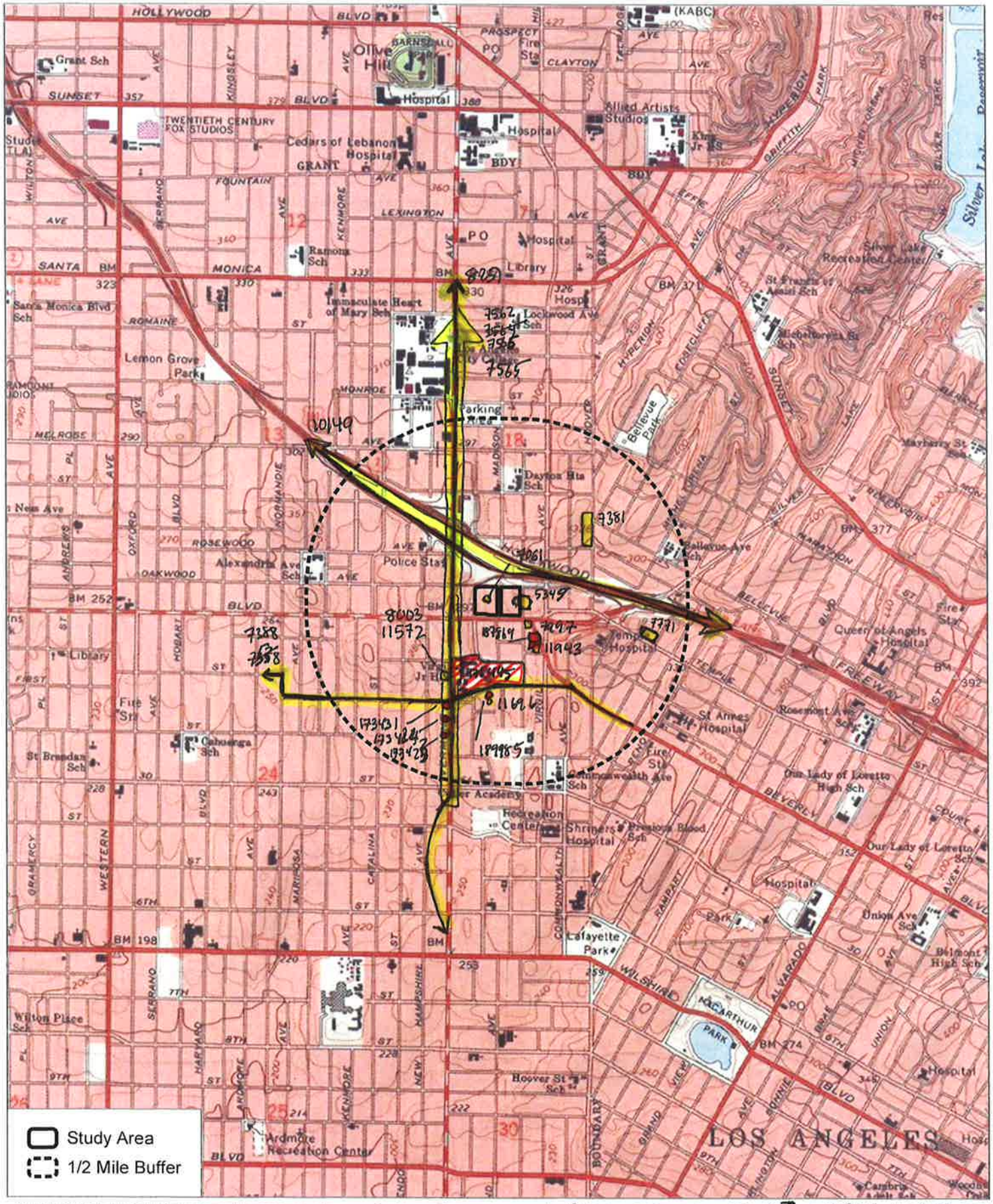
DUDEK

0 1,000 2,000 Feet
0 285 570 Meters
1:24,000

187559, 187869, 176445, 189985
173431, 173424, 173423, 189932 - 189936
189937, 189930 - 189931, 173422

Records Search

Juanita Avenue



SOURCE: SOURCE: USGS 7.5-Minute Series Hollywood Quadrangle
Township 1S; Range 13W, 14W; Sections 13, 18, 19, 24

RED = RESOURCES : 173431, 173424, 173425, 189986, 176445, 187869

YELLOW: REPORTS : 7588, 10149, 7562, 7565, 7566, 8003, 11572, 11696, 7061, 7997, 11943, 7771, 5349, 7381, 8251

DUDEK

0 1,000 2,000 Feet
0 285 570 Meters
1:24,000

Records Search

Juanita Avenue

ReportNum	Authors	CitYear	CitTitle	CitPublisher	ReportType
LA-05344	Duke, Curt	2001	Cultural Resource Assessment Cingular Wireless Facility No. Sm 057-01 Los Angeles County, California	LSA Associates, Inc.	Literature search
LA-05349	Duke, Curt	2001	Cultural Resource Assessment for At&t Fixed Wireless Services Facility Number La_057_a, County of Los Angeles, California	LSA Associates, Inc.	Archaeological, Field study
LA-05358	Sylvia, Barbara	2001	Negative Archeaological Survey Report:07-la-ha12-n/a-07-174-21980k	Caltrans District 7	Literature search
LA-07061	Duke, Curt	2001	Cultural Resource Assessment for At&t Fixed Wireless Services Facility Number La_057_a, County of Los Angeles, California	LSA Associates, Inc.	Literature search
LA-07381	Maki, Mary K.	2004	Phase 1 Archaeological Investigation of 0.34 Acre Gateways Sro Housing Project 444-450 North Hoover Street Los Angeles City & County, California	Conejo Archaeological Consultants	Archaeological, Field study
LA-07388	Snyder, T. Beth	2005	Cultural Resources Survey for the Los Angeles Department of Water and Power First Street Trunk Line Project, Los Angeles, California	Garcia and Associates	Archaeological, Field study
LA-07430	Feldman, J., Hope, A.	2004	Caltrans Historic Bridges Inventory Update: Concrete Box Girder Bridges	Myra L. Frank & Associates, Inc.	Architectural/historical, Evaluation
LA-07562	Greenwood, Roberta S.	1987	Additional Information for Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Greenwood and Associates	Architectural/historical, Evaluation, Literature search
LA-07565	Unknown	1987	Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5	Greenwood and Associates	Management/planning
LA-07566	Hatheway, Roger G. and Peter, Kevin J.	1987	Technical Report Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Greenwood and Associates	Archaeological, Architectural/historical, Other research
LA-07771	Wlodarski, Robert J.	2006	A Phase 1 Archaeological Study for the Proposed Regency at Robinson Affordable Housing Development Project Located at 3201-3221 W. Temple Street City of Los Angeles, County of Los Angeles, California	Historical, Environmental, Archaeological, Research, Team	Archaeological, Field study
LA-07997	Billat, Lorna	2006	Fcc Form 621 (section 106) Submittal Beverly Blvd/rs-la-0220b, Los Angeles City and County, California	EarthTouch Inc.	Archaeological, Field study

LA-08251	Gust, Sherri and Heather Puckett	2004	Los Angeles Metro Red Line Project, Segments 2 and 3 Archaeological Resources Impact Mitigation Program Final Report of Findings	Cogstone Resource Management, Inc.	Archaeological, Architectural/historical, Evaluation, Excavation, Monitoring, Other research
LA-08506	Wood, Catherine M.	2007	Archaeological Survey Report for the Rosewood Gardens Project Located at 502-508 North Berendo Street, Los Angeles, California	Jones & Stokes	Archaeological, Field study
LA-10149	Stewart, Noah M.	2009	Finding of no adverse effect: US 101 from Alameda Street Underpass to Barham Boulevard Overcrossing	Caltrans District 7	Architectural/historical, Evaluation
LA-11572	Brandman, Jason	2002	Final Environmental Impact Report Belmont New Elementary School No. 6, State Clearinghouse No. 2001101116	Michael Brandman Associates	Management/planning
LA-11680	O'Neil, Stephen	2010	Phase I Archaeological Survey for the Proposed Vermont Avenue/Highway 101 (Hollywood Freeway) Bridge Widening Project, City of Los Angeles, Los Angeles County, California	UltraSystems	Archaeological, Field study
LA-11696	Loftus, Shannon	2011	Cultural Resource Records Search and Site Survey AT&T Site LA0468-01, Good News Central Church, 3500 West First Street, Los Angeles, Los Angeles County, CA	ACE Environmental	Archaeological, Field study, Other research
LA-11943	Bonner, Wayne	2012	Cultural Resource Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11566A (Beverly Storage) 3636 Beverly Boulevard, Los Angeles, Los Angeles County, California	MBA	Archaeological, Field study
LA-12176	Bonner, Wayne and Crawford, Kathleen	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate Sv00198A (SM198 Beverly View Apartments) 302 North Alexandria Avenue, Los Angeles, Los Angeles County, California	MBA	Archaeological, Field study
LA-13140	Brunzell, David	2014	Cultural Resources Assessment of the Clinton SoCal Project, Los Angeles, Los Angeles County, California (BCR Consulting Project No. TRF1412)	BCR Consulting LLC	Archaeological, Architectural/Historical, Field study

Firm: LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

Pgs: 9
Author: Curt Duke
Type: (12) Revisit/Assessment
Acres: <1ac.
Site: Ø
Hist Bldg: Ø
Development: (5) Utilities
Quad name/#: Hollywood #1114

Date: January 8, 2001

Agency: Mr. Robert Searcy
c/o AT&T Fixed Wireless Services
18251 San Fernando Mission Boulevard
Northridge, California 91326

Title: Subject: Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number LA_057_a, County of Los Angeles, California

Dear Mr. Searcy:

LSA Associates, Inc. (LSA) is under contract to Terra Firma Services (TFS) to provide a cultural resource assessment for AT&T Fixed Wireless Services (ATTFWS) facility number LA_057_a, located at 340 Madison Avenue in the City and County of Los Angeles, California (Attachment A). The assessment was conducted to identify historic properties (prehistoric or historic sites, buildings, structures, objects, or districts listed in, or eligible for listing in, the National Register of Historic Places [National Register]), as required by 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended.

AT&T Wireless Services previously installed a telecommunications facility at this address (Attachment B). The existing facility consists of an equipment shelter and several antennas mounted to the roof of a building. No ground disturbance was associated with this installation. ATTFWS currently proposes to place four antennas on a new equipment shelter to be located on the roof of the building. There will be no ground disturbance associated with the proposed project.

A records search was conducted at the South Central Coastal Information Center, located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, we examined the National Register, California Register of Historic Resources (California Register), California Historical Landmarks, and California Points of Historical Interest. The Historic Properties Directory was inspected for the address of LA_057_a.

The results of the records search (Attachment C) indicate that no previously recorded archaeological sites are located within one-half mile of LA_057_a. One cultural resource study has been conducted within one-half mile of the project area. There are no properties listed on the National Register, California Register, California Historical Landmarks, or California Points of Historical Interest,

within one-half mile of the facility. In addition, there are no properties listed in the Historic Properties Directory that match the address of LA_057_a.

Because there was no ground disturbance associated with the existing facility, there was no potential for impacts to any unrecorded archaeological sites. Because there will be no ground disturbance associated with the proposed facility, there is no potential to impact any unrecorded archaeological sites. LSA reviewed photographs of the building; its architecture is consistent with modern styles, and it does not possess unique architectural features. In addition, the records search did not list any historic resources adjacent to LA_057_a. Finally, the photographs and project description indicate that the existing antennas and equipment, as well as the proposed additions, will not alter the visual characteristic of the building. In accordance with 36 CFR Part 800, LSA has assessed the effects of this ATTFWS facility on any historic properties. The results of our assessment indicate that no historic properties were affected by the existing installation, and that no historic properties will be affected by the proposed additions.

Thank you for the opportunity to assist you on this project. If LSA can be of further assistance, or if you have any questions concerning this report, please contact me by phone at (949) 553-0666 or by e-mail at curt.duke@lsa-assoc.com.

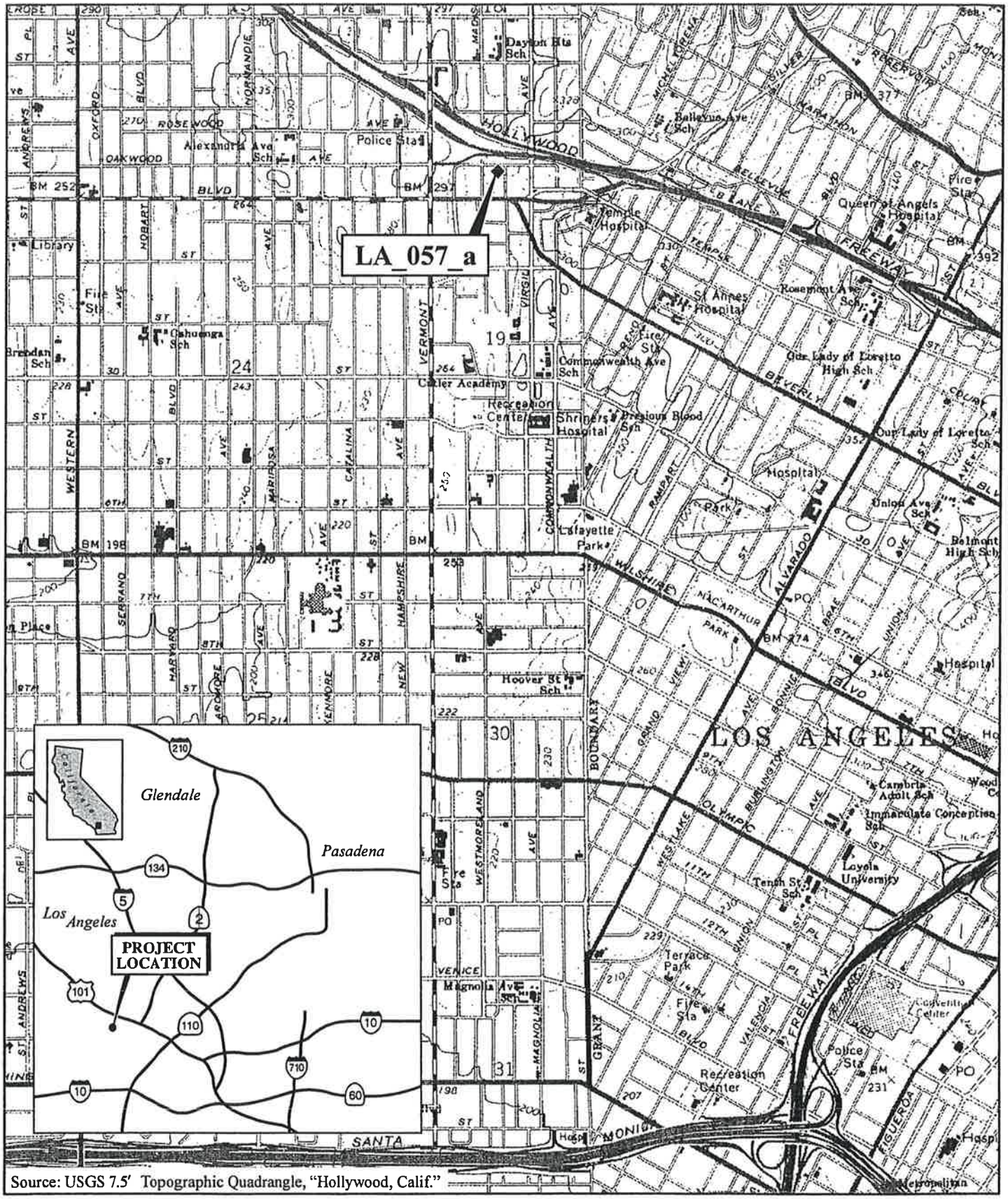
Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

Attachments: A - Project Location Map
B - Site Photographs
C - Records Search Letter

cc: California Office of Historic Preservation



Source: USGS 7.5′ Topographic Quadrangle, "Hollywood, Calif."

12/6/00(TFS930)

Figure 1

N

ATTFWS Facility LA_057_a

LSA

Scale in Feet

ATTACHMENT A

PROJECT LOCATION MAP

ATTACHMENT B

SITE PHOTOGRAPHS

AT&T Wireless Services previously mounted several antennas to the roof of the building. View to the southeast.

AT&T Fixed Wireless Services proposes to place a new equipment shelter on the roof of the building. Four new antennas will be mounted to this equipment shelter. View to the northeast.

1/4/01(TFS930)

Figure 2

ATTFWS Facility LA_057_a

Site Photos

LSA

ATTACHMENT C

RECORDS SEARCH LETTER

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

November 21, 2000

Mr. Robert Searcy
AT&T Fixed Wireless Services
18251 San Fernando Mission Boulevard
Northridge, California 91326

Subject: Records Search Results for 19 AT&T Fixed Wireless Services Facilities

Dear Mr. Searcy:

LSA Associates, Inc. (LSA) is under contract to provide a records search for 19 AT&T Fixed Wireless Services (ATTFWS) facilities. The records search was performed at the South Central Coastal Information Center, located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, we examined the California State Historic Resources Inventory (HRI), which includes: the National Register of Historic Places (NR), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the Los Angeles City Historic-Cultural Monuments (L.A. City). The following are the results of the records search:

ATTFWS #	USGS	Arch Sites	Reports	Built Environment
LA_029_a	*Azusa*	None	None	None
LA_056_a	*Hollywood*	None	LA1578	NR: 79000481, 83001204, 85000704, 87002291, 82002189 LA City: 567, 316, 572, 329, 315, 193, 194, 227, 334
LA_057_a	*Hollywood*	None	LA447	None
LA_081_a	*Los Angeles*	None	LA4637, LA2788, LA2727, LA4448	None
LA_106_a	*South Gate*	None	LA4615*, LA297, LA358, LA2970, LA2882	19-186110 (SP Railroad)
LA_121_a	*San Fernando*	None	LA3977*	None
LA_127_a	*Beverly Hills*	None	LA3765	None

ATTFWS #	USGS	Arch Sites	Reports	Built Environment
LA_156_a	*Baldwin Park, El Monte*	None	LA86, LA2412, LA3056, LA2894	None
LA_202_a	*Los Angeles*	None	LA4082, LA4736, LA3408	19-186112 (SP Railroad)
LA_209_a	*Van Nuys*	None	None	None
LA_303_a	*El Monte*	None	LA4594	None
LA_443_a	*Van Nuys*	None	None	None
LA_463_a	*Van Nuys*	None	None	None
LA_470_a	*Whittier, La Habra*	None	None	None
LA_504_a	*San Fernando*	None	LA3138	None
LA_505_a	*Burbank*	None	LA1678, LA3725	None
LA_513_a	*El Monte*	None	LA3436*	None
LA_615_a	*Venice*	None	LA846, LA682, LA4564, LA624, LA27, LA1157	NR: 82002193, 86001666 LA City: 270
LA_656_a	*Burbank*	None	None	CPHI: LAN-054

* Within project area

Thank you for your assistance on this project. If LSA can be of further assistance, or if you have any questions concerning this letter, please contact me at (949) 553-0666.

Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

FCC

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

NL

RECEIVED

JAN 16 2001

OHP

TRANSMITTAL

TO: Ms. Natalie Lindquist
California Office of Historic Preservation
1416 Ninth Street, Room 1442-7
Sacramento, California 95814

PROJECT: Terra Firma

PROJECT NUMBER: TFS930

DATE: January 15, 2001

☒ FOR YOUR REVIEW ☐ FOR YOUR FILES
☐ AT YOUR REQUEST ☐ FOR YOUR INFORMATION
☐ FOR YOUR APPROVAL ☐ DISTRIBUTION

SUBJECT: Review of Four AT&T Fixed Wireless Facilities

ITEMS BELOW ARE TRANSMITTED: ☒ HEREWITH ☐ UNDER SEPARATE COVER ☒ VIA: Overnight

DATE	COPIES	DESCRIPTION
January 15, 2001	1 each	Review of AT&T Fixed Wireless Facilities **LA_057_a, LA_620_a, OC_091_a, and OC_240_a**

GENERAL REMARKS: Thank You

BY: Nicole Wallock

PROJ.REVW AND RES.PROT.UNIT LOG-OUT PRINTOUT NATALIE LINDQUIST

Undertaking Identifier: FCC0101160 02/07/01 Page: 1
Undertaking Name: PBW LA 057-A
Applicant: LSA City: LOS ANGELES
County(ies): LAN

Due: 02/15/01

TRANSACTION HISTORY

DATE IN	TO		DATE OUT	BY	ACTION
01/16/01	NT	-	02/02/01	NT	B6,D7

****
****
There are no Hist. Prop. and no Arch. Sites involved in this undertaking :
****

STATE OF CALIFORNIA – THE RESOURCES AGENCY

Hollywood

GRAY DAVIS, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov

February 2, 2001

Reply To: FCC010116O-R

Curt Duke
LSA Associates, Inc.
One Park Plaza, Suite 500
Irvine, CA 92614-5981

Re: AT&T Fixed WirelessTelecommunication Facilities

Dear Mr. Duke:

You have provided me with the results of your efforts to determine for the benefit of the FCC, whether the following cellular installations may affect historic properties:

- FCC010116O – LA_057_a, 340 Madison Avenue, Los Angeles, CA
- FCC010116P – LA_620_a, 6237-6241 Maywood Avenue, Huntington Park, CA
- FCC010116Q – OC_091_a, 9401 Westminster Avenue, Garden Grove, CA
- FCC010116R – OC_240_a, 3415 Michelson Drive, Irvine, CA

You have done this, and are consulting with me, in order to enable the FCC to comply with Section 106 of the National Historic Preservation Act and implementing regulations codified at 36 CFR Part 800.

I have reviewed the documentation furnished and considered your recommendation to the FCC that there are no historic properties that may be affected by these undertakings. Based on that review, I have the following comments:

1) The steps taken to identify historic properties that may be affected by these undertakings are satisfactory.

2) I concur in your recommendation that there are no historic properties that may be affected by these undertakings.

3) I would not object to an official finding by the FCC that there are no historic properties that may be affected by these undertakings.

4) I will assume that the FCC has made this finding unless I hear to the contrary from them within 15 calendar days after you have furnished them with a copy of this letter.

5) Be advised that under certain circumstances, such as unanticipated discovery, the FCC may have additional responsibilities for this undertaking under 36 CFR Part 800.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist at (916) 654-0631 or nlind@ohp.parks.ca.gov.

Sincerely,

Dr. Knox Mellon
State Historic Preservation Officer

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

RECEIVED
JAN 16 2001
OHP

January 8, 2001

Ms. Natalie Lindquist
California Office of Historic Preservation
1416 Ninth Street, Room 1442-7
Sacramento, CA 95814

Subject: Review of AT&T Fixed Wireless Facility LA_057_a, County of Los Angeles, California

Dear Ms. Lindquist:

LSA Associates, Inc. (LSA) is under contract to AT&T Fixed Wireless (ATTFWS) to evaluate and make recommendations to the California Office of Historic Preservation (OHP) regarding telecommunication facilities. The Federal Communications Commission (FCC) has directed ATTFWS to consult with OHP regarding the ATTFWS LA_057_a undertaking. The basis for this consultation is 36 CFR Part 800.

In order to assist the FCC in complying with Section 106 of the National Historic Preservation Act (NHPA), ATTFWS has conducted a records search through the California Historical Resource Information System (CHRIS). The records search indicates that there are no historic properties within or adjacent to facility LA_057_a. Based on these results, ATTFWS will recommend that the FCC find that no historic properties will be affected by this undertaking.

ATTFWS requests that OHP review and comment on the enclosed supporting documentation and on the recommended finding that no historic properties will be affected by this undertaking. I appreciate your assistance on this project. If you have any questions or comments regarding the letter, please contact me by phone at (949) 553-0666 or by e-mail at curt.duke@lsa-assoc.com.

Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

Attachments

1/8/01«P:\Tfs930\Attfws\Archaeo\Shpo\LA_057_a.wpd»

LA 7061

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

AU: Curt Duke
Pg: 13
Ty: (1) Record Search Only
AC: 25+or-
Sites: 0 sites 0 HB
Gen'd: 1114 Hollywood
Dev: (5) Utilities Cells

Da: January 8, 2001

Mr. Robert Searcy
c/o AT&T Fixed Wireless Services
18251 San Fernando Mission Boulevard
Northridge, California 91326

Ti:

Subject: Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number LA_057_a, County of Los Angeles, California

Dear Mr. Searcy:

Ag:

Fi: LSA Associates, Inc. (LSA) is under contract to Terra Firma Services (TFS) to provide a cultural resource assessment for AT&T Fixed Wireless Services (ATTFWS) facility number LA_057_a, located at 340 Madison Avenue in the City and County of Los Angeles, California (Attachment A). The assessment was conducted to identify historic properties (prehistoric or historic sites, buildings, structures, objects, or districts listed in, or eligible for listing in, the National Register of Historic Places [National Register]), as required by 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended.

AT&T Wireless Services previously installed a telecommunications facility at this address (Attachment B). The existing facility consists of an equipment shelter and several antennas mounted to the roof of a building. No ground disturbance was associated with this installation. ATTFWS currently proposes to place four antennas on a new equipment shelter to be located on the roof of the building. There will be no ground disturbance associated with the proposed project.

A records search was conducted at the South Central Coastal Information Center, located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, we examined the National Register, California Register of Historic Resources (California Register), California Historical Landmarks, and California Points of Historical Interest. The Historic Properties Directory was inspected for the address of LA_057_a.

The results of the records search (Attachment C) indicate that no previously recorded archaeological sites are located within one-half mile of LA_057_a. One cultural resource study has been conducted within one-half mile of the project area. There are no properties listed on the National Register, California Register, California Historical Landmarks, or California Points of Historical Interest,

within one-half mile of the facility. In addition, there are no properties listed in the Historic Properties Directory that match the address of LA_057_a.

Because there was no ground disturbance associated with the existing facility, there was no potential for impacts to any unrecorded archaeological sites. Because there will be no ground disturbance associated with the proposed facility, there is no potential to impact any unrecorded archaeological sites. LSA reviewed photographs of the building; its architecture is consistent with modern styles, and it does not possess unique architectural features. In addition, the records search did not list any historic resources adjacent to LA_057_a. Finally, the photographs and project description indicate that the existing antennas and equipment, as well as the proposed additions, will not alter the visual characteristic of the building. In accordance with 36 CFR Part 800, LSA has assessed the effects of this ATTFWS facility on any historic properties. The results of our assessment indicate that no historic properties were affected by the existing installation, and that no historic properties will be affected by the proposed additions.

Thank you for the opportunity to assist you on this project. If LSA can be of further assistance, or if you have any questions concerning this report, please contact me by phone at (949) 553-0666 or by e-mail at curt.duke@lsa-assoc.com.

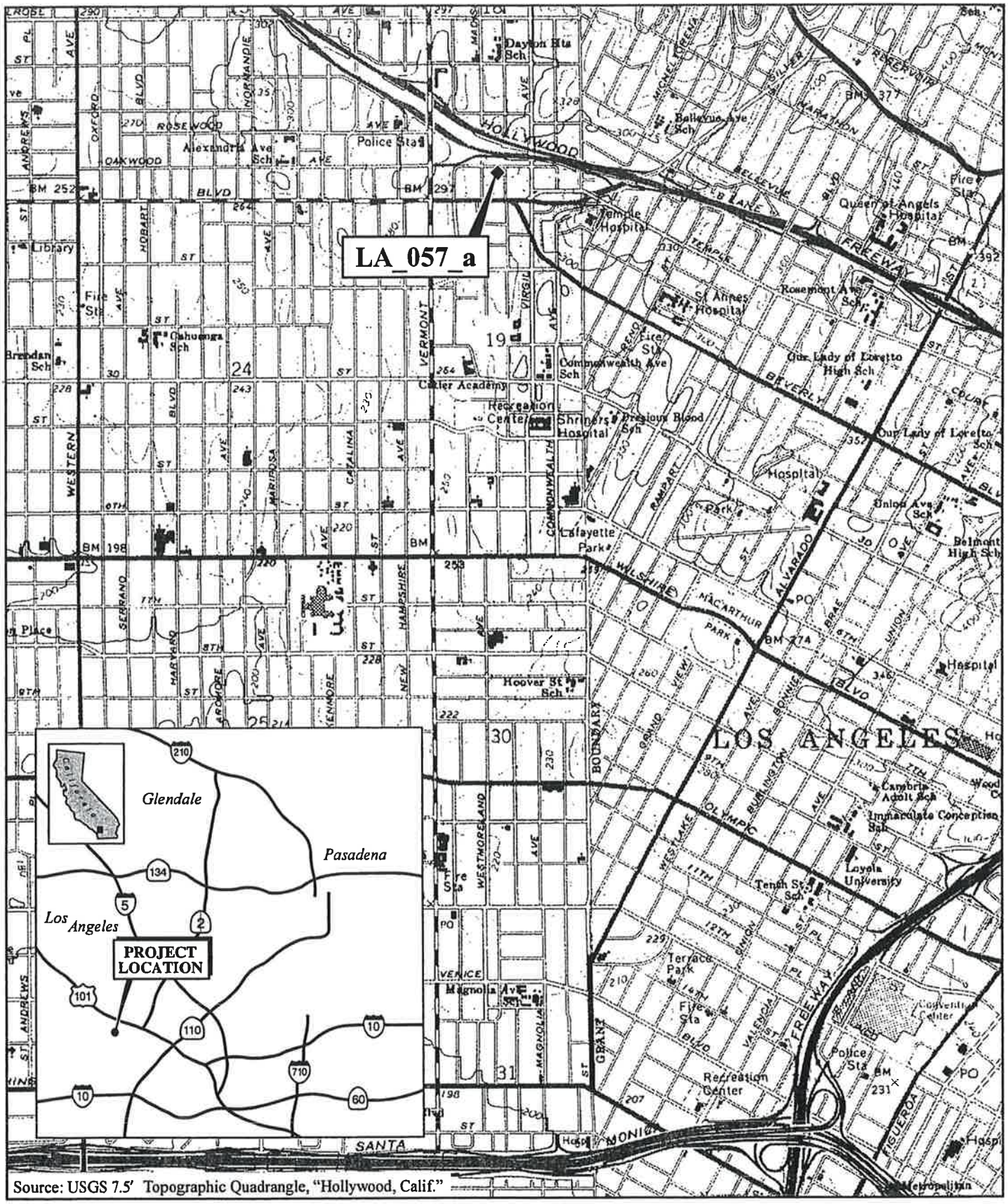
Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

Attachments: A - Project Location Map
B - Site Photographs
C - Records Search Letter

cc: California Office of Historic Preservation



Source: USGS 7.5' Topographic Quadrangle, "Hollywood, Calif."

12/6/00(TFS930)

LA 5 3 4 9

Figure 1

N

LSA

Scale in Feet

0 1000 2000

ATTFWS Facility LA_057_a

Project Location

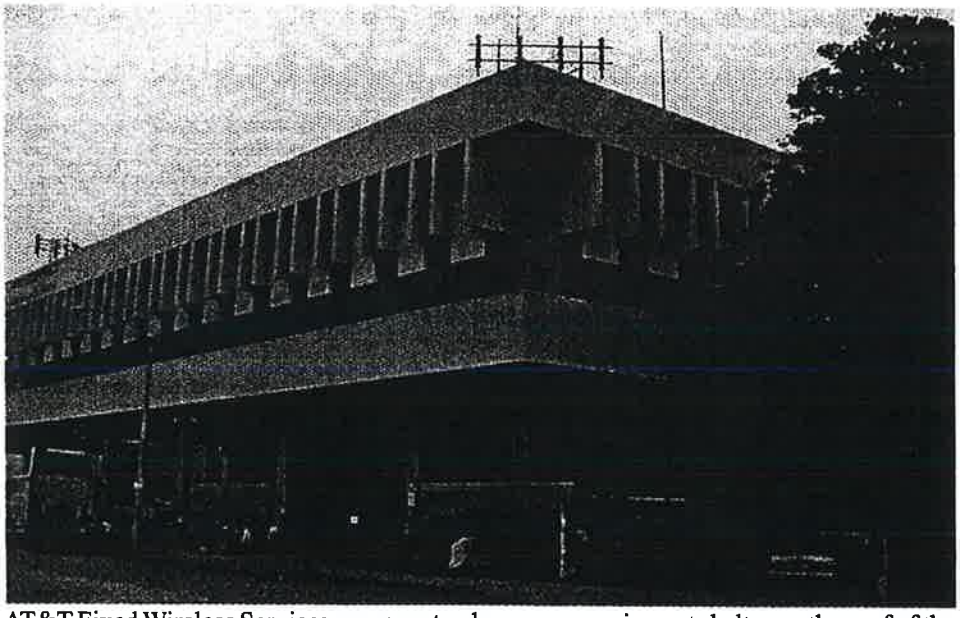
ATTACHMENT A

PROJECT LOCATION MAP

ATTACHMENT B

SITE PHOTOGRAPHS

AT&T Wireless Services previously mounted several antennas to the roof of the building. View to the southeast.



AT&T Fixed Wireless Services proposes to place a new equipment shelter on the roof of the building. Four new antennas will be mounted to this equipment shelter. View to the northeast.

1/4/01(TFS930)

Figure 2

ATTFWS Facility LA_057_a

Site Photos

LSA

ATTACHMENT C

RECORDS SEARCH LETTER

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

November 21, 2000

Mr. Robert Searcy
AT&T Fixed Wireless Services
18251 San Fernando Mission Boulevard
Northridge, California 91326

Subject: Records Search Results for 19 AT&T Fixed Wireless Services Facilities

Dear Mr. Searcy:

LSA Associates, Inc. (LSA) is under contract to provide a records search for 19 AT&T Fixed Wireless Services (ATTFWS) facilities. The records search was performed at the South Central Coastal Information Center, located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, we examined the California State Historic Resources Inventory (HRI), which includes: the National Register of Historic Places (NR), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the Los Angeles City Historic-Cultural Monuments (L.A. City). The following are the results of the records search:

ATTFWS #	USGS	Arch Sites	Reports	Built Environment
LA_029_a	*Azusa*	None	None	None
LA_056_a	*Hollywood*	None	LA1578	NR: 79000481, 83001204, 85000704, 87002291, 82002189 LA City: 567, 316, 572, 329, 315, 193, 194, 227, 334
LA_057_a	*Hollywood*	None	LA447	None
LA_081_a	*Los Angeles*	None	LA4637, LA2788, LA2727, LA4448	None
LA_106_a	*South Gate*	None	LA4615*, LA297, LA358, LA2970, LA2882	19-186110 (SP Railroad)
LA_121_a	*San Fernando*	None	LA3977*	None
LA_127_a	*Beverly Hills*	None	LA3765	None

11/21/00«P:\Tfs930\Attfws\Archaeo\Record Searches\11-21-00.wpd»

ATTFWS #	USGS	Arch Sites	Reports	Built Environment
LA_156_a	*Baldwin Park, El Monte*	None	LA86, LA2412, LA3056, LA2894	None
LA_202_a	*Los Angeles*	None	LA4082, LA4736, LA3408	19-186112 (SP Railroad)
LA_209_a	*Van Nuys*	None	None	None
LA_303_a	*El Monte*	None	LA4594	None
LA_443_a	*Van Nuys*	None	None	None
LA_463_a	*Van Nuys*	None	None	None
LA_470_a	*Whittier, La Habra*	None	None	None
LA_504_a	*San Fernando*	None	LA3138	None
LA_505_a	*Burbank*	None	LA1678, LA3725	None
LA_513_a	*El Monte*	None	LA3436*	None
LA_615_a	*Venice*	None	LA846, LA682, LA4564, LA624, LA27, LA1157	NR: 82002193, 86001666 LA City: 270
LA_656_a	*Burbank*	None	None	CPHI: LAN-054

* Within project area

Thank you for your assistance on this project. If LSA can be of further assistance, or if you have any questions concerning this letter, please contact me at (949) 553-0666.

Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

Primary String	Trinomial String	Resource Name	OtherIDs	ResType	Age	Attribs	ResourceNotes	RecordingEvents	Address
P-19-173422		Korea Times	OHP Property Number - 064891; Resource Name - Korea Times	Building	Historic	HP06 (1-3 story commercial building)	Demolished.	1986 (S. Bourstein, SCRTD)	141 N Vermont Ave Los Angeles (APN 5518-032-012)
P-19-173423		133 S Vermont Ave	OHP Property Number - 064892; Resource Name - 133 S Vermont Ave	Building	Historic	HP06 (1-3 story commercial building)		1986 (S. Bourstein, SCRTD)	133 S Vermont Ave Los Angeles (APN 5518-031-006)
P-19-173424		U S Credit Bureau	OHP Property Number - 064893; Resource Name - U S Credit Bureau	Building	Historic	HP16 (Religious building)		1986 (S. Bourstein, SCRTD)	125 S Vermont Ave Los Angeles (APN 5518-031-004)
P-19-173431		Décor Interiors	OHP Property Number - 064900; Resource Name - Décor Interiors	Building	Historic	HP06 (1-3 story commercial building)		1986 (S. Bourstein, SCRTD)	101 S Vermont Ave Los Angeles (APN 5518-031-001)
P-19-176445		Virgil Junior High School	OHP Property Number - 104587; Resource Name - Virgil Junior High School	Building	Historic	HP15 (Educational building)		1986 (S. Bourstein, SCRTD)	152 N Vermont Ave Los Angeles (APN 5501-008-908)
P-19-187559		Clinton St under US 101 Bridge	Resource Name - Clinton St under US 101 Bridge; Other - 530317L	Building	Historic	HP19 (Bridge)		2003 (C. Chasteen, D. Greenwood, Myra L Franck)	US 101 @ Clinton St Los Angeles
P-19-187869		American Storage Co	OHP Property Number - 164363; Resource Name - American Storage Co; Other - So Cal Telephone Co; Other - Pacific Telephone & Telegraph Co; Other - Public Storage	Building	Historic	HP07 (3+ story commercial building)		2006 (B. Taniguchi and R. Smith, Galvin Preservation Associates)	3636 Beverly Blvd Los Angeles (APN 5501-009-024)

P-19-189930		Korean Community Cultural Center	Resource Name - Korean Community Cultural Center; Other - Bldg #3	Building	Historic	HP06 (1-3 story commercial building)	Demolished	2002 (David M. Van Horn, MBA)	101 N Vermont Ave Los Angeles (APN 5518-032-011)
P-19-189931		Korean Community Cultural Center	Resource Name - Korean Community Cultural Center; Other - Bldg #2; Other - KFI Television Studios	Building	Historic	HP06 (1-3 story commercial building)	Demolished	2002 (David M. Van Horn, MBA)	129 N Vermont Ave Los Angeles (APN 5518-032-015)
P-19-189932		100 N New Hampshire Ave	Resource Name - 100 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished.	2002 (David M. Van Horn, MBA)	100 N New Hampshire Ave Los Angeles (APN 5518-032-010)
P-19-189933		106 N New Hampshire Ave	Resource Name - 106 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished	2002 (David M. Van Horn, MBA)	106 N New Hampshire Ave Los Angeles (APN 5518-032-009)
P-19-189934		112 N New Hampshire Ave	Resource Name - 112 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished	2002 (David M. Van Horn, MBA)	112 N New Hampshire Ave Los Angeles (APN 5518-032-008)
P-19-189935		118 N New Hampshire Ave	Resource Name - 118 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished	2002 (David M. Van Horn, MBA)	118 N New Hampshire Ave Los Angeles (APN 5518-032-007)
P-19-189936		122-132 N New Hampshire Ave	Resource Name - 122-132 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished	2002 (David M. Van Horn, MBA)	122-132 N New Hampshire Ave Los Angeles (APN 5518-032-005); (APN 5518-032-006)
P-19-189937		Gallery Furniture	Resource Name - Gallery Furniture	Building	Historic	HP06 (1-3 story commercial building)	Demolished.	2002 (David M. Van Horn, MBA)	151 N Vermont Ave Los Angeles (APN 5518-032-017)
P-19-189985		Good News Central Church	Resource Name - Good News Central Church; Other - LA0468-1	Building	Historic	HP08 (Industrial building)		2011 (Shannon L. Loftus, ACE Environmental)	3500 W 1st St Los Angeles

