

Appendix C

Historic Resources Technical Report

7940 LANKERSHIM BOULEVARD HISTORICAL RESOURCES TECHNICAL REPORT

PREPARED FOR:

Los Angeles Department of City Planning
200 North Spring Street, Room 763
Los Angeles, CA 90012

PREPARED BY:

ICF
555 W. 5th Street, Suite 3100
Los Angeles, CA 90013
Contact: Colleen Davis
213.312.1759

July 2019



Katrina Castañeda, Andrew Bursan, and Colleen Davis, 2019. 7940
Lankershim Boulevard, Historical Resources Technical Report. July (ICF
00047.19) Los Angeles, CA. Prepared for Planning Department, City of
Los Angeles, CA.

Executive Summary

This historical resources technical report discusses the potential for impacts under the California Environmental Quality Act (CEQA) on built environment historical resources resulting from the proposed development of the 7940 Lankershim Boulevard project in the North Hollywood area of Los Angeles, California (Project). The proposed Project involves demolishing the two existing buildings on 7916–7918 Lankershim Boulevard and 7934 Lankershim Boulevard (Project Site) and constructing a new seven-story mixed-use building with apartment units above commercial retail and restaurant use, with a total area of approximately 678,328 square feet.

This report explores the potential for both direct and indirect impacts of the Project on historical resources, as defined by CEQA. CEQA generally considers historical resources to be any object, building, structure, site, area, place, record, or manuscript that is historically or archaeologically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of California. This report is limited to objects, buildings, structures, sites, areas, and places. No records or manuscripts are present. Analysis of potential archaeological resources is located in a separate report, *7940 Lankershim Boulevard Cultural and Paleontological Resources Assessment Report*.

In studying the potential direct impacts to historical resources, this report evaluates the historical significance of the two buildings present at the Project Site. In studying the potential indirect impacts to historical resources in the indirect study area (as shown in Figure 2 in Section 1.3.2, *Study Area*, of this report), this report relies upon findings of the City of Los Angeles-published 2015 Historic Resources Survey Report for the Sun Valley-LA Tuna Canyon Community Plan Area.

As concluded in this report, none of the properties within the indirect study area were identified in the SurveyLA report. Moreover, the evaluations for the two existing buildings in the Project Site conclude that they are not historical resources. Because this report did not identify any historical resources for the purposes of CEQA, the proposed Project is not expected to have any direct or indirect impacts on built environment historical resources.

Contents

List of Tables	v
List of Figures.....	v
List of Acronyms and Abbreviations.....	vi

	Page
Executive Summary.....	i
Chapter 1 Introduction	1-1
1.1 Project Location	1-1
1.2 Project Description	1-1
1.3 Project Background.....	1-3
1.3.1 Current Setting.....	1-3
1.3.2 Study Area.....	1-3
1.3.3 Regulatory Framework	1-5
Chapter 2 Methods	2-1
2.1 Analytical Methodology.....	2-1
2.2 Research Methods	2-2
2.3 Field Methods	2-3
Chapter 3 Survey Results	3-1
3.1 Literature Review/Records Search	3-1
3.2 Historic Resources Survey.....	3-2
Chapter 4 Assessment of Significance and Eligibility	4-1
4.1 Historic Context	4-1
4.1.1 Arterial Commercial Development (1880–1950).....	4-2
4.1.2 Japanese Americans in the San Fernando Valley.....	4-3
4.1.3 Mid-Century Modernism (1945-1970).....	4-6
4.2 7916–7918 Lankershim Boulevard	4-7
4.2.1 Architectural Description	4-7
4.2.2 Property History.....	4-8
4.2.3 Evaluation of Significance	4-9
4.3 7934 Lankershim Boulevard	4-10
4.3.1 Architectural Description.....	4-10
4.3.2 Property History.....	4-11
4.3.3 Evaluation of Significance	4-13

Chapter 5 Impacts Analysis	5-17
Chapter 6 Conclusion	6-1
Chapter 7 References Cited	7-1

Appendices

Appendix A	Resumes of Authors and Contributors
Appendix B	DPR 523 Forms
Appendix C	Field Photographs of Buildings in Study Area