Historical Significance - State Bridges

Los Angeles County

Bridge Number	District	Structure Name	Location	Historical Significance	Year Built	Year Wid/Ext
53 0301	07	MULHOLLAND OC	07-LA-101-8.75-LA	5 Not eligible for NRHP	1940	
53 0302L	07	SAN GABRIEL RIVER	07-LA-022-1.42-LBCH	5 Not eligible for NRHP	1959	
53 0302R	07	SAN GABRIEL RIVER	07-LA-022-1.42-LBCH	5 Not eligible for NRHP	1941	1953
53 0303L	07	LITTLE ROCK CREEK	07-LA-138-53.55	5 Not eligible for NRHP	1952	
53 0303R	07	LITTLE ROCK CREEK	07-LA-138-53.55	4 Hist sign not determin	1995	
53 0308	07	MARSHALL CREEK	07-LA-030-2.73-LVN	5 Not eligible for NRHP	1966	1983
53 0309	07	THOMPSON CREEK	07-LA-030-5.09	5 Not eligible for NRHP	1964	
53 0310	07	CHATSWORTH TOH	07-LA-027-19.67	5 Not eligible for NRHP	1904	1921
53 0313	07	BIG ROCK WASH	07-LA-138-63.00	5 Not eligible for NRHP	1948	
53 0314	07	BIG ROCK WASH	07-LA-138-63.04	5 Not eligible for NRHP	1948	
53 0315	07	CHAPMAN UP	07-LA-164-10.88	5 Not eligible for NRHP	1939	1971
53 0316	07	MAIN STREET OC	07-LA-001-35.07-SMCA	5 Not eligible for NRHP	1926	
53 0317L	07	CLINTON STREET UC	07-LA-101-4.58-LA	5 Not eligible for NRHP	1951	1982
53 0320	07	BIG DALTON WASH	07-LA-039-13.01-COR	5 Not eligible for NRHP	1941	1959
53 0321	07	LITTLE DALTON WASH	07-LA-039-13.79-AZU	5 Not eligible for NRHP	1959	
53 0329	07	EATON WASH	07-LA-164-7.34-TMPC	5 Not eligible for NRHP	1937	
53 0341	07	LOS ANGELES RIVER	07-LA-001-7.11-LBCH	5 Not eligible for NRHP	1957	
53 0342	07	W FORK SAN GABRIEL RIVER	07-LA-039-26.96	5 Not eligible for NRHP	1962	1968
53 0344	07	SYCAMORE GROVE POC	07-LA-110-27.64-LA	2 Br eligible for NRHP	1940	
53 0345	07	WEST POMONA OH	07-LA-071-1.31-POM	5 Not eligible for NRHP	1926	1939
53 0346	07	EAST SPADRA OH	07-LA-071-1.20-POM	5 Not eligible for NRHP	1939	
53 0347	07	HOBSON AVE OH	07-LA-001-8.34-LBCH	5 Not eligible for NRHP	1948	
53 0352	07	WILMINGTON OH	07-LA-001-9.93-LA	5 Not eligible for NRHP	1936	
53 0355	07	PIPE LINE UC	07-LA-001-8.72-LA	5 Not eligible for NRHP	1934	1948
53 0356	07	REFINERY ROAD UC	07-LA-001-8.78-LA	5 Not eligible for NRHP	1934	
53 0361	07	CASPIAN AVE STORM DRAIN	07-LA-405-7.95-LBCH	5 Not eligible for NRHP	1961	
53 0361F	07	CASPIAN AVE STORM DRAIN	07-LA-405-7.95-LBCH	5 Not eligible for NRHP	1961	
53 0363L	07	LA AQUEDUCT	07-LA-014-T027.370	5 Not eligible for NRHP	1969	
53 0363M	07	LA AQUEDUCT	07-LA-014-T027.370	5 Not eligible for NRHP	1938	
53 0364M	07	TEMESCAL CANYON CREEK	07-LA-001-38.12-LA	5 Not eligible for NRHP		1969
53 0365	07	PENA CANYON	07-LA-001-41.81-MAL	5 Not eligible for NRHP	1940	
53 0368	07	ALHAMBRA AVENUE OH	07-LA-005-18.96-LA	5 Not eligible for NRHP	1960	
53 0372	07	AVENUE 26 OC	07-LA-110-25.91-LA	2 Br eligible for NRHP	1925	1939
53 0382	07	COLLEGE STREET OC	07-LA-110-24.16-LA	5 Not eligible for NRHP	1939	
53 0388	07	PALISADES POC	07-LA-001-35.59-SMCA	5 Not eligible for NRHP	1935	
53 0389	07	RTE 60/710 SEP	07-LA-060-R3.25	5 Not eligible for NRHP	1967	
53 0392	07	CESAR E. CHAVEZ OC	07-LA-010-S0.10-LA	5 Not eligible for NRHP	1906	
53 0397Y	07	GAFFEY STREET BRIDGE	07-LA-110-R.75-LA	5 Not eligible for NRHP	1935	
53 0399	07	CLASSIFICATION ROAD UC	07-LA-001-8.43-LA	5 Not eligible for NRHP	1948	
53 0405	07	LOS ANGELES RIVER BOH	07-LA-101-0.08-LA	5 Not eligible for NRHP	1944	1955
53 0407	07	GARAPITO CREEK	07-LA-027-6.56	5 Not eligible for NRHP	1927	
53 0425	07	AVE 35 UP	07-LA-110-26.40-LA	2 Br eligible for NRHP	1940	
53 0426	07	PASADENA AVENUE OC	07-LA-110-26.48-LA	2 Br eligible for NRHP	1940	
53 0427	07	AVENUE 43 OC	07-LA-110-27.12-LA	2 Br eligible for NRHP	1939	

Appendix D

DPR 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** 6 ***Resource Name or #:** (Assigned by recorder) 3820 Oakwood Avenue

P1. Other Identifier: MAP No. # 1

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted**

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

***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**

c. Address 3820 Oakwood Avenue City Los Angeles Zip 90004

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 380966.70 mE/ 3771513.84 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5501-001-025. 3820 Oakwood Avenue property is comprised of an irregular 0.083-acre parcel located southeast of the Juanita Avenue and Oakwood Avenue intersection.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The parcel contains one Mid-Century Modern style, 3-story, irregular plan commercial office building on an irregular 0.083-acre located southeast of the Juanita Avenue and Oakwood Avenue intersection. Constructed in 1963 as an office for Stanley Construction, it was designed by Robert H Peterson & Associates with Stanley Construction as the general contractor (Permit 1963LA40894). It features brick and s stacked slate veneers, and (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6 – Commercial Building

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

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

P5b. Description of Photo: (view, date, accession #) main (north) and east elevations, looking southwest, 04/17/2019, IMG 2556.

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1963 (Permit 1963LA40894)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019

***P10. Survey Type:** Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

***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):

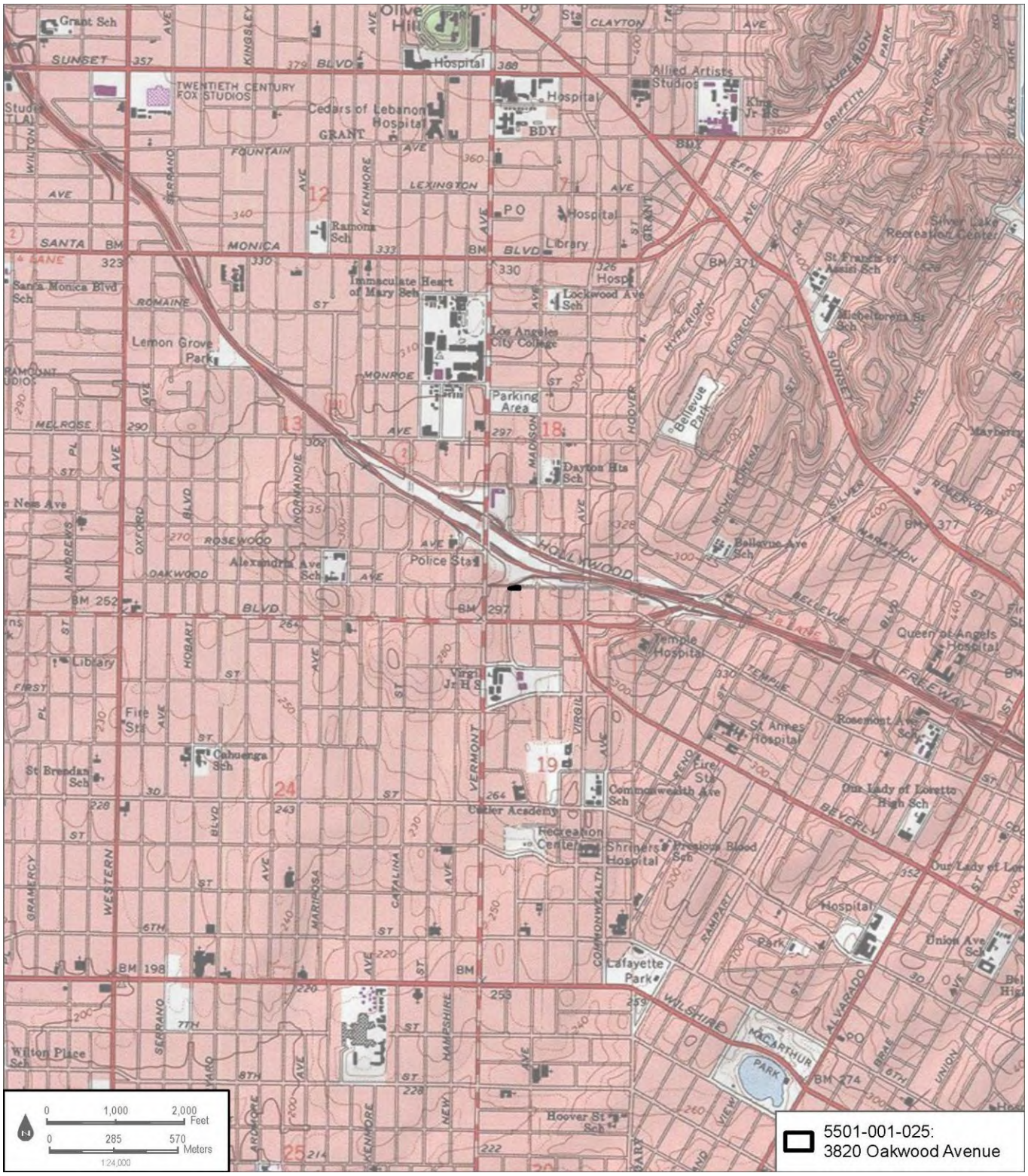
State of California ♦ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#

Trinomial

Page 2 **of** 6 ***Resource Name or #** 3820 Oakwood Avenue
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3820 Oakwood Avenue ***NRHP Status Code** 6Z
Page 3 **of** 6

B1. Historic Name Stanley Construction Co.
B2. Common Name: Mackintosh & Mackintosh
B3. Original Use: office building
4. Present Use: office building
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1963 (Permit 1963LA40894)
The property has few listed alterations filed with the city:

- 1984: exterior exit stair added to the building (Permit 1984LA86911)
- 1984: addition of 170 square feet added to create second floor (Permit 1984LA92125)
- 2018: reroof the building with built up roofing (Permit 2018_18016-90000-26354)

(See Continuation Sheet)

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

***B8. Related Features:** None
B9a. Architect: Robert H. Peterson & Associates b. Builder: Stanley Construction Company
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the proposed Project site's history and requisite integrity, the property located at 3820 Oakwood Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

(See Continuation Sheet)

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

***B12. References:**

(See Continuation Sheet)

B13. Remarks: 6Z

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

P3a. Description (Continued): glass curtain walls on an exposed wood and concrete framework, with strong horizontal emphasis and rectilinear forms. The building is partially banked into the steep hillside, such that the first floor slopes towards the west side of the building. The gated, first level provides street access to a subterranean parking garage through two wide openings separated by a concrete planter. An open-air stairwell provides access to the upper floors on the east elevation. Fenestration on the upper floors consists of recessed, dark-tinted, fixed glass and steel window ribbons that run the length of the north elevation in the furthest northward section. The main entry faces westward toward Juanita Avenue. It features a glass and glass spandrel curtain wall that rises the full two stories, a recessed entry accessed by stairs with a short, covered landing. There is no fenestration on the south and east elevations.

B6. Construction History (Continued):
Originally, 3820 Oakwood Avenue was a full 50’ x 150’ parcel, with the 344 N Juanita Avenue Address. One dwelling on the parcel was erected in 1912 (Permit 1912LA 13127) for Carrie F. Holtman and it remained a single-family residence until the early 1940s. In 1963, the houses on the 344 N Juanita lot were demolished (Sanborn 1919, 1944; Permit 1963LA27515).

A new three-story office building for Stanley Construction Company was constructed, taking the address 3820 Oakwood Avenue (Permit 1963LA40894). Robert H. Peterson & Associates designed the building and the contractor was Stanley Construction Company. Peterson and Stanley Construction Company collaborated on several projects, including the Ray Riley Co. wholesale warehouse and office, Paramount Foodfair Market, Bellflower Foodfair Market, and Bank of American’s York and Figueroa Branch in Highland Park, among others. (LAT 1963, 1965a, 1965b, 1966).

Albyn and Charles Mackintosh had been in business since 1941, but opened their engineering firm’s office at the 3820 Oakwood Avenue location in 1971. Mackintosh & Mackintosh, Inc. is credited with bringing about quality standards for concrete block masonry construction, which paved the way for construction of new earthquake-safe buildings. Though both brothers passed away in the 1980s, the engineering firm remains at this location through the date of the survey. Mackintosh & Mackintosh, Inc. made several alterations to the building including added a second floor to the previously open-air entry stoop (LAT 1981; Permit 1984LA92125, 18016-90000-26354).

Identified Alterations
The offices at 3820 Oakwood Avenue have a few alterations. In 1984, an exterior exit stair was added to the building (Permit 1984LA86911). Also in 1984, there was an addition of 170 square feet added to create the second-floor (Permit 1984LA92125). The last permit for exterior alterations was filed in 2018 to reroof the building with built up roofing (Permit 2018_18016-90000-26354).

B10. Significance (Continued):

NRHP/CRHR Designation Criteria
Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The subject property was established in 1963 as Stanley Construction Company office space, during a period of commercial and industrial growth in the area. The construction of the building was merely

following this pattern of development in the area and there is no indication that the construction of this specific business marked a pivotal point in the history of Los Angeles. In 1971, the building's current occupants engineering firm Mackintosh & Mackintosh relocated to the building. Archival research did not reveal that this connection between the engineering firm and the subject property had direct associations with events that have made a significant contribution to the history of the nation, state, or city. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners including Stanley Construction Company, Mackintosh & Mackintosh people who worked for these businesses at the 3820 Oakwood Avenue property are known to be historically significant figures at the national, state, or local level. Despite the building's association with its longest occupant Mackintosh & Mackintosh, who is credited for having brought quality standards for concrete block masonry construction, the firms largest accomplishments of forming the Concrete Masonry Association and publishing a masonry standards manual occurred before they relocated to the subject property in 1971. As such, 3820 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the Stanley Construction Company built the subject property in 1963, designed by the architecture firm Robert H. Peterson & Associates. The 3820 Oakwood Avenue building displays some of the characteristics of the Mid-Century Modern architectural style; however, it is an unremarkable example. It contains only basic character defining features of the style and in comparison to other Mid-Century Modern buildings found both locally and regionally the subject property appears to be less than distinguishable. The architecture firm of Robert H. Peterson & Associates designed multiple Mid-Century Modern commercial, industrial, medical, and institutional properties in Los Angeles, during the 1960s. In 1968, then Governor of California Ronald Regan appointed Peterson to the State Board of Architectural Examiners. He was president of R.H. Peterson A.I.A. and Associates located in Los Angeles. Despite being designed by Robert H. Peterson & Associates who was a noted architect of the time, the subject property does not rise to the level that multiple of the firms other buildings do in their embodiment of distinctive characteristic of the Mid-Century Modern office building type. In addition, Mackintosh & Mackintosh, Inc. made several alterations to the building including added a second floor to the previously open-air entry stoop that compromised the integrity of the original design. For these reasons, 3820 Oakwood Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3820 Oakwood Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The subject property at 3820 Oakwood Avenue is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 3820 Oakwood Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

The building at 3820 Oakwood Avenue maintains integrity of location, as it remains in its original location and has not been moved since it was constructed in 1963. 3820 Oakwood Avenue maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 3820 Oakwood Avenue was constructed, therefore this change does not affect integrity of setting. The subject property also retains integrity of feeling and association with the original owners, despite the 1984 second-story addition the building conveys the feeling of a 1960s office. However, 3820 Oakwood Avenue maintains a diminished integrity of design, materials, and workmanship due to its subsequent alterations. The largest alteration occurred in 1984 with the addition of a second-story. Although the alteration is was sympathetic to the Mid-Century Modern style, it introduced new materials and workmanship as well as disrupted the building's original one-story design.

B12. References (Continued):

City of Los Angeles Department of Buildings and Safety. Multiple permits.

LAT. 1963. "Warehouse and Office Unit Planned." Newspapers.com: *The Los Angeles Times*. January 6, 1963, pg. 114.

LAT. 1965a. "Shopping Center Nearly Ready." Newspapers.com: *The Los Angeles Times*. November 28, 1965, pg. 136.

LAT. 1965b. "In Highland Park." Newspapers.com: *The Los Angeles Times*. November 28, 1965, pg. 141.

LAT. 1966. "Paramount Shop Center Started." Newspapers.com: *The Los Angeles Times*. January 9, 1966, pg. 141.

LAT 1981. "Engineer's Plea for Quality Also Brought Safety." Newspapers.com: *The Los Angeles Times*. January 26, 1981, pg. 22.

Sanborn (Sanborn Fire Insurance Company Maps). 1919. "Los Angeles: Colegrove District." Volume 9, Sheets 999b [map].

Sanborn. 1944. "Los Angeles." Volume 9, Sheets 999b [map].

Sanborn. 1955. "Los Angeles." Volume 9, Sheet 999b [map].

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** 6 ***Resource Name or #:** (Assigned by recorder) 340 North Juanita Avenue

P1. Other Identifier: MAP No. #2

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

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

***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W ; SE 1/4 ☐ **of** SW 1/4 ☐ **of Sec** 18; San Bernardino **B.M.**

c. Address 340 N. Juanita Ave. City Los Angeles Zip 90004

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 380961.39 mE/ 3771492.49 mN

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

APN: 5501-001-026. 340 N. Juanita Avenue is comprised of a 0.46-acre parcel. Parcel access is granted via N. Juanita Avenue which allows entry to a gated parking lot and service yard, and restricted by the gated 316 N. Juanita Avenue parcel to the south and the irregular 3820 Oakwood Avenue Parcel to the north.

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

The property located at 340 N. Juanita Avenue (APN 5501-001-026) contains one, combined warehouse-and-office building on a rectangular 0.46-acre parcel (See P5a.). Parcel access is granted via N. Juanita Avenue which allows entry to a gated parking lot and service yard, and restricted by the gated 316 N. Juanita Avenue parcel to the south and the irregular 3820 Oakwood Avenue Parcel to the north. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6 – Commercial Building

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

P5b. Description of Photo: (view, date, accession #) main (west) and south elevations, looking southeast, 04/17/2019, IMG_2583

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

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1963 (Permit 1963LA31005)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019

***P10. Survey Type:** (Describe)
Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

***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):

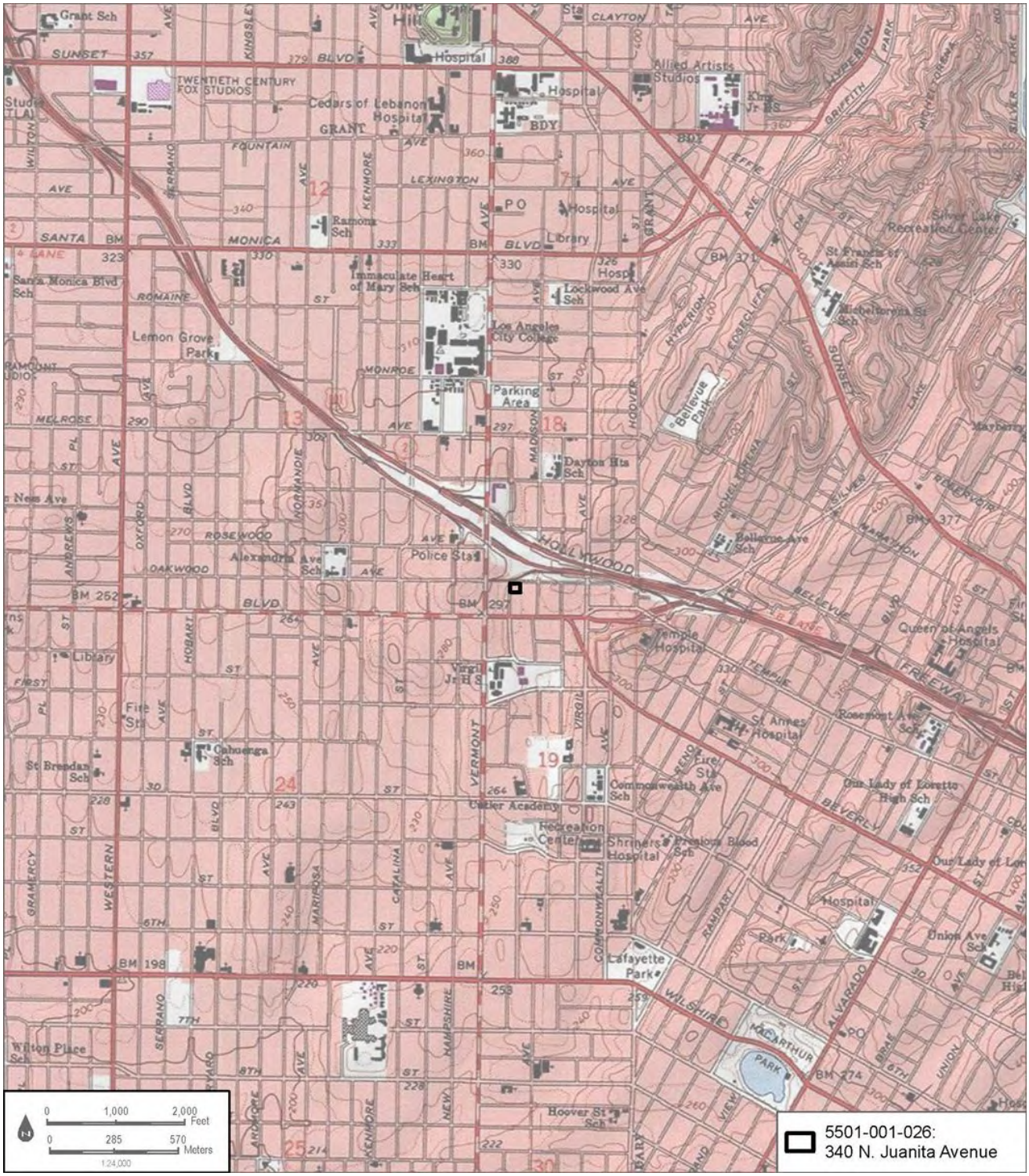
State of California ♦ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#

Trinomial

Page 2 **of** 6 ***Resource Name or #** (Assigned by recorder) 340 North Juanita Anevue
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 340 North Juanita Avenue ***NRHP Status Code** 6Z

B1. Historic Name: 340 North Juanita Avenue
B2. Common Name:
B3. Original Use: Golden State Glass Commercial Glass Company
B4. Present Use: MZ Collision Center automotive repair
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Combined warehouse and office building (1963)

- 1992: three-sided sign erected at northwest corner of property facing out onto Oakwood Avenue and Juanita Avenue (Permit 1992LA87259)
- 1992: interior alterations to restrooms (Permit 1992LA98626)
- 1996: addition to northeast corner of building (Permit 1995HO38993)

(See Continuation Sheet)

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

B9a. Architect: Novikoff Engineers (engineer) b. Builder: Stanley Construction Corp
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the proposed Project site's history and requisite integrity, the property located at 340 N. Juanita Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

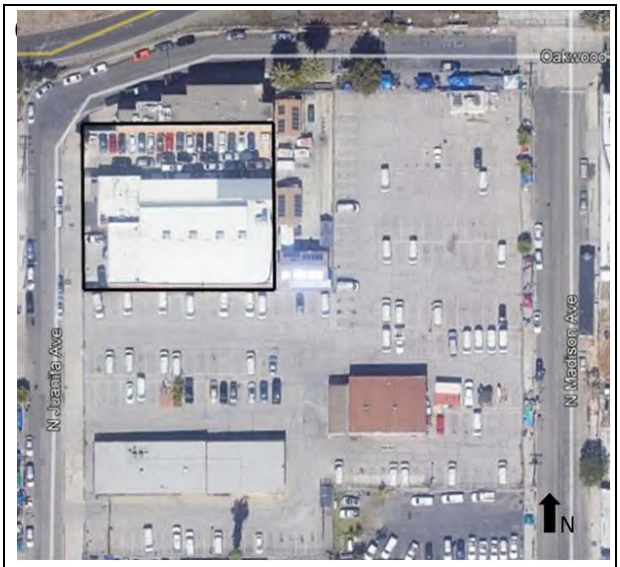
See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)



P3a. Description (Continued):
The building was built in 1963, and designed by firm Novikoff Engineers, while the contractor was Stanley Construction Corp (Permit 1963LA31005). The building embodies some elements of Mid-Century Modern architectural style. The building appears as two volumes, the north volume is the shorter 1-story volume, while the south volume is 1 ½-stories. It features brick masonry construction with a parapet roof, with stacked bond brick masonry in the office volume (1-story), and a running bond in the garage volume (1 ½-story). On the main (west) elevation, the office volume fenestration consists of an entrance – two glass double doors with a glass sidelite and transom, under a flat, cantilevered metal awning. The garage volume features a roll up metal garage door. On the north elevation, fenestration consists of fixed 1-lite windows and 3 open vehicle bays for working. Further east, past the bays there is one more roll-up garage door, then no fenestration. In the half-story elevation above the vehicle bays, where the warehouse volume meets the office volume there is a row of clerestory windows, grouped into eight groups of five metal framed windows. Their number of lites, window type, or operation could not be determined during survey. There is no fenestration on the south and east elevations.

B6. Construction History (Continued):
Originally, the 340 N. Juanita Avenue parcel consisted of three individual 50’ x 150’ residential lots, with one-story dwellings and outbuildings on the lots established at 332 N. Juanita, 338 N. Juanita, and 340 N. Juanita Avenue. In 1963, all three residences and all outbuildings demolished and the lots consolidated by new owner Golden Properties. The building was constructed in 1963 by Stanley Construction Company and designed by firm Novikoff Engineers, (Permit 1963LA31005). Although the office for Stanley Construction is just north of this property, built the same year, and with similar brick materials research did not reveal any direct connection regarding the architect, original construction, or use of the building. In the first Los Angeles City Directory published after construction of the new building, the occupant is listed as Golden State Glass, offering glass for both buildings and vehicles as well as repair, installation, and polishing services. It appears that Golden State Glass operated from the site from 1963 to 1991. The 340 N. Juanita property was briefly a decorative stone manufacturer specializing in fountains and fireplaces. Today the site is an automotive repair shop called MZ Collision Center with front office, rear repair bays, and vehicle storage on the parcel (PT&T 1964; 1964 LAT 1991).

Identified Alterations
The warehouses and offices at 340 N. Juanita Avenue have a few alterations. In 1992, a three-sided sign was erected at the northwest corner of the property facing out onto Oakwood Avenue and Juanita Avenue (Permit 1992LA87259). Another permit was filed in 1992 for interior alterations to the restrooms (Permit 1992LA98626). Finally, in 1995, a permit was filed to construct an addition to the northeast corner of the building (Permit 1995HO38993). No other alterations were observed at the property.

B10. Significance (Continued):

NRHP/CRHR Designation Criteria
Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.
340 N. Juanita Avenue property was established in 1963 as a commercial glass company called Golden State Glass. It has subsequently been a decorative rock company and is currently an automotive repair company. The companies, all-local to this property, and lacking other City of Los Angeles or State of California locations, do not appear to have made significant contribution to the broad patterns of local or regional history. Due to a lack of significant associations with events important to history, the 340 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners or people who have worked at the 340 N. Juanita Avenue property that are known to be historically significant figures at the national, state, or local level. As such, 340 N. Juanita Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 340 N. Juanita Avenue property was established in 1963 and does not have a listed architect. The 340 N. Juanita Avenue building embodies some of the characteristics of the Mid-Century Modern style; however, it is an unremarkable example of the style. No master architect was identified with this building, nor could any information be found through archival research about Novikoff Engineers. Stanley Construction Company, the permit-listed contractor, had offices at the neighboring property to the north and are a local contracting company, otherwise unremarkable. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 340 N. Juanita Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The 340 N. Juanita Avenue is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 340 N. Juanita Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

The building at 340 N. Juanita Avenue maintains integrity of location, as it remains in its original location. 340 N. Juanita Avenue does not maintain integrity of design, or workmanship due to its alterations. However, it appears to maintain integrity of materials as the brick masonry metal fenestration components appear unchanged or changed with in-kind materials, and no new materials have been introduced. The subject property maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 340 N. Juanita was constructed, therefore this change does not affect integrity of setting. 340 N. Juanita does not retain integrity of feeling, as it no longer conveys the feeling of a

glass manufacturing company. Finally, 340 N. Juanita Avenue does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use or owner: Golden State Glass.

Summary of Evaluation Findings

In conclusion, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 340 N. Juanita Avenue does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

B12. References (Continued):

City of Los Angeles Department of Buildings and Safety. Multiple permits.

LAT. 1991. Advertisement. Newspapers.com: The Los Angeles Times. March 17, 1991, pg. 597.

PT&T (Pacific Telephone and Telegraph Company). Eds. 1964. Los Angeles Street Address Directory. April 1964. Los Angeles, CA: Pacific Telephone and Telegraph Company. Hosted by Los Angeles Public Library. Accessed May 8, 2019. https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebImageViewer.jsp?doc_id=026bc4f2-52f9-4cbf-b1e4-12291b1cd6d0/LPU00000/LL000001/00000006

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** 10 ***Resource Name or #:** (Assigned by recorder) 3812 Oakwood Ave
P1. Other Identifier: MAP No. #3

*__P2. Location:__ ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**
c. Address 3812 Oakwood Avenue City Los Angeles Zip 90004
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 380989.40 mE/ 3771497.44 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5501-001-023. The property at 3812 Oakwood Avenue contains three buildings and is sited on a narrow, mid-block parcel located between North Juanita Avenue and North Madison Avenue: Building A, Building B and a Two-story Garage. Building A is the northernmost and faces the Oakwood Avenue right-of-way. Building B is located in the center of the lot. The Two-story garage is located on the southernmost rear portion of the lot.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property at 3812 Oakwood Avenue (APN 5501-001-023) contains three buildings and is sited on a narrow, mid-block parcel located between North Juanita Avenue and N. Madison Avenue: Building A, Building B and a Two-story Garage. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6 – Commercial Building; HP4 – Ancillary
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

P5b. Description of Photo: (view, date, accession #) east elevation, looking southwest, 04/17/2019, IMG_2519.

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Building A (1924); Building B (1924); Two-story garage (1934)(permits)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019
***P10. Survey Type:** (Describe) Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.
***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):

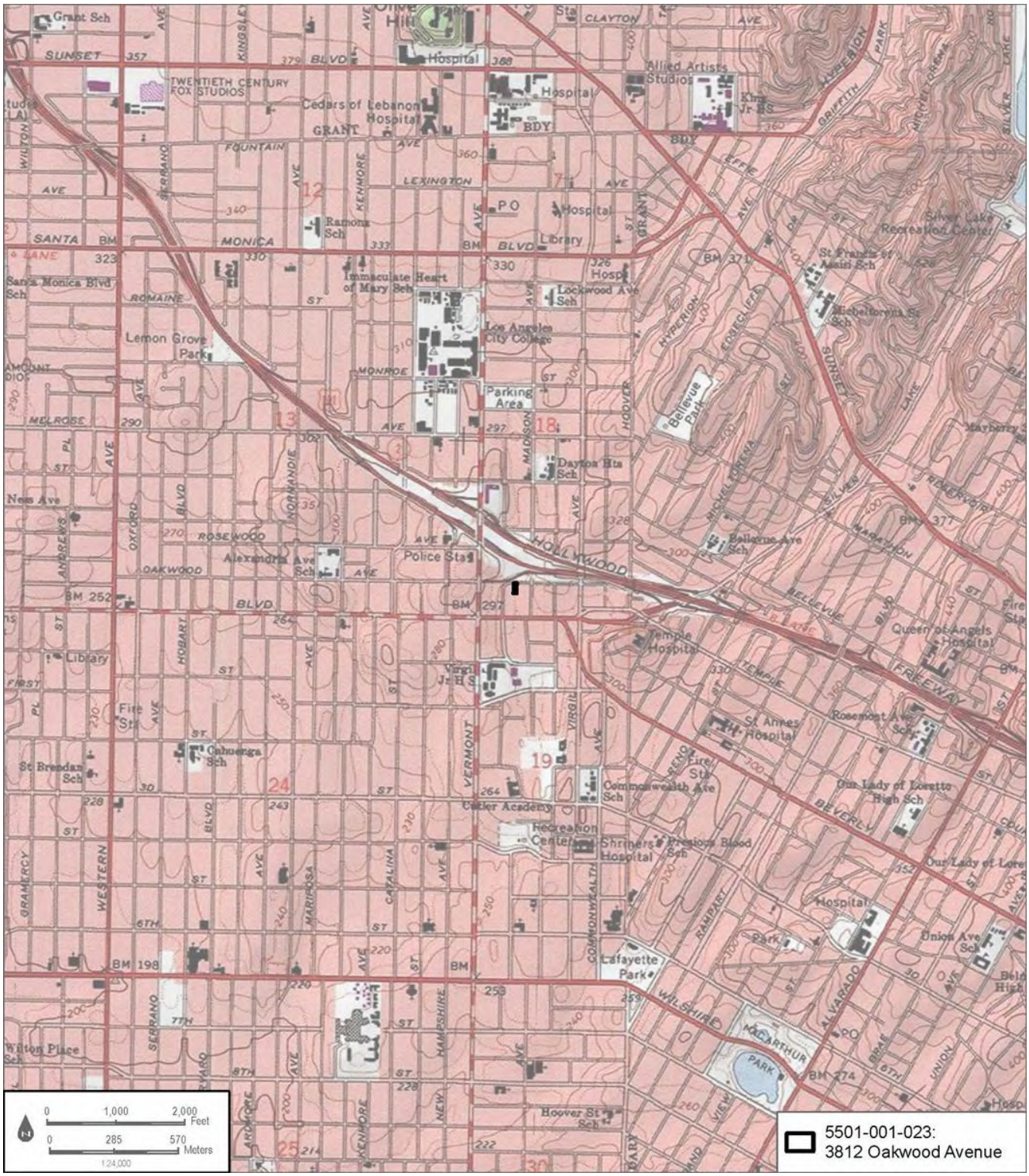
State of California ◊ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#

Trinomial

Page 2 **of** 10 ***Resource Name or #** (Assigned by recorder) 3812 Oakwood Avenue
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3812 Oakwood Avenue ***NRHP Status Code** 6Z
Page 3 **of** 10

B1. Historic Name: 3812 Oakwood Avenue
B2. Common Name:
B3. Original Use: Landlord and tenant housing (1924
B4. Present Use: Commercial office and storage (since 2006)
***B5. Architectural Style:** Craftsman (Building A and Building B)
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The three buildings at 3812 Oakwood Avenue have a few listed alterations filed with the city.

- 1969: demolition of the third residential structure (Permit 1969LA96387)
- 1961: conversion of the garages in the two-story building from garages to storage and offices (Permits 1961LA86284 and 06016-10000-06096)
- 1995: converting Building B from a single-family dwelling into storage (Permit 1995HO36577 and 1995HO36578)
- Undocumented alterations include new vinyl windows, new composition roofing, replacement materials in the hood over the entry at Buildings A and B, solar panels affixed to the roofs, and added metal screen security doors to all buildings.

(See Continuation Sheet)

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

B9a. Architect: Pacific Ready-Cut Homes (manufacturer) b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a

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

In consideration of the proposed Project site's history and requisite integrity, the property located at 3812 Oakwood Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

(See Continuation Sheet)

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

***B12. References:**
(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

P3a. Description (Continued):
Building A is the northernmost and faces the Oakwood Avenue right-of-way. Building B is located in the center of the lot. The Two-story garage is located on the southernmost rear portion of the lot. The buildings are located on a fully paved 50' x 150' parcel, encircled by a metal chain-link fence topped with barbed and razor wire. Access to the property was limited to areas where the buildings were from the public right-of-way.

Building A (1924): Building A comprises the northern-most building on the parcel and it was constructed in 1924 (1924LA22669). The modest wood-framed bungalow has a rectangular plan, measuring 24' x 16,' and is one-story in height. Building A is a Pacific Ready-Cut house (style unknown) according to its permit and has a restrained Craftsman style (Figure 1). Building A features a gable-ended, jerkinhead roof clad in composition shingles situated above exposed rafters. Solar panels have been installed on both the east and west slopes of the roof and decorative corner knee-brackets support the eaves at edge of the north (main) and south elevations. The building is clad in horizontal wood clapboard and fenestration throughout the building consists of replacement multi-lite, single-hung vinyl windows and a metal security door. A set of metal stairs with concrete treads leads to a small covered platform granting access to the primary door on the north (main) elevation. The door is obscured by a metal security door. The west elevation was not accessible during the course of survey.

Figure 1. 3812 Oakwood Avenue Building A main (west) and south elevations (IMG_2517)

Building B (1924): Building B is situated in the center of the parcel and features massing consistent with Building A, and was also built in 1924 (1924LA22671). Like Building A, the modest, wood framed bungalow footprint measures 24' x 16,' is one story in height, and features a gable-ended, jerkinhead roof clad in composition shingles situated above exposed rafters (Figure 2). Solar panels have been installed on both the east and west slopes of the roof and decorative corner knee-brackets support the eaves at edge of the north and south elevations. The building is clad in rough, painted stucco, and fenestration throughout the building consists of replaced, multi-light, vinyl slider windows. A set of side-facing metal stairs with concrete treads leads to a small covered platform granting access to the primary door on the north elevation which is obscured by a metal security door. A small overhang

supported by thick wooden brackets is affixed to the rear (south) elevation to shade the window below. The west elevation was not accessible during the course of survey.