Tables

Table	Page
1 Cultural Resources Surveys Conducted within a 0.5 Mile Radius of the Project Site	3-1
2 Previously Recorded Sites within a 0.5 Mile Radius of the Project Site	3-1
3 Resources Located in Direct Study Area	3-2
4 Resources Located in the Indirect Study Area, Built Prior to 1981.....	3-2
5 Properties Located in the Indirect Study Area, Built After 1981	3-3

Figures

Figure	Page
1 Regional Vicinity Map	1-2
2 Site Location Including Study Area	1-4
3 7916–7918 Lankershim Boulevard, West Elevation, View Northeast	4-8
4 West and South Elevations, view Northeast.....	4-11
5 Rendering of Mel-O-Dee Nursery in 1975	4-12
6 Google Street View Image of Mel-O-Dee Nursery in 2011	4-13

Acronyms and Abbreviations

CCR	California Code of Regulations
CEQA	California Environmental Quality Act
City	City of Los Angeles
CRHR	California Register of Historical Resources
DRP	Department of Parks and Recreation
HCM	City of Los Angeles Historic-Cultural Monument
HPOZ	City of Los Angeles Historic Preservation Overlay Zone
NRHP	National Register of Historic Places
PRC	Public Resources Code
Project	7940 Lankershim Boulevard project in the North Hollywood area of Los Angeles, California
Project Site	7916–7918 Lankershim Boulevard and 7934 Lankershim Boulevard
SCCIC	South Central Coastal Information Center
SFV	San Fernando Valley
SFVJACC	San Fernando Valley Japanese American Community Center
SHPO	State Historic Preservation Officer
SurveyLA	Los Angeles Historic Resources Survey

At the request of DLA Piper LLC, ICF conducted a historical resources survey for the proposed mixed-use development, located at 7940 Lankershim Boulevard in the North Hollywood area of the city of Los Angeles (City). ICF conducted a historical resources survey for the Project to assist in partial fulfillment of the requirements of the California Environmental Quality Act (CEQA). This technical report describes the methods and results of the historical resources survey and provides technical recommendations for the Project.

1.1 Project Location

The Project is sited within the Sun Valley-La Tuna Canyon Community Plan area in the City of Los Angeles (see Figure 1, to follow), located at 7918–7946 North Lankershim Boulevard and 11650–11664 Strathern Street (Project Site), and encompasses the parcels associated with Assessor's Parcel Numbers 2311006019, 2311006028, 2311006030, 2311006035, 2311006038, 2311006039, 2311007001, 2311007002, 2311007003, and 2311007004.

The Project Site is an irregularly shaped parcel bordered by North Lankershim Boulevard to the west and Strathern Street to the north. Blythe Street and single-family residential uses are located immediately east of the Project Site. Two commercial buildings are currently located on the Project Site: a one-story commercial building and a one-story office building. The Project Site also includes associated surface parking and storage areas.

1.2 Project Description

The Project would demolish the two existing buildings on the Project Site and construct a seven-story mixed-use building with residential units set above commercial, retail, and restaurant uses. The Project would provide parking within the building at grade level and within one subterranean level on the Project Site. One full-access driveway on Strathern Street and one limited-access driveway accommodating right-turn ingress and right-turn egress only on North Lankershim Boulevard would provide vehicle access to the new building.

Residential uses would include approximately 604,314 square feet of floor area and up to 432 units, with approximately 22,000 square feet of commercial, retail, and/or restaurant space provided at the ground level. Residential amenities would include an 8,000-square-foot community room, a 10,000-square-foot recreation room, and 84,600 square feet of open space. Overall, the Project would include up to a maximum of approximately 678,328 square feet of floor area.