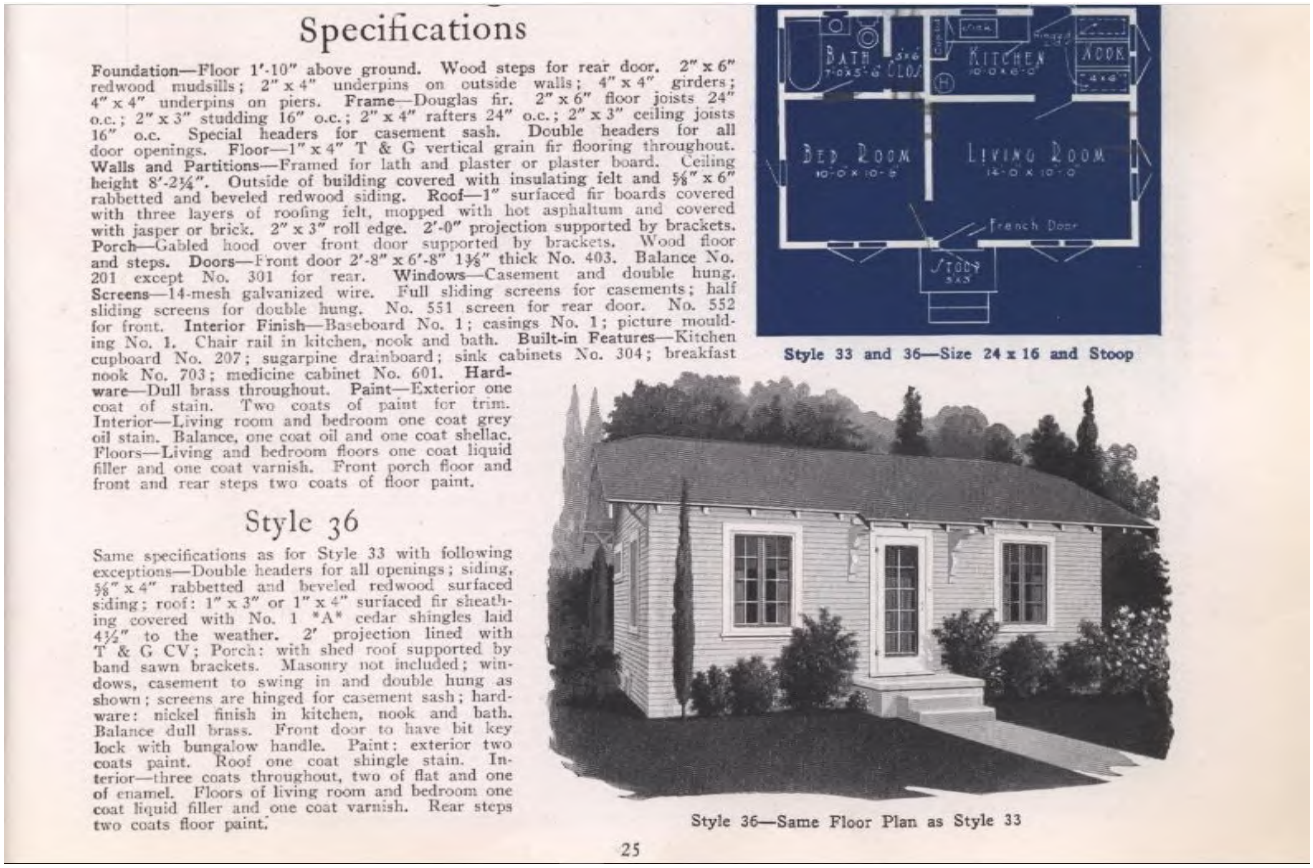
Figure 2. Building B north (main) and east elevation, with two-story garage in background, looking southwest (IMG_2519)

Two-story Garage (1934): The Two-story Garage building stretches horizontally across the lower fifth of the parcel, with the principle entrance located on the north elevation, and was constructed in 1934 (1934LA027999). The building is a two story, wood-framed structure with a side-gabled roof clad in composition tiles. Major cladding consists of stucco, with horizontal board in the gable (Figure 3). Both roof angles feature solar panels, and a shallow pitched shed roof projects from the south elevation above a rear (south) porch addition. This porch addition is clad in corrugated metal, corrugated fiberglass, and metal mesh, and it stretches nearly the length of the whole building, except an enclosed portion on the western side clad in stucco. Fenestration throughout the building is inconsistent and features a combination of original double hung windows and multi-light, vinyl replacement windows. Two modern roll-up garage doors with fan-shaped lights are present on the north elevation beside the primary entry. There is fenestration on the first floor including doors and windows but details could not be ascertained during survey due to awnings and temporary structures in front of the building. The west elevation was not accessible during the course of survey.

Figure 3. Two-story Garage south (rear) and east elevations (IMG_2508)

B6. Construction History (Continued):

Originally there was a single dwelling on this parcel established prior to 1914 (Permit 1914LA07412). This dwelling was razed in 1924 and three new bungalow houses were built at the property. The listed owner then was Mrs. Hannah L. Olincy, a nurse, who also resided in one of the homes (Permits 1924LA22669, 1924LA22670, 1924LA22671). The three houses were identical, 24' x 16' footprint, Pacific Ready-Cut Homes. Pacific Ready-Cut Homes were the third-largest mass producer of pre-cut or kit houses in the United States between 1908 and 1942, based in Los Angeles and taking advantage of a market that was ripe for industrial house production. Pacific Ready-Cut's business model involved a customer selecting a style plan by number from a catalogue, then shipping mass-produced, pre-cut lumber to the customer from their Los Angeles plant while also offering assembly for a nominal fee (Figure 4). Only three houses were erected, and Mrs. Olincy did not own a second lot, suggesting that this grouping of rentable residences were not a traditional bungalow court, which was a popular form of multi-family housing in the 1920s, but rather a proprietor and two tenant houses. (Flynn 1986; Los Angles City Directory 1929; Pacific Ready-Cut Homes 1925; Winter 1980).



Specifications

Foundation—Floor 1'-10" above ground. Wood steps for rear door. 2" x 6" redwood mudsills; 2" x 4" underpins on outside walls; 4" x 4" girders; 4" x 4" underpins on piers. **Frame**—Douglas fir. 2" x 6" floor joists 24" o.c.; 2" x 3" studding 16" o.c.; 2" x 4" rafters 24" o.c.; 2" x 3" ceiling joists 16" o.c. Special headers for casement sash. Double headers for all door openings. **Floor**—1" x 4" T & G vertical grain fir flooring throughout. **Walls and Partitions**—Framed for lath and plaster or plaster board. Ceiling height 8'-2¼". Outside of building covered with insulating felt and ⅝" x 6" rabbetted and beveled redwood siding. **Roof**—1" surfaced fir boards covered with three layers of roofing felt, mopped with hot asphaltum and covered with jasper or brick. 2" x 3" roll edge. 2'-0" projection supported by brackets. **Porch**—Gabled hood over front door supported by brackets. Wood floor and steps. **Doors**—Front door 2'-8" x 6'-8" 1⅜" thick No. 403. Balance No. 201 except No. 301 for rear. **Windows**—Casement and double hung. **Screens**—14-mesh galvanized wire. Full sliding screens for casements; half sliding screens for double hung. No. 551 screen for rear door. No. 552 for front. **Interior Finish**—Baseboard No. 1; casings No. 1; picture moulding No. 1. Chair rail in kitchen, nook and bath. **Built-in Features**—Kitchen cupboard No. 207; sugarpine drainboard; sink cabinets No. 304; breakfast nook No. 703; medicine cabinet No. 601. **Hardware**—Dull brass throughout. **Paint**—Exterior one coat of stain. Two coats of paint for trim. Interior—Living room and bedroom one coat grey oil stain. Balance, one coat oil and one coat shellac. Floors—Living and bedroom floors one coat liquid filler and one coat varnish. Front porch floor and front and rear steps two coats of floor paint.

Style 36

Same specifications as for Style 33 with following exceptions—Double headers for all openings; siding, ⅝" x 4" rabbetted and beveled redwood surfaced siding; roof: 1" x 3" or 1" x 4" surfaced fir sheathing covered with No. 1 *A* cedar shingles laid 4½" to the weather. 2' projection lined with T & G CV; Porch: with shed roof supported by band sawn brackets. Masonry not included; windows, casement to swing in and double hung as shown; screens are hinged for casement sash; hardware: nickel finish in kitchen, nook and bath. Balance dull brass. Front door to have bit key lock with bungalow handle. Paint: exterior two coats paint. Roof one coat shingle stain. Interior—three coats throughout, two of flat and one of enamel. Floors of living room and bedroom one coat liquid filler and one coat varnish. Rear steps two coats floor paint.

Style 33 and 36—Size 24 x 16 and Stoop

Style 36—Same Floor Plan as Style 33

25

Figure 4. Excerpt from 1925 Pacific Ready-Cut catalogue showing similar house style and footprint to buildings at 3812 Oakwood Avenue (Pacific Ready-Cut Homes 1925)

There were several changes to the property after 1928. In 1934, Mrs. Olincy, still the owner-occupant, filed a permit for construction of a two-story building on the rear (south) portion of the lot, with four garages on the first floor and a residence on the upper floor (1934LA02999). In 1961, a new listed owner, Maurice Gekler, converted two of the four garages to a bonded wine cellar (Permit 1961LA85131). In 1969, Gekler demolished the middle dwelling of the original three erected by Mrs. Olincy in 1924, and continued converting the garage from a dwelling into an office and storage area (Permit 1969LA96387). In 1995, new owner Juan Galindo converted the remaining two one-story dwellings from 1924 from dwellings to storage. (1995HA36577) Galindo completed the conversion over the course of several years, applying for another permit to complete the work in 2006 (Permit 06016-10000-06096). Today, the property is a gated lot with two of the 1924 houses and the two-story garage remaining at the site, but appears to function as a commercial office and storage. Several vehicles are stored on the site and the 1924 buildings appear to continue to be used as storage.

Identified Alterations

The three buildings at 3812 Oakwood Avenue have a few listed alterations filed with the city. The major alteration is the demolition of the third residence in 1969 (Permit 1969LA96387). Other alterations include the conversion of the garages in the two-story building from garages to storage and offices (Permits 1961LA86284 and 06016-10000-06096). Building B was also converted from a single-family dwelling into storage in 1995 (Permit 1995HO36577 and 1995HO36578). Observed alterations at all three buildings include new vinyl windows, new composition roofing, replacement materials in the hood over the entry at Buildings A and B, solar panels affixes to the roofs, and adding metal screen security doors to all buildings.

B10. Significance (Continued):

NRHP/CRHR Designation Criteria
Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The buildings at 3812 Oakwood Avenue property were developed between 1924 and 1934 as rentable, single-family dwellings, with proprietor on site. Buildings A and B were Pacific Ready-Cut homes, however are not part of typical residential development patterns of single-building properties or bungalow courts. Individual bungalows and bungalow courts were common in the Wilshire and Koreatown neighborhoods just south of the Project area in the 1910s and 1920s, usually executed in the Craftsman style. Within the SurveyLA Wilshire Community Plan Area-identified contexts of streetcar suburbanization 1888-1933 on account of being on the Temple Street Cable Railroad line (along Beverly Boulevard) and the Cahuenga Valley Line (Beverly Boulevard and Western Avenue), the buildings could be considered part of the housing boom culminating in the 1920s, specifically afforded by being on or adjacent to a streetcar or railroad line.
However, even though the buildings at 3812 Oakwood Avenue represent this theme, subsequent alteration, including the addition of a garage in 1934 and changing all the buildings from single-family residences to storage in the 1960s has removed all association with this theme. Due to alterations and changes from the historical use, the buildings also do not retain association with their original owner, Mrs. Hannah Olincy or her family, or an association with their original use as rentable single-family homes as well as any association with their streetcar suburb origins. Due to alteration issues and a lack of integrity of association with events important to history, the 340 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that Mrs. Hannah Olincy, or any subsequent property owners or people who have worked at the 3812 Oakwood Avenue property are known to be historically significant figures at the national, state, or local level. As such, 3812 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that two of the buildings at the 3812 Oakwood Avenue property are Pacific Ready-Cut Homes, purchased and built in 1924, built in a simplified Craftsman style. Major alterations to the buildings, including the addition of a fourth 2-story garage and residence and the demolishing of the third Pacific Ready-Cut Home building have diminished association both with this home manufacturer and with the architectural style. Alterations include new windows and doors, interior alteration to the Pacific Ready-Cut interior plans, and the addition of solar panels on the roof – all of which diminish integrity of materials and workmanship, which are critical to eligibility under NRHP and CRHR Criterion C/3. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion

3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3812 Oakwood Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 3812 Oakwood Avenue is not an example of outstanding craftsmanship due to alterations, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research indicated that Buildings A and B are Pacific ready-Cut Homes, however, due to subsequent and significant alterations they can no longer convey association with this manufacturer. 3812 Oakwood Avenue is not associated with an architect, licensed engineer, or contracting company that rises to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. 3812 Oakwood Avenue is not associated with important movements or trends shaping the development of Los Angeles, having lost its association with Streetcar suburban development of the 1910s and 1920s. Therefore, the 3812 Oakwood Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

The buildings at 3812 Oakwood Avenue maintain integrity of location, as they remains in their original locations. . 3812 Oakwood Avenue does not maintain integrity of setting, as the surrounding properties changed from single-family residential and small-scale commercial to multi-family residential and light industrial after 3812 Oakwood Avenue had already been established. Furthermore, one of the original buildings on the property was demolished in 1969 and a 2-story garage building was added in 1934, completely altering the visual setting on the 3812 Oakwood Avenue property itself. 3812 Oakwood Avenue does not maintain integrity of design, workmanship, or materials due to its alterations and the introduction of modern materials including vinyl windows, metal security doors, and solar panels on all buildings. Alterations also affected the original 1924 Pacific ready-cut home designs, adding new windows, removing old entrances and exits and reconfiguring the standardized interior spaces. 3812 Oakwood Avenue does not retain integrity of feeling, as it no longer conveys the feeling of a rentable, multi-family dwelling group. Finally, 3812 Oakwood Avenue does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use (single family dwellings), manufacturer (Pacific Ready-Cut Homes), or owner (Hannah Olincy).

Summary of Evaluation Findings

In conclusion, 3812 Oakwood Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack integrity necessary to convey its historical associations or architectural significance. The property also does appear eligible as a contributor to an historic district. As such, 3812 Oakwood Avenue does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

B12. References (Continued):

Flynn, Carolyn Patricia. 1986. "Pacific Ready-Cut Homes: Mass-Produced Bungalows in Los Angeles 1908-1942." Thesis submitted to Architecture and Urban Design Department a University of California Los Angeles. Accessed May 8, 2019.

http://www.mindfulworkshops.us/images/Ready-Cut_ThesisUCLA1986.pdfLos Angeles Directory Company. 1929. Los Angeles City Directory for 1929. Los Angeles, California: Los Angeles City Directory Co.

Pacific Ready-Cut Homes. 1925. *Pacific's Book of Homes: A Notable Exhibition of California Architecture.* Deluxe Edition. Los Angeles, California: Pacific Ready-Cut Homes, Inc. Held by Association for Preservation Technology Building Technology Heritage Library. Accessed May 8, 2019. https://ia802309.us.archive.org/24/items/PacificReadyCutHomesIncPacificsbookofhomesvol250001/PacificReadyCutHomesIncPacificsbookofhomesvol250001.PDF

Winter, Robert. 1980. The California Bungalow. Santa Monica, California: Hennessey Ingalls

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** 10 ***Resource Name or #:** (Assigned by recorder) 316 North Juanita Avenue
P1. Other Identifier: MAP No. #4
*__P2.__ **Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**
c. Address 316 N Juanita
d. Ave. City Los Angeles Zip 90004
e. UTM: (Give more than one for large and/or linear resources) Zone 11S, 380990.37 mE/ 3771454.01 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5501-001-800. 316 N. Juanita Avenue is an irregular, entirely paved 1.93-acre parcel fronting onto N. Juanita Avenue, N. Madison Avenue, and Oakwood Avenue located in the Dayton Heights neighborhood.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Pacific Telephone & Telegraph operation center located at 316 N. Juanita Avenue is a large irregular, entirely paved 1.93-acre parcel fronting onto N. Juanita Avenue, N. Madison Avenue, and Oakwood Avenue located in the Dayton Heights neighborhood, north of the Wilshire neighborhood and Koreatown, south of East Hollywood, and west of the Silver Lake and Rampart Village neighborhoods(See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP8 – Industrial Building; HP4. Ancillary Building(s)
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

P5b. Description of Photo: (view, date, accession #) South and east elevations, view looking northwest, 04/17/2019, IMG_2526

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1959-1978 (Assessor)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

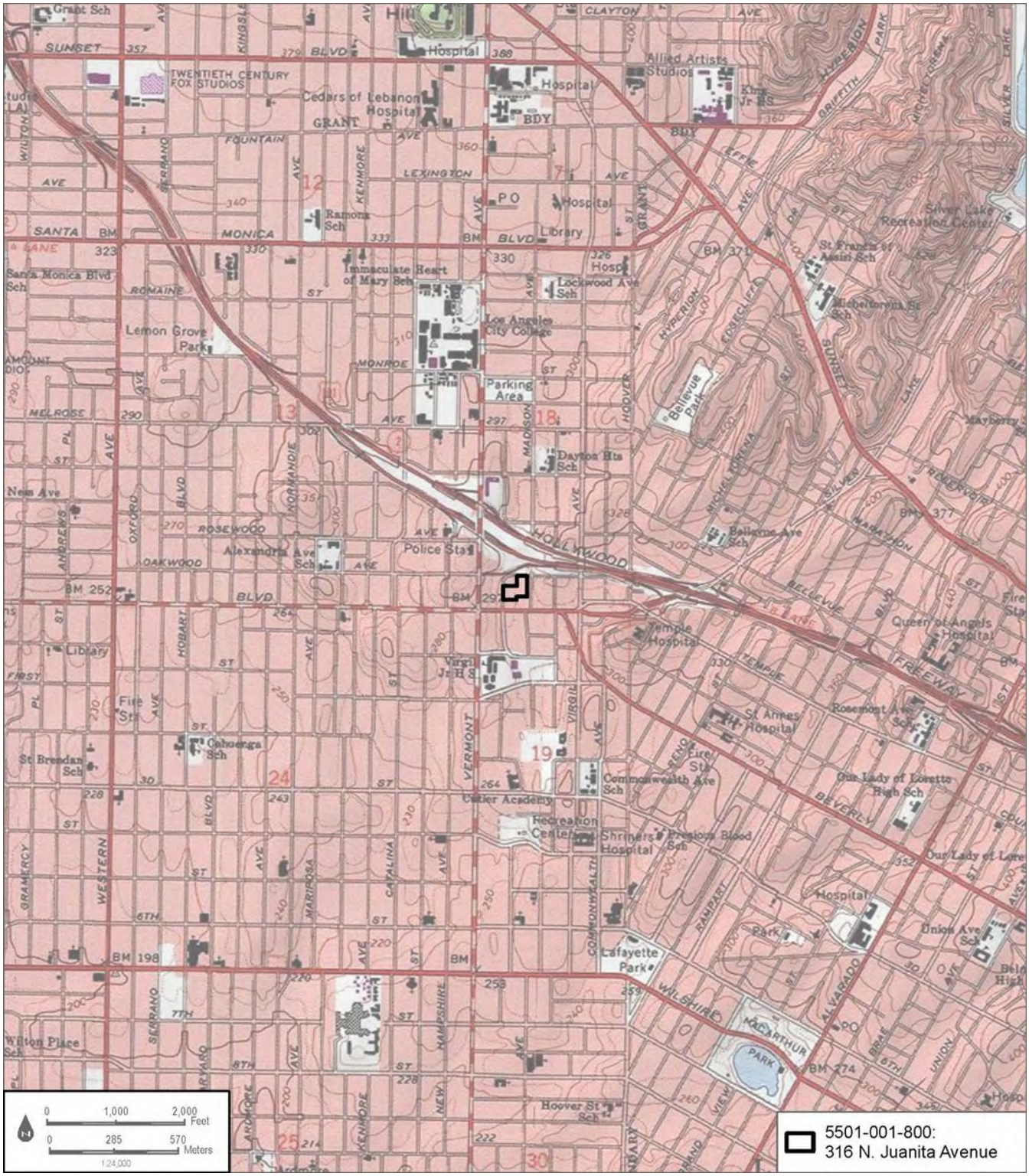
***P9. Date Recorded:** 5/10/2019
***P10. Survey Type:** (Describe)
Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

***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):

State of California ◊ Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

Page 2 **of** 10 ***Resource Name or #** (Assigned by recorder) 316 North Juanita Avenue
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 316 North Juanita Avenue ***NRHP Status Code** 6Z
Page 3 **of** 10

B1. Historic Name: 316 N Juanita Avenue
B2. Common Name:
B3. Original Use: Pacific Telephone & Telegraph operation center
B4. Present Use: AT&T-owned buildings
***B5. Architectural Style:** restrained Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

- Plant Operating Center (1959)
  - 1959: Rear addition (Permit 1959LA41792)
  - 1965 and 1986: interior alterations for partitioning new office spaces, plumbing new restrooms, and adding new electrical
  - Undocumented alteration: infilled garage doors in the east addition as well, on the north, east, and south elevations
- Auto Garage and Storage (1974)
  - 1976: Canopy addition to the car was area
- Equipment Storage (1978)

(See Continuation Sheet)

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

B9a. Architect: Plant Operating Center: Robert H. Peterson & Associates b. Builder: Gordon T. Davidson
***B10. Significance: Theme** n/a **Area** n/a

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

In consideration of the proposed Project site's history and requisite integrity, the property located at 316 N. Juanita Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)

P3a. Description (Continued):
Parcel access is restricted by a 10-foot chain link fence and a remote entry gate. The entire parcel slopes east and is paved, with the majority of the parcel is used for vehicle parking. The portions of the parcel not used as parking are used as open-air equipment storage. The parcel contains three buildings:

- the Plant Operating Center (1959)
- the Auto Garage and Storage building (1974)
- and the Equipment Storage building (1978)

Plant Operating Center (1959): The Plant Operating Center is a one-story, rectangular plan, brick masonry building, and located closest the N. Juanita Avenue right-of-way (Figure 1 and 2). It was built in September 1959 and a rear addition was added immediately after in November 1959. The licensed engineer listed on the permit is Joseph Sheffet and contractor listed as Gordon T. Davidson (Permit 1959LA41792). The Plant Operating Center contains office spaces, restrooms, kitchen, phone bank space, warehouse space, and workshop spaces. The building features a flat, metal roof with a wide overhanging closed eave. Cladding consists features running bond oversize brick veneer over a brick structure, with some stucco infilled sections. There is a rear addition slightly downhill and east of the main volume that is just a few feet shorter than the height of the main volume. The main (west) elevation faces N. Juanita Avenue and is devoid of fenestration. On the remaining elevations fenestration consists of boarded over windows, with decorative metal grates, and recessed entry vestibules with metal doors in the main volume and metal doors flush with the wall in the read addition. Near the east-most end of the building are metal ladders (on both the north and south elevations) which provides roof access. There is evidence of an infilled garage doors in the east addition as well, on the north, east, and south elevations, which appears as a buff-colored stucco inset into the brick veneer.

Figure 1. North elevation of the Plant Operating Center, looking southeast (IMG_2502)

Figure 2.South and east elevation of the Plant Operating Center, looking northwest (IMG_2526)

Auto Garage and Storage (1974): Auto Garage and Storage building is a one-story, rectangular plan, metal-clad building with a flat, overhanging roof (Figure 3). It was built in November 1974. The licensed engineer listed on the permit is Eugene Choy of Barton Choy Associates (Permit 1974LA99705). Cladding consists of vertically aligned metal sheets. The main (west) elevation faces the Plant Operating Center, and is sheltered under flat-roof metal canopy, supported by metal posts. Fenestration consists of 9-lite metal frame fixed windows, a metal door, a 2-lite sliding window covered by a metal bars, and metal roll-up garage doors. On the east elevation is a metal ladder that provides roof access.

Figure 3. Auto Garage and Storage Building main(west) and south elevations (IMG_2482)

Equipment Storage (1978): Finally, the Equipment Storage building is a one-story, irregular plan building located in the northeast corner of the property (Figure 4). It features concrete masonry Unit (CMU) construction, and a flat metal roof with no overhang. The larger volume is on the west side and extends 1 ½ stories in height, while the smaller volume on the east side is 1-story in height. It was built in 1978, with the licensed engineer listed as L. L. Lyons (Permit 1978LA70660). Fenestration is limited to the south (main) elevation, and there is one metal door per volume. There is a metal ladder providing roof access on the larger (west) volume. This building does not meet the 45-year age threshold for CEQA.

Figure 4. Equipment Storage Building main (south) and east elevations (IMG_2466)

B6. Construction History (Continued):

Property History
Originally, the 316 N. Juanita Avenue parcel included 8 individual 50’ x 150’ residential lots, with several residences, garages, and outbuildings on the lots established at 322 N. Juanita, 316 N. Juanita, 312 N Juanita, 345 N. Madison, 339 N. Madison, 333 N. Madison, 317 N. Madison, and 3810 Oakwood Avenue. All residences and associated outbuildings were demolished in 1956 and their lots consolidated into a single lot by 1959. In 1959 Pacific Telephone and Telegraph filed permits to build their Plant Operating Center and addition. (Permit 1959LA41792 and 1959LA44658). Pacific Telephone and Telegraph was the product of decades of phone company competition and consolidation under national telecom American Telegraph & Telephone (AT&T) Company. Pacific Telephone and Telegraph incorporated in 1945 after having changed its name from Southern California Telephone, using the name of its San Francisco branch-counterpart. Building construction between the end of World War II (WWII) and 1974 was categorized by a company emphasis on plain, simplistic architecture without non-functional ornament, meant to house fewer works than previous decades with more technologically advanced equipment. In 1974, AT&T the parent company was forced to break up due to anti-monopoly laws. The same year, a motor vehicle maintenance building was added to the 316 N. Juanita Avenue property and in 1978, an equipment storage building was also added (Permits 1974LA99705, 197870660). After 1974, the Juanita Avenue location’s owner is listed on permits as Pacific Telephone Co., then later Pacific Bell, both still local subsidiaries of AT&T (Permits 1978LA70660, 1986LA30421, and 09016-10000-18864). Today the site is operated by parent company AT&T (Prosser 2018).

Identified Alterations
No permits were filed for the alterations to the exterior of the Plant Operating Center. Interior alterations were filed for partitioning new office spaces, plumbing new restrooms, and adding new electrical in 1965 and 1986 (Permits 1965L 06497, 1986LA30421, 1986LA34325). Observed alterations to the Plant operating Center include the infilling of garage door-sized

openings on the north, east, and south elevations with stucco. No date can be surmised for these observed alterations. The original equipment storage building, located where the Auto Garage and Storage building is located was built in 1959 and demolished in 1974. One alteration is record for the Auto Garage and Storage Building, in 1976 a canopy addition was made to the car wash area, adding to the existing 36' x 60' building.

B10. Significance (Continued):

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Research indicates that the 316 N. Juanita Avenue property was established in 1959 as a Pacific Telephone & Telegraph operation center. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under Criterion A or C in the areas of Communications, Community Planning and Development or Architecture.
Important Associative events within the "The Era of Technological Innovation, 1945-1974" context include the invention of coaxial cable in the late 1940s; transistor tubes in place of vacuum tubes that were used for long-distance dialing in the mid-1950s; or the introduction of microwave transmission that replaced coaxial cable in the 1960s. The Juanita Avenue property appears utilitarian in nature and is not known as a site where technological innovations were pioneered, utilized, or advanced. Therefore the 316 N. Juanita Avenue property cannot be considered significant under the Communications Area of Significance.
For the Community Planning and Development Area of Significance, resources must "show how a key urban service grew to provide for the needs of residents in new districts, and constructed facilities in those districts that served as landmarks due to their size and placement in highly visible locations" (Prosser 2018: 29). However, the 316 N. Juanita Avenue property did not bring new service to the Dayton Heights neighborhood, as one had already been established in 1924 at 1251-1255 North Vermont Avenue, Hollywood just one mile to the north. It was also not a large facility nor on a major right-of-way and may not be considered a landmark due to size or prominent location. Therefore the 316 N. Juanita Avenue property cannot be considered significant under the Community Planning and Development Area of Significance.
Outside of the Telephone History and Development historic context for Los Angeles, the 316 N. Juanita Avenue property is not individually related to events which have made a significant contribution to the broad patterns of history. Due to a lack of significant associations with events important to history, the 316 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any previous property owners or people who have worked at the 316 N. Juanita Avenue property are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Furthermore, to be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. 316 N. Juanita Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack

individual distinction.

Research indicates that the 316 N. Juanita Avenue property was established in 1959 and designed by Robert H. Peterson & Associates in a restrained Mid-Century Modern style for the operation center, and utilitarian style for the remaining buildings. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under wither Criterion A or C in the areas of Communications, Community Planning and Development, or Architecture. Properties built during this period tended to be administrative, service buildings, or exchange buildings, and employed restrained Late Modern, Mid-Century Modern, or Brutalist architectural styles. The exchange buildings tended to house to local switching equipment and operators, though in the Era of Technological Innovation, many of these exchanges became windowless as the company relied more heavily on electronic operators.
Though the 316 N. Juanita Avenue operation center building was built in the typical commercial architectural pattern of the period (1959, Mid-Century Modern), it does not employ the distinctive characteristics of the Mid-Century Modern style. The building has also been highly altered by subsequent infill and window coverings, diminishing the integrity of the operation center. The Auto Garage and Storage Building and equipment Storage are utilitarian buildings and do not embody a specific architectural style or method of construction. Robert H. Peterson & Associates does not rise to the level of master architect and the Plant Operating Center may not be said to represent his works, which usually consisted of supermarkets and grocery store plazas. The buildings do not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, none of the buildings on the property appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 316 N. Juanita Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance
Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The 316 N. Juanita Avenue buildings are not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Its architect, Robert H Peterson & Associates typically designed supermarkets and warehouses and does not rise to the level of "master" architect. The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 316 N. Juanita Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion
The buildings at 316 N. Juanita Avenue maintain integrity of location, as they remain it their original locations. They also retain integrity of association, as the buildings are owned by AT&T a "descendant" of Pacific Telephone and Telegraph Company and subsequent companies established after the AT&T monopoly was broken up in 1974. The property does not maintain integrity of feeling or setting, as the surrounding properties have changed from single-family residential and small-scale commercial to multi-family residential light industrial, and thus cannot evoke the feeling of being a local service center in a new neighborhood. Finally, the

buildings do not maintain integrity of design, materials or workmanship due to multiple alterations.

Summary of Evaluation Findings

In conclusion, the subject property does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, the buildings located at 316 N. Juanita Avenue does not appear to be a historical resources for the purposes of CEQA. This property has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

B12. References (Continued):

City of Los Angeles Department of Buildings and Safety. Multiple permits.

Prosser, Daniel. 2018. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT Context: Public and Private Institutional Development, 1950-1980 Sub-Context: Communications Theme: Telephone History and Development, 1881-1974" Survey LA: Los Angeles Historic Resource Survey. Los Angeles, CA: Department of City Planning, Office of Historic Resources.

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** 6 ***Resource Name or #:** (Assigned by recorder) 3725 Beverly Boulevard
P1. Other Identifier: MAP No. #5

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**
c. Address 3725 Beverly Boulevard City Los Angeles Zip 90004
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 380966.54 mE/ 3771396.99 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5501-001-019. 3725 Beverly Boulevard is located on the southeast corner of Beverly Boulevard and N. Juanita Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property on the southeast corner of Beverly Boulevard and N. Juanita Avenue carries the address of 3725 Beverly Boulevard. The property contains a one-story commercial building with a flat roof constructed in 1960 with Mid-Century Modern-influenced detailing (Permit 1960LA50838). The building is rectangular in plan, with exterior walls clad in painted rough textured stucco. A metal awning wraps the corner of the building's east and south (main) elevations with two, backlit, metal signs attached above the awning.
(See Continuation Sheet)
***P3b. Resource Attributes:** (List attributes and codes) HP6 – Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

P5b. Description of Photo: (view, date, accession #) 3725 Beverly Boulevard main (south) and east elevations, looking northwest, 04/17/2019, IMG_2546.

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1960 (Permit 1960LA50838)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019

***P10. Survey Type:** (Describe) Pedestrian
***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.
***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):

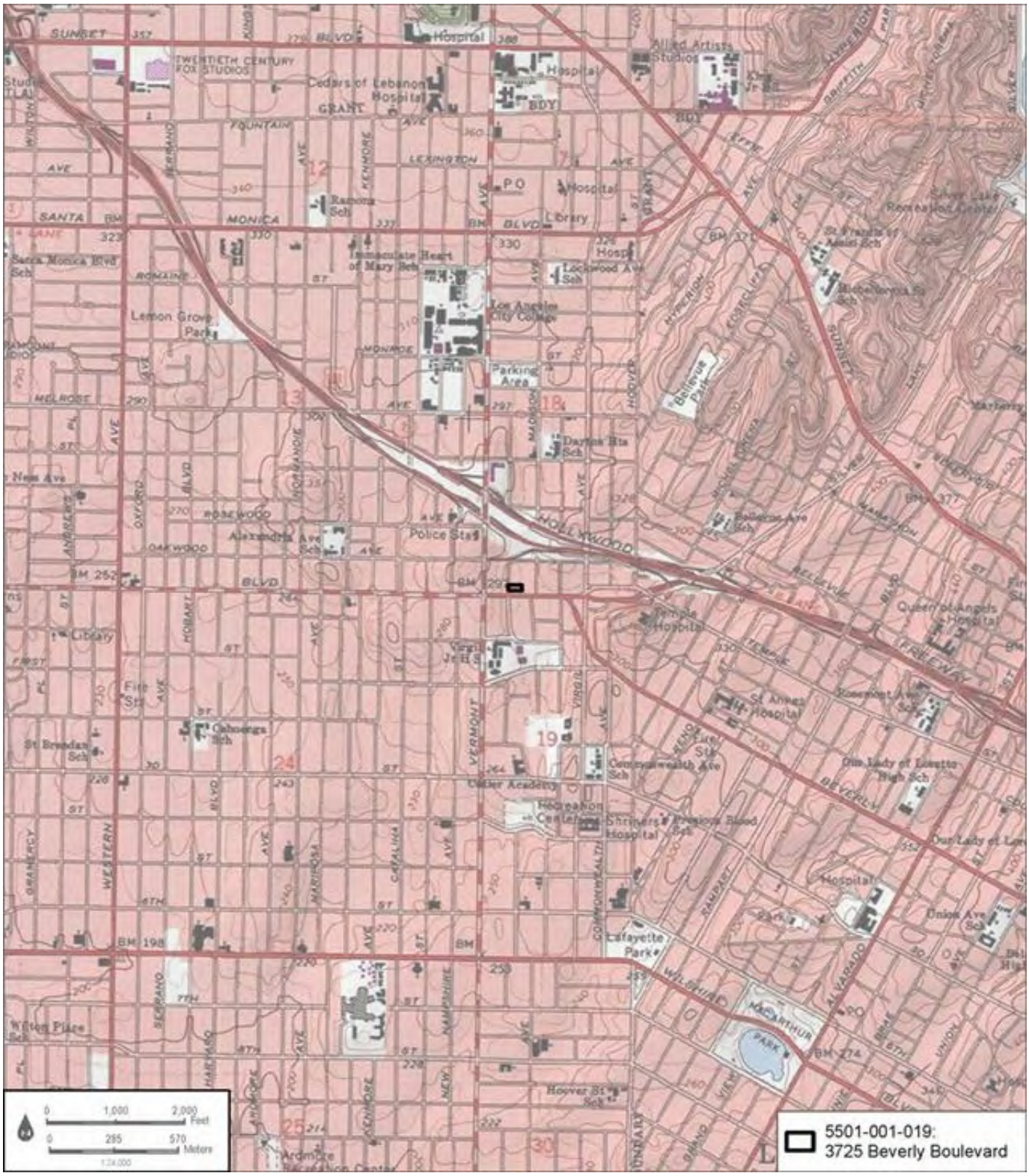
State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#

Trinomial

Page 2 **of** 6 ***Resource Name or #** (Assigned by recorder) 3725 Beverly Boulevard
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3725 Beverly Boulevard ***NRHP Status Code** 6Z
Page 3 **of** 6

B1. Historic Name: 3725 Beverly Boulevard
B2. Common Name:
B3. Original Use: Magnum Oil Co. service station (1960); Humble Oil Company gas station (1963); gas station and auto repair (1966); converted gas station canopies to enclosed car wash (1983); building changed to auto sales and leased to Midway Ford(1995)
B4. Present Use: Midway Auto Center car rental facility (since 2014)
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

In 1960, Magnum Oil Co service station, which was constructed in 1951, was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies (Permits 1960LA50838, 1960LA55019, 1960LA56455.)

- 1963: new service station and signs for Humble Oil Co (Permit 1963LA49909)
- 1965: new fuel shelter and signs added (Permit 1965LA88947)
- 1966: change in use from service station to auto repair and service station
- 1983: change in use with the enclosure of the auto repair shop into a car wash (Permit 1983LA75089)
- 1995: change in use with car wash and automotive shop becoming car rental facility (Permit 1995HO39110)

(See Continuation Sheet)

***B7. Moved?** ☐No ☒Yes ☐Unknown **Date:** 1960 **Original Location:** 2051 Bellflower
***B8. Related Features:**

B9a. Architect: none b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a

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

In consideration of the proposed Project site's history and requisite integrity, the property located at 3725 Beverly Boulevard is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

(See Continuation Sheet)

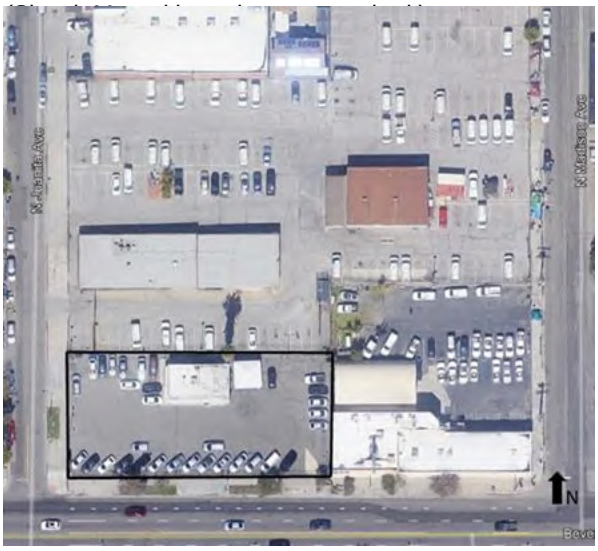
B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)



P3a. Description (Continued):
There is a short curb running the length of the main (south) elevation, rising a few inches above the paved surface of the lot. Fenestration around the building includes replacement single-pane storefront windows, single-leaf full lite entry doors, single-leaf entry doors, and small rectangular picture windows. On the south elevation, there are three original-looking, two lite, aluminum frame sliding windows oriented horizontally, that span the elevation length (See P5a).

B6. Construction History (Continued):
The subject property was initially developed as a residence, then as a drive-in lunch stand in the 1930s, owned by Harry P. Sims and wife. The Sims' original drive in lunch stand was demolished in 1959 (Permit 1959LA49650) and in 1960, Magnum Oil Co. service station was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies. In 1963 new owner, Humble Oil Company took over, continuing to operate the site as a gas station. Humble Oil Co. operated the site through 1965, and ownership changed again in 1966, when Patrick Rohan is the listed owner. Rohan filed to add auto repair to the permitted use of the site that year retaining the main building for the service station for auto repair (Permit 1966LA25014). Rohan maintained the property as a joint repair shop and service station through the 1970s. In 1983, new owner Charles Shooster converted the gas station canopies to an enclosed car wash (FAS 1968; Teledyne Geotronics 1971, 1976, 1979; Permit 19873LA75089).

The site operated as a service station and car wash until 1995, when new owner Hankey Investment Co, changed the building use again to auto sales. The gasoline pump and car wash canopies were removed in 1995, retaining only the main auto repair building on the north portion of the lot (Permits 1995HO39109, 1995HO39110). The conversion of the property took two years, completing in 1997, when it was leased as a sales lot to Midway Ford. Hankey Investment leased it as "Midway Auto Center" in 2014. Hankey Investments retains the 3725 Beverly Boulevard property through the date of the survey, 2019.

Identified Alterations
In 1960, Magnum Oil Co service station, which was constructed in 1951, was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies (Permits 1960LA50838, 1960LA55019, 1960LA56455). The following alterations were made to the current building throughout its history: new service station and signs were constructed in 1963 for Humble Oil Co (Permit 1963LA49909), a new fuel shelter and signs were added in 1965 (Permit 1965LA88947), a change in use occurred in 1966 from a service station to an auto repair and service station, a change of use in occurred in 1983 with the enclosure of the auto repair shop into a car wash (Permit 1983LA75089), and the final change of use occurred in 1995 with the car wash and automotive shop becoming a car rental facility (Permit 1995HO39110).

B10. Significance (Continued):
NRHP/CRHR Designation Criteria
Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

3725 Beverly Boulevard property was established in 1960 as a commercial gas company called Magnum Oil Co. service station after being moved from 2051 Bellflower. It has subsequently been modified for use as a car wash and is currently Midway Auto Center, a car rental facility. Archival research did not reveal that the companies of both Magnum Oil Co. and Midway Auto Center made a significant contribution to the broad patterns of our history. They merely follow the trend of automotive facilities that began to become popular in the 1950s and 1960s throughout the City of Los Angeles and the State of California. Due to a lack of significant associations with events important to history, the subject property at 3725 Beverly Boulevard does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners or people who have worked at the 3725 Beverly Boulevard property are known to be historically significant figures at the national, state, or local level. As such, 3725 Beverly Boulevard does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 3725 Beverly Boulevard property was established in 1960 and does not have a listed architect because it was relocated to the subject property after its initial construction in 1951. The 3725 Beverly Boulevard building embodies some of the characteristics of the Mid-Century Modern style; however, it is an unremarkable example of the style. Important character defining features of the Mid-Century Modern style have also been altered or removed over time. No master architect was identified with this building, nor could any information be found through archival research about the builder or contractor. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 3725 Beverly Boulevard does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3725 Beverly Boulevard property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The property at 3725 Beverly Boulevard is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 3725 Beverly Boulevard property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

The building at 3725 Beverly Boulevard does not maintain integrity of location. The building was originally constructed at 2051 Bellflower in 1951. In 1960, the building was moved to its current site, eliminating the subject properties integrity of location. 3725 Beverly Boulevard does not maintain integrity of design, materials or workmanship due to its alterations. Over time, these alterations have included the conversion of the gas station into an enclosed car wash and the elimination of multiple original materials including windows and doors. 3725 Beverly Boulevard maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 3725 Beverly Boulevard was

constructed, therefore this change does not affect integrity of setting. 3725 Beverly Boulevard does not retain integrity of feeling, as it no longer conveys the feeling of a gas station due to subsequent alterations. Finally, 3725 Beverly Boulevard does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use or owner: Magnum Oil Co.

Summary of Evaluation Findings

In conclusion, 3725 Beverly Boulevard does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 3725 Beverly Boulevard does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

B12. References (Continued):

City of Los Angeles Department of Buildings and Safety. Multiple permits.

FAS. 1968. Aerial photograph. Flight Number TG-2400, frame 1-215. 1:28,800 scale. February 29, 1968. Aerial Photograph Collection, Map and Imagery Laboratory, University of California Santa Barbara. Accessed April 17, 2019, http://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-2400

Teledyne Geotronics. 1971. Aerial photograph. Flight Number TG-2755, frame 19-30. 1:10,400 scale. February 28, 1971. Aerial Photograph Collection, Map and Imagery Laboratory, University of California Santa Barbara. Accessed April 17, 2019, http://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-2755

Teledyne Geotronics 1976. Aerial photograph. Flight Number TG-7600, frame 11-32. 1:24,000 scale. January 31, 1976. Aerial Photograph Collection, Map and Imagery Laboratory, University of California Santa Barbara. Accessed April 17, 2019, http://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-7600

Teledyne Geotronics. 1979. Aerial photograph. Flight Number TG-3800, frame 17-37. 1:24,000 scale. June 30, 1979. Aerial Photograph Collection, Map and Imagery Laboratory, University of California Santa Barbara. Accessed April 17, 2019, http://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-3800

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z / 5S3

Other Listings
Review Code Reviewer Date

Page 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) Dewey Pest Control Complex

P1. Other Identifier: MAP No. #6

*__P2. Location:__ ☐ **Not for Publication** ☒ **Unrestricted**

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

***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**

c. Address 307 Madison Ave. City Los Angeles Zip 90004

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 381005.25 mE/ 3771403.55 mN

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

APN: 5501-001-027 - located on the west side of Madison Avenue, between Oakwood Avenue and Beverly Boulevard.
APN: 5501-001-028 - located on the southeast corner of Beverly Boulevard and N. Madison Avenue.
APN: 5501-002-009 - located on the southwest corner of Beverly Boulevard and N. Madison Avenue.
APN 5501-001-016 – located on the west side of N. Madison Avenue between Oakwood Avenue and Beverly Boulevard.

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

The Dewey Pest Control Complex consists of four parcels that include three buildings and a parking area.
(See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP4, HP6, HP8, HP39 – Other: Parking Lot

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

P5b. Description of Photo: (view, date, accession #) View looking west; 04/17/2019 IMG 2552

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

***P6. Date Constructed/Age and Source:** ☒Historic ☐ Prehistoric ☐ Both
Quonset Hut: 1948 (Permit 1948LA29984)
Office Building: 1928 (Permit 1928LA27685)
Service Garage: 1965 (Permit 1965LA85413)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded** 5/10/2019

***P10. Survey Type:** (Describe) Pedestrian

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

Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

***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):

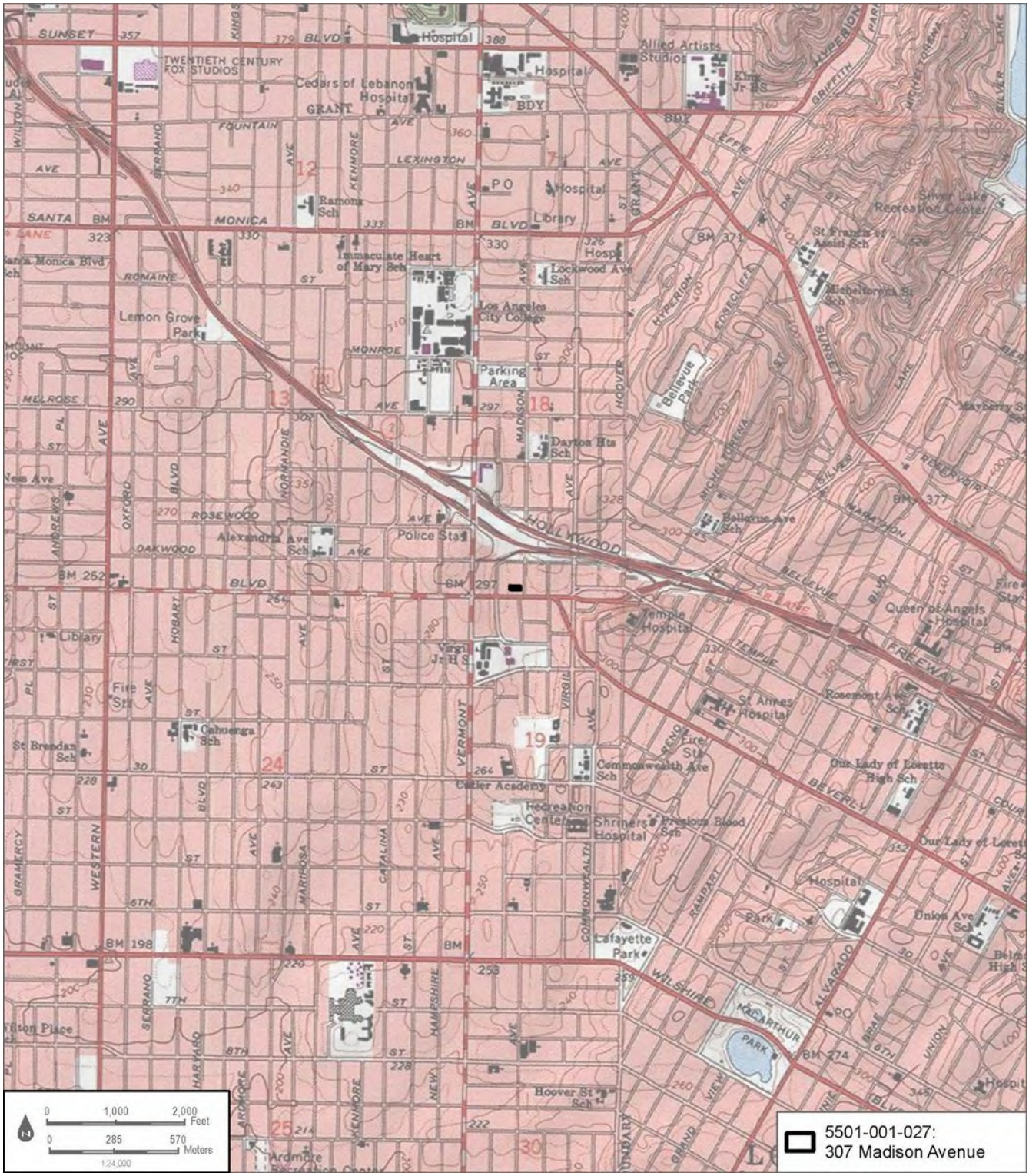
State of California ◊ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#

Trinomial

Page 2 **of** 16 ***Resource Name or #** (Assigned by recorder) Dewey Pest Control Complex
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Dewey Pest Control Complex ***NRHP Status Code** 6Z / 5S3

B1. Historic Name: Dewey Pest Control
B2. Common Name: Dewey Pest Control
B3. Original Use: Commercial/Light Industrial B4. Present Use: Same
***B5. Architectural Style:** Multiple
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Like the other properties in the study, the parcels that now comprise the Dewey Pest Control Complex were first developed as part of a residential neighborhood in the early 1900s. Specifically, the parcel where the company's Office Building currently stands contained a single-family residence as early as 1914 (Permit 1914LA21305).

(See Continuation Sheet)

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

B9a. Architect: Multiple) b. Builder: (See Continuation Sheet)
***B10. Significance: Theme** Historic Property Type **Area** Architecture

Period of Significance 1948 **Property Type** Light business industrial Complex/Quonset hut
Applicable Criteria N/A Complex, LAHCM 3 (Quonset hut) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the Dewey Pest Control Complex history and requisite integrity, the property as a whole is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation. However, the Quonset Hut building located at 307 N. Juanita Avenue (1948) does appear individually eligible for listing in the CRHR or as a City of Los Angeles HCM under Criterion C/3/3 for being an excellent, local example of a post-WWII Quonset hut utilized as a local business with excellent integrity, based on the following significance evaluation.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser and Kathryn Haley
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)

P3a. Description (Continued):
The buildings, APNs, and addresses associated with Dewey Pest Control operations are as follows:

- Quonset hut (1948), 307 N. Madison Ave, APN 5501-001-027
- Office building (1928/1965 substantially altered), 3701-3711 Beverly Blvd. APN 5501-001-028
- Service Garage (1965), 306 N. Madison, APN 5501-002-009
- Parking Area, No Structures, 311 N. Madison Ave, APN 5501-001-016

Quonset hut (1948): The parcel identified as 307 N. Madison Avenue contains a single building, which abuts the 3701 Beverly Boulevard building located on the adjacent parcel to the south (Figure 1). The building is set back in the rear (west) portion of the lot and is surrounded on the three remaining sides by striped asphalt used for parking, and a small area planted with grass. The building is a well-preserved example of a steel Quonset hut which was erected on the site in 1948 (Permit 1948LA29984). The Quonset hut measures approximately 41' x 60' and it sits atop a poured concrete foundation. The north and south elevations represent the building's long, cylindrical axis, while the east and west comprise the half-circle end elevations. The long, cylindrical elevations present as uninterrupted sections of overlapping corrugated steel sheets, which form the majority of the building's mass and materials, and feature no fenestration. The south elevation appears to be physically connected to the Office Building and the view to this side of the Quonset Hut is mostly obscured. The east (main) elevation is clad in corrugated sheet metal and it contains the only access into the building, via either a centered, corrugated metal roll-up door and a windowless metal door to the left of the central roll up door. Three, six-light, metal frame windows, where the middle two lites operate as an awning window are present on this elevation. The window lites have been painted over using the same color as the remainder of the building. A large vent sits in the center at the apex of the hut's arch on this elevation. The west elevation is clad in corrugated metal and fenestration consists only of another metal vent in the apex of the hut's arch.

Figure 1. 307 N. Madison Ave main (north) elevation (IMG_2551)

Office Building (1928/1965 substantially altered): The subject property is comprised of one commercial/light industrial building located on the southeast corner of Beverly Boulevard and N. Madison Avenue, originally constructed in 1928 and designed by Earl C. Rahn (Figure 2 and 3). The building appears altered beyond recognition and does not have a distinguishable architectural style. The building is irregular in plan with a flat roof and a tall rectangular sign with a squared frame located on the main (south) elevation. The original building was a one-story, rectangular plan clad with rough textured stucco (Permit 1928LA27685). In 1965 there was a two-story addition added to the west side (Permit 1965LA06160) of the one story building. This addition features rough-textured stucco and stacked bond brick on the west and east elevations. The building's fenestration is irregular and includes replacement picture windows, replacement small rectangular awning windows, and three metal entry doors. None of the fenestration appears original. A partially enclosed stairwell on the building's northeast corner provides exterior access to the upper floor. The stairwell is constructed of concrete with metal railings. The 3701-3711 Beverly Boulevard property is directly related to the 307 N. Madison Avenue property, a one story Quonset hut constructed in 1966 (Los Angeles County Assessor). This building is described below.

Figure 2. 3701 Beverly Boulevard main (south) elevation (IMG_2587)

Figure 3. 3701 Beverly Boulevard east and north elevation, looking southwest (IMG_2550)

Service Garage (1965): The parcel identified as 306 N. Madison Avenue contains a single commercial/light industrial garage building surrounded by striped asphalt parking areas encircled by a combination of chain-link and concrete masonry unit (CMU) fencing. The Utilitarian one-story, rectangular building is located in roughly the center of the north-most of the two lots, set back significantly from Madison Avenue, with the north elevation of the building meeting the property line that is shared with the adjacent parcel located at 310 N. Madison Avenue (Figure 4). The 48′ x 27′ building completed in 1965, is constructed from CMUs atop a concrete foundation and features a flat roof with modest parapets clad in rolled composition material (Permit 1965LA85413). The main elevation faces west onto Madison Avenue and features prominent painted signage for "Dewey Pest Control" above the main entry area. A single, metal framed door on the left side of the building grants access to the space. Beside the main entry is a double-width metal roll-up door followed by a single-width roll-up door. The remainder of the building elevations contain no fenestration.

Figure 4. 306 N. Madison Avenue, Service Garage, west elevation of the building and parking area (Photo courtesy of Google Earth, 2018)

B6. Construction History (Continued):

This property was owned by the Yarotski family (with several alternate spellings on the permits including Jaroche, Jarocki, Jarotsky, Yarosky and others). In 1928, Anton Yarotski filed two permits to move the residence and to construct a commercial building to be used as a market, taking advantage of the frontage on Beverly Boulevard. At this time, Beverly Boulevard had a streetcar and several businesses were developing along the Beverly Boulevard corridor, clustered near the Vermont Avenue intersection. Yarotski's Gordon Market was a masonry building designed by architect Earl C. Rahn and built by local contractors Brockman & Son (Permit 1928LA27685). By 1935, the building use changed to an ice cream retailer: Pacific Ice Cream Co (Permit 1935LA08268). A new owner, Curries Ice Cream Co, moved into the building in 1937 and filed permits to add partitions separating the space into individual stores in 1945 (Figure 5) (Permit 1945LA11528). By the mid-1960s, this building would be folded into what evolved into the existing Dewey Pest Control Complex.

Figure 5. Currie's Ice Cream on Beverly and Madison, ca. 1938, photographer: Herman Schultheis, showing the original 1-story building designed by Earl C. Rahn (Los Angeles Photographer's Photo Collection, Los Angeles Public Library)

Ray M. Dewey had founded his extermination and pest control business in 1929, as a one-man operation. Originally operating as a door-to-door service, Dewey found the pest control business to weather the Great Depression years well. Early products included moth crystals and ant baits. Eventually Dewey's regular clients referred him to do pest control for commercial businesses including kitchens and restaurants. Dewey served in WWII and when he returned in 1945, began preparing to purchase a brick-and-mortar store location for his pest control business. Originally named, Dewey Services & Products first opened a Palm Springs Branch advertised as early as 1948, but simultaneously purchased the property at 307 N. Madison Avenue. That same year, the existing Quonset hut was assembled as the first of three properties that would come to comprise the Dewey Pest Control Complex near Beverly Boulevard and N. Madison Avenue intersection (Desert Sun 1948; KRLA 2018; Permit 1948LA29984).

The Quonset hut at 307 N. Madison was originally constructed in February 1948, under permit by Ray M. Dewey, founder of Dewey Pest Control (Permit 1948LA29984). Archival research indicates that this may be the first physical location of Dewey Pest Control services. Early photographs displayed on the Dewey Pest Control Website feature the Quonset hut, and an interview with current company owners Chip and Brock Dewey indicate that the Quonset hut was likely the first retail sales location and base of operations for the vehicle fleet (Figure 6) (KRLA 2018).

Figure 6. Picture of the Quonset hut, clearly being used by Dewey Pest Control with Ray M. Dewey in suit in center, circa 1950 (Dewey Pest Control website)

Quonset huts in general were a relatively new invention, pioneered during WWII by the United States. military at Quonset Point, Rhode Island, in 1941 by the George A. Fuller and Company. Fuller and Company's Quonset hut improved upon the design of the British military's Nissen hut, designed by Peter Nissen in 1916 for WWI. After WWII, the US military attempted to sell off surplus buildings including Quonset huts. One of the major manufacturers of Quonset huts was the Stran-Steel Division of the Great Lakes Steel Corporation in Detroit continued to produce huts for both the United States military and the private sector until the Korean War. Stran-Steel was the manufacturer of Dewey's Quonset hut (Decker and Chiei 2005; Fowler et al. 2015).

Following WWII, Quonset huts found second lives as quick and inexpensive housing and commercial buildings at sites like the Rodger Young Village. According to the SurveyLA context for Quonset huts, veterans were often given the first option of purchasing Quonset huts which were put up for sale when the buildings were decommissioned. Archival research failed to indicate if the Dewey Pest Control Quonset Hut was a newly manufactured building or a previously manufactured building that was relocated by Dewey after his military service. By the 1960s, the post-WWII housing boom had begun to subside and Quonset huts began to be viewed as nuisances, in part because of their quick and affordable materials and construction (Fowler et al. 2015). The 307 N. Madison property remains a Dewey Pest Control-owned building and appears largely unchanged since 1948 photographs. Though not recorded in permits, there are a few minor observed alterations to the Quonset hut since construction in 1948 including the painting over of the windows on the front elevation, painting over the "Dewey Pest Control Co. sign on the front elevation, and replacing the original wood door with a corrugated metal roll-up door.
In 1951 Ray M. Dewey, acquired the commercial building located at 3701-3711 Beverly Boulevard, directly south of the Quonset Hut. In the early 1950s, the commercial space was renovated to accommodate his growing business needs. He split the existing building designed by Rahn up with interior partitions (Permit 1951LA15076). He also added partitions to the store spaces to create offices, file storage, and a sales department in 1952.

In the late 1950s, Dewey also opened a second location in Van Nuys, successfully embedding his business in the Los Angeles regional market (Desert Sun 1948; KRLA 2018).

Using the 3701 to 3711 Beverly Boulevard property as his company's main sales office, Dewey altered the building from its 1938 appearance (see Figure 6) in 1960 where he applied for permits to re-do the "front" (presumably the Beverly Boulevard and Madison Avenue) elevations in stucco. The result was a more contemporary, modernist façade devoid of decoration or the original fenestration. In 1965, Dewey continued to modify the property with a two-story addition on the west side of the existing building (Figure 7) (KRLA 2018; Permits 1960LA70752, 1960LA75006); Sanborn 1944, 1955).

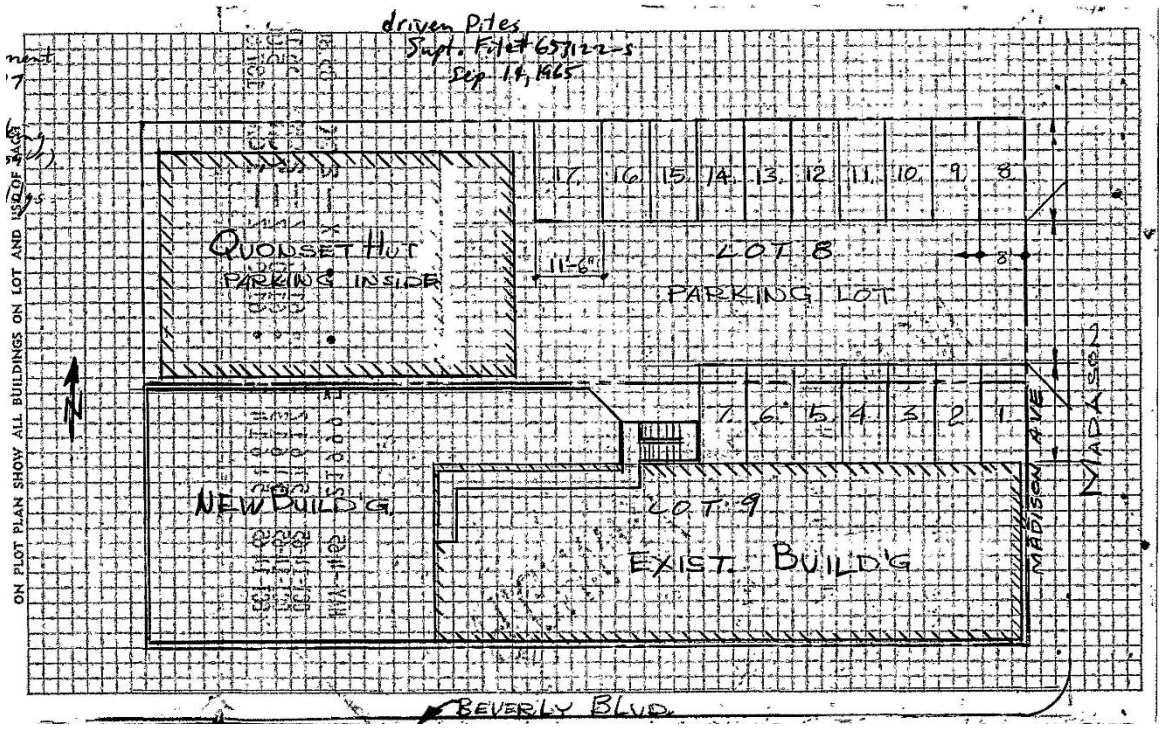


Figure 7. 1965 Permit showing new addition to existing building and Quonset hut (Permit 1965LA06160)

That same year, Dewey also purchased the property across the street of the Office Building, on the east side of Madison Avenue, at 306 N. Madison (Permit 1965LA85413). A Lucky Food Market grocery store was located at the site prior to the construction of the Service Garage was designed by architect Art Davis and constructed under the supervision of engineer, John J. Miles (Permit 1965LA85413). The building was designed to be used as a service garage for the fleet of Dewey Pest Control vehicles, for which purpose it is still presently used. A Certificate of Occupancy dating from September 16, 1965 indicates that the property was occupied by this point in time (1965LA85413 Cert. of Occupancy). By 1977, Stephen Dewey bought Dewey Pest Control from his father Ray M. Dewey and Ray Dewey retired. Stephen Dewey expanded the company across the state to a total of 32 locations. The company is now owned by Chip and Brock Dewey the grandchildren of Ray M. Dewey and continues to operate out of the Beverly Boulevard and Madison Avenue properties (KRLA 2018).

Identified Alterations

Quonset Hut: The 307 N. Madison Avenue has no permits filed for alterations to the building. Observed alterations include only the painting over of windows and the original "Dewey Pest Control Co" sign, as well as replacing the wood garage door with a metal roll-up garage door. In addition, the south elevation of the building appears to be connected to the Office

Building. No other alterations were observed.

Office Building: 3701 Beverly Boulevard was originally constructed in 1928 as a one-room market building, designed by Earl C. Rahn, executed in the Spanish Colonial Revival style. Major alterations include the 1960 complete remodeling of the front (south) façade, which removed all windows and Spanish Colonial revival decorative elements (Permit 196075006) and the 1965 two-story addition on the west side of the original 1928 building (Permit 1965LA06160). Minor alterations included additional awnings (1928LA33001, 1930LA25008, 1961LA90783); adding signs (Permits 1935LA08268, 1947LA11528, 1971LA36613); interior partitions dividing the space into multiple shops (Permits 1929LA18746, 1945LA11528, 1952LA40956, 1957LA80422, 1980LA06960); minor exterior damage to the building by vehicles (Permits 1955LA31455, 1980LA05280); and seismic upgrades in 2011 (Permit 11016-10000-13811).

Service Garage: he 306 N. Madison Avenue has no permits filed for alterations to the building and no alterations were observed.

B10. Significance (Continued):

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The SurveyLA Wilshire Community Plan Area context identifies Commercial Development with Commercial Identity 1850-1980 subtheme as "individual properties and one commercial historic district (along Beverly Boulevard) associated with longstanding local businesses. Some of the properties had ties to distinct ethnic/cultural groups, particularly the Jewish community in the western part of the Survey Area (such as Canter's Delicatessen, bottom left). Property types evaluated under this Context/Theme included restaurants, theaters, bakeries, retail stores and a night club" (ARG 2015:43).

The Dewey Pest Control Complex, essentially established between 1948 and 1965, falls within this historic context. Although the Office Building was originally constructed in 1928, and was used as a grocery store and then an ice cream parlor by the mid-1930s, the building no longer retains any associate ties to its initial construction and use period due to the substantial alterations completed by Dewey Pest Control in efforts to covert the building's use to office space. As such, the office building, the Quonset Hut, and the Service Garage, all have historical association with Dewey Pest Control.

Although the Dewey Pest Control Complex still falls within the period of significance for the Commercial Identity subtheme (1850-1980) and qualifies as a long-standing local business, it has no ties to distinct ethnic or cultural groups. Additionally, the Dewey Pest Control business cannot be said to have shaped or influence the commercial corridor already established along Beverly Boulevard. It post-dates this period and is not related to the streetcar corridor commercial businesses (1880-1930). Therefore, it cannot be said that the Dewey Pest Control Complex was associated with an important movement or trend that shaped national, state, or local history. The site also post-dates the intensive commercial and residential development of the area and is therefore not associated with important historic events that shaped the growth or development of Los Angeles or even its own Dayton heights neighborhood. The complex is also not known to be associated with innovations in the pest management business. Therefore, the Dewey Pest Control Complex cannot be considered representative of or making a significant contribution to the history of local business, or broader patterns of commercial development along Beverly Boulevard. Due to a lack of significant associations with events important to history, the Dewey Pest Control Complex does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. The subject property is known to be associated with Ray M. Dewey, the founder of

long-standing local business Dewey Pest Control. The pest control business, founded in 1929 as a door-to-door sales operation, was likely first physically established at the subject property site in the Quonset hut. Like many business in Southern California the Dewey Pest Control boomed in the 1950s and 1960s as part of the State's post WWII population expansion. Although, Dewey was clearly a successful local business owner, he was one of many, and not known to be specifically associated with any notable historical events or a pattern of events that reach the threshold of local, state, or national historical significance. As such, the Dewey Pest Control Complex does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The buildings that comprise the Dewey Pest Control Complex do not rise to a level of significance architecturally under NRHP/CRHR Criterion C/3. The Office Building, originally built in 1928, was designed by Earl C. Rahn in the Spanish Colonial Revival style. Earl C. Rahn may be considered a master architect however, subsequent alterations, including a non-conforming 2-story addition on the main (south) elevation and removal of decorative elements and all fenestration for the main (south) elevation façade in the original 1928 building volume, disqualify the building from being considered characteristic of the Spanish Colonial Revival style. Ultimately, the changes made to the building after 1951 by Dewey Pest Control resulted in a creating a building with no discernable architectural style. As such, there is no longer any association with the structure's original architect, Earl C. Rahn and the building's original architectural style.
The Utilitarian Service Garage built in 1965, is common building type prevalent across the State and Nation in light industrial and commercial business areas. The building is associated with architect Art Davis. Research revealed very little about this architect who appears to be a relatively anonymous draftsman who worked in the greater Los Angeles Area during the 1960s, 1970s and 1980s Overall, this building is not representative of the work of a master architect, nor does it possess high artistic values or represent a significant and distinguishable entity whose components exhibit individual distinction.
The Quonset hut located at 307 N. Madison Avenue appears individually locally eligible under Los Angeles HCM Criterion 3 for being an excellent example of a Quonset hut property type, constructed in 1948 (See section 5.7.2 Los Angeles HCM Statement of Significance, below). However, at the state and national level, this common and ubiquitous building type is commonly found in industrial and agricultural areas throughout the Nation and California. Overall the building lacks distinction and high artistic values and as such does not rise to level of significance necessary to be found eligible under NRHP/CRHR Criterion C/3. In summary, lacking association with a master architect and architectural distinction, none of the buildings that comprise the Dewey Pest Control complex appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Dewey Pest Control Complex property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance
Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. With

the exception of the Quonset hut structure located at 307 N. Madison Avenue, the other buildings associated with the Dewey Pest Control Complex are not examples of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and do not have a distinguishable role in the development or history of Los Angeles. Archival research indicates that architect Earl Rahn may rise to the level of "master" architect, however the Office Building has been altered beyond recognition from its original design, massing, size, and 1928 appearance. The Service Garage Building is associated with architect Art Davis, who is not known as a master architect at the national or regional level. Although the complex is directly associated with Ray M. Dewey, founder of Dewey Pest Control, this association does not rise to a level of significance and the property is not associated with events important to Los Angeles history. Overall, the subject property is not associated with important movements or trends shaping the development of Los Angeles.

While the property overall and other buildings components are recommended not eligible for listing as a City of Los Angeles HCM, the Quonset hut located at 307 N. Madison Avenue is recommended eligible as a local landmark. See below for a discussion of Los Angeles Historic-Cultural Monument eligibility.

SurveyLA has developed specific evaluation criteria for Quonset hut property types, as follows (Fowler et al. 2015: 8-9):

Property Sub-type Significance:

A Quonset hut (or Quonset hut-type structure) is significant as an important World War II-era building type and method of construction, notable for its simple construction, distinctive shape, use of prefabricated materials, and flexible interior plan. Intact examples represent the design and development of a low-cost and highly-versatile structure by the U.S. Navy for military use during World War II, and its adaptive reuse for housing and other uses during the postwar years.

Eligibility Standards:

- Was originally constructed during the period of significance
- Exemplifies the Quonset hut building type
- Retains the essential physical features of the type, including its semi-cylindrical shape and corrugated metal cladding
- Includes Quonset huts developed by the military, as well as Quonset hut-type structures manufactured by private contractors

Character-Defining/Associative Features:

- Half-cylinder shape, with wood or metal rib framing
- Rectangular plan
- Clad in corrugated metal sheeting
- Oversized doors
- Steel-frame industrial windows, typically divided-light
- For the National Register, a property must possess exceptional importance of less than 50 years of age

Integrity Considerations:

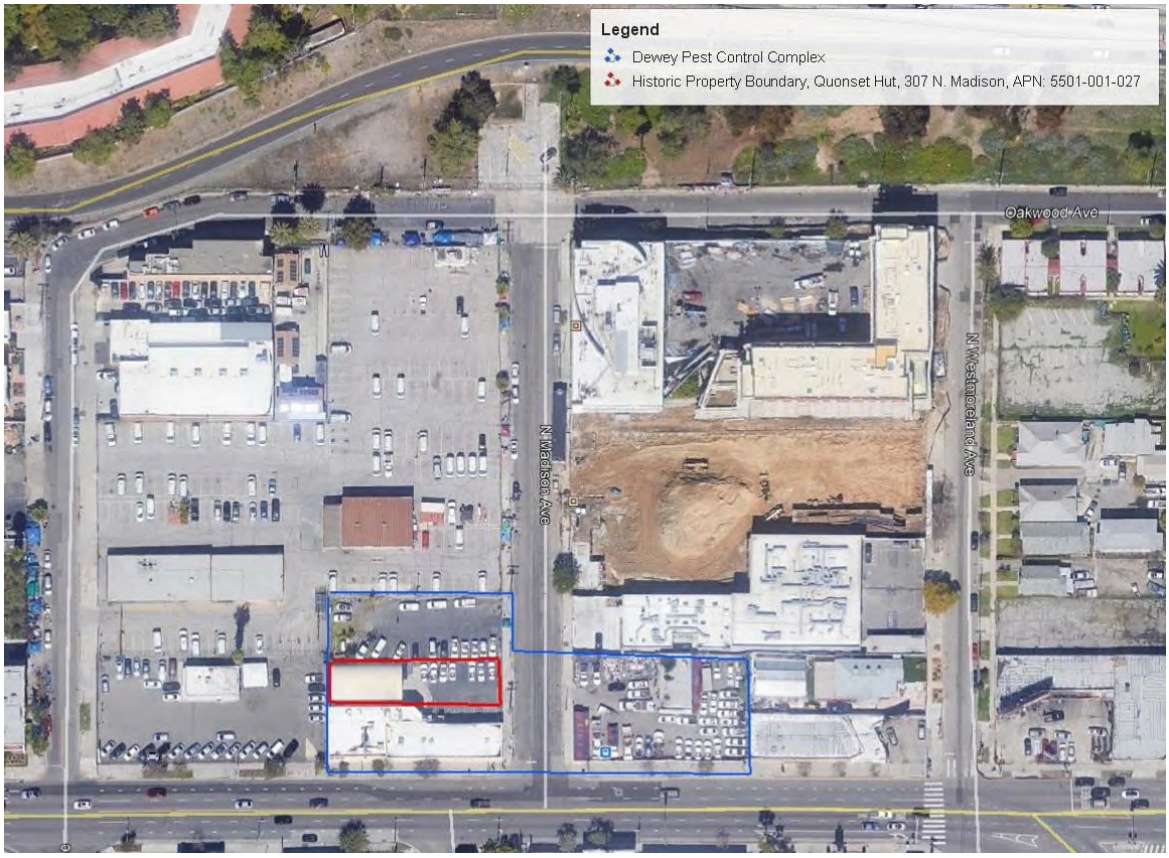
- Must retain integrity of design, materials, workmanship, feeling and association
- May have been relocated, due to the portability of the type
- May have a different use, due to the versatility of the type
- End façade may have been altered, particularly if it is the street-facing façade
- Doors and windows may have been replaced
- Small additions may be acceptable, if the Quonset hut remains clearly discernable
- Security features, such as metal gates or window bars, may have been added

307 N. Madison Avenue is locally eligible under Los Angeles HCM Criterion 3 for being an excellent and minimally altered example of a Quonset hut property type, constructed in 1948 and developed by national manufacturer Stran-Steel, the military Quonset hut manufacturer. The building meets the eligibility criteria for this property type given by SurveyLA (Fowler et al. 2015); it was constructed in 1948, which falls within the 1941-1965 period of significance; it exemplifies the Quonset hut building type as well by retaining essential

physical features such as the semi-cylindrical shape; corrugated cladding; steel-framed, divided lite fenestration; and over-sized doors.

The building did not influence the design or architecture of other buildings in the City of Los Angeles, but is an outstanding example of a Quonset hut and is part of an historical trend of adaptive reuse of military Quonset huts and the rising popularity of prefabricated buildings in Los Angeles. Archival research did not indicate an associated architect, engineer, or contractor that rose to the level of "master." However archival research did indicate that it was common for the Stran-Steel Quonset huts, to be made for customer assembly or resold, preassembled, from military surplus.

The building has minimal alterations, including painting over of the "Dewey Pest Control Co" sign, which had been painted directly onto the east elevation, painted over windows, replacement of the wood garage door with a metal roll up door, and the south elevation has been connected to the Office Building next door. Despite these minor modifications, the Quonset hut located at 307 N. Madison Avenue retains a high degree of integrity of location, design, materials, workmanship, feeling, and association. As discussed above, it is an excellent example of the Quonset hut building type, retaining all of its essential, character-defining features outlined in Fowler et al. 2015 and thus may be considered eligible under Los Angeles HCM Criterion 3 for embodying this distinctive building type. Quonset huts are somewhat rare in Los Angeles, so among the available building stock, 307 N. Madison Avenue is exceptional. The Quonset hut's location within the Dewey Pest Control Complex is illustrate in Figure 25. The historic property boundary for the Quonset hut is limited to its legal parcel (APN 5501-001-027) which represents both its current and original 1948 location. **In summary,**



the Quonset hut located at 307 N. Madison Avenue property is recommended eligible for listing as a City of Los Angeles HCM under Criterion 3.

Figure 8 Quonset hut location within the Dewey Pest Control Complex and the building's historic property boundary (Aerial Courtesy of Google Earth).

Integrity Discussion
The Dewey Pest Control Complex maintains integrity of location, setting, feeling, and association with the Dewey Pest Control business. The complex overall does not maintain integrity of design, materials, or workmanship due to its extensive alterations and non-conforming additions and alterations over time, primarily on the Office Building. Despite having retained a relatively high degree of historic integrity, the overall complex lacks significance under any NRHP/CRHR Criteria and as such is not eligible for listing.

Summary of Evaluation Findings
In conclusion, the Dewey Pest Control Complex overall does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. . As such, the complex does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). However, the Quonset hut, located at 307 N. Madison Avenue does appear eligible for listing in under City of Los Angeles HCM Criteria, as an excellent example of a Quonset hut property type and meeting the thresholds for significance and integrity as outlined in Fowler et al.'s 2015, "Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, 1850-1980, Sub-Context: Engineering, 1900-1980 Theme: Technological Developments in Construction, 1900-1980, Subtheme: The Quonset Hut, 1941-1965."

As such, the Quonset hut structure located at 307 N. Madison Avenue appears to be a historical resource for the purposes of CEQA. The historic boundary for this property is limited to its legal parcel (APN 5501-001-027). This resource has been assigned a California Historical Resource Status Code of 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation).

B12. References (Continued):

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