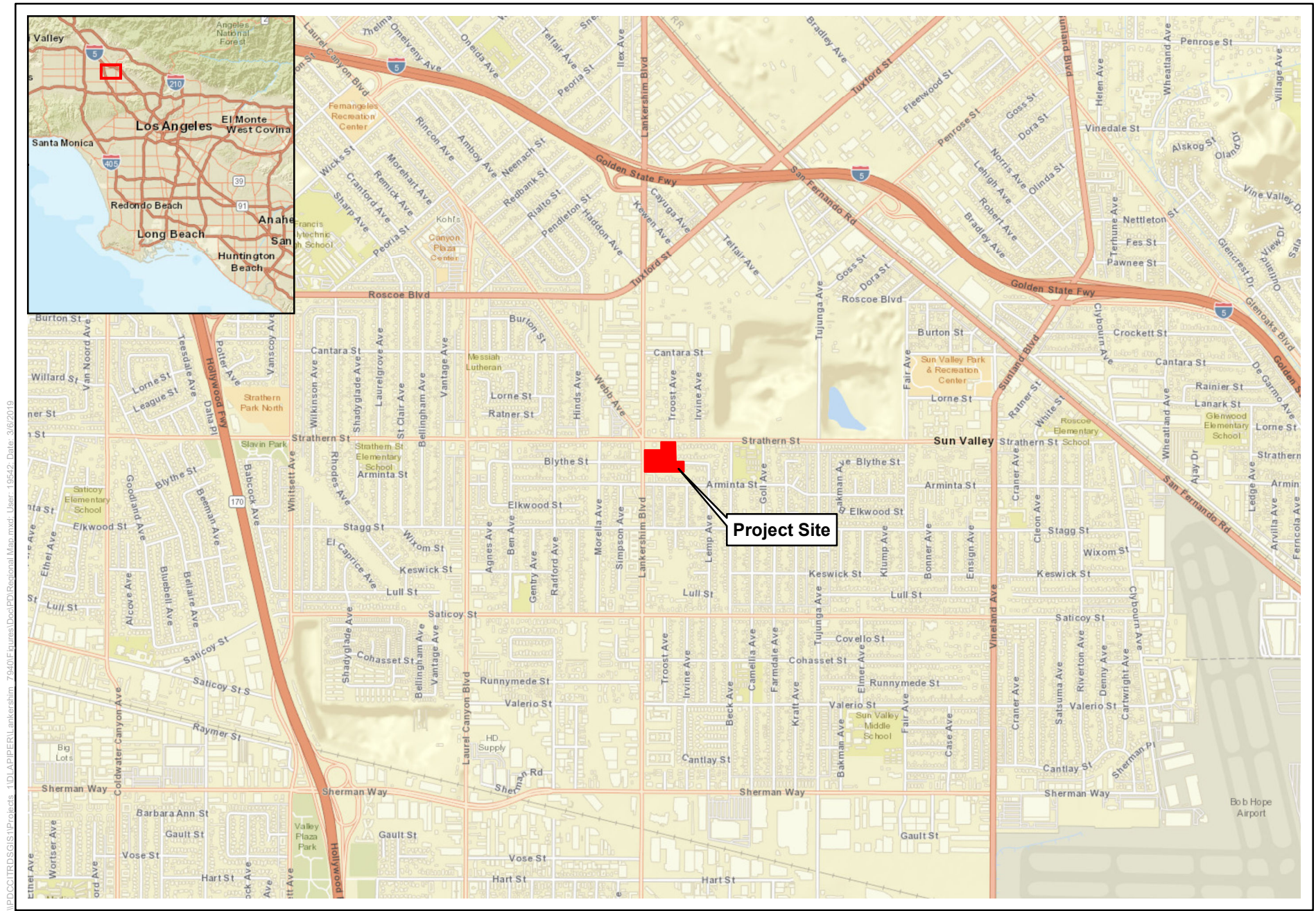


Figure 1
Regional and Vicinity Map

1.3 Project Background

1.3.1 Current Setting

The Project is sited at the southeast corner of North Lankershim Boulevard and Strathern Street in a highly urbanized location surrounded by a mix of land uses, including commercial, residential, industrial, office, and school uses. A fast food restaurant (Burger King) is located immediately northwest of the Project site, directly on the southeast corner of North Lankershim Boulevard and Strathern Street. Farther north along Lankershim Boulevard are various automotive, restaurant, and retail uses. Single-family residential uses are located to the north of the Project Site, along the opposite northern side of Strathern Street. To the west, along North Lankershim Boulevard, are automotive, restaurant, and other commercial uses. Farther west, land uses transition to residential uses. To the east, the adjoining parcels host residential uses. Farther to the east are Arminta Street Elementary School and Arminta Street Early Education Center. Immediately to south of the Project Site are single-family residential and automotive uses (Schiros Collision Repairs). Farther to the south is Arminta Street, with various residential, commercial, and automotive uses; also to the south is a day care center (L.A. Childcare and Development) along Lankershim Boulevard.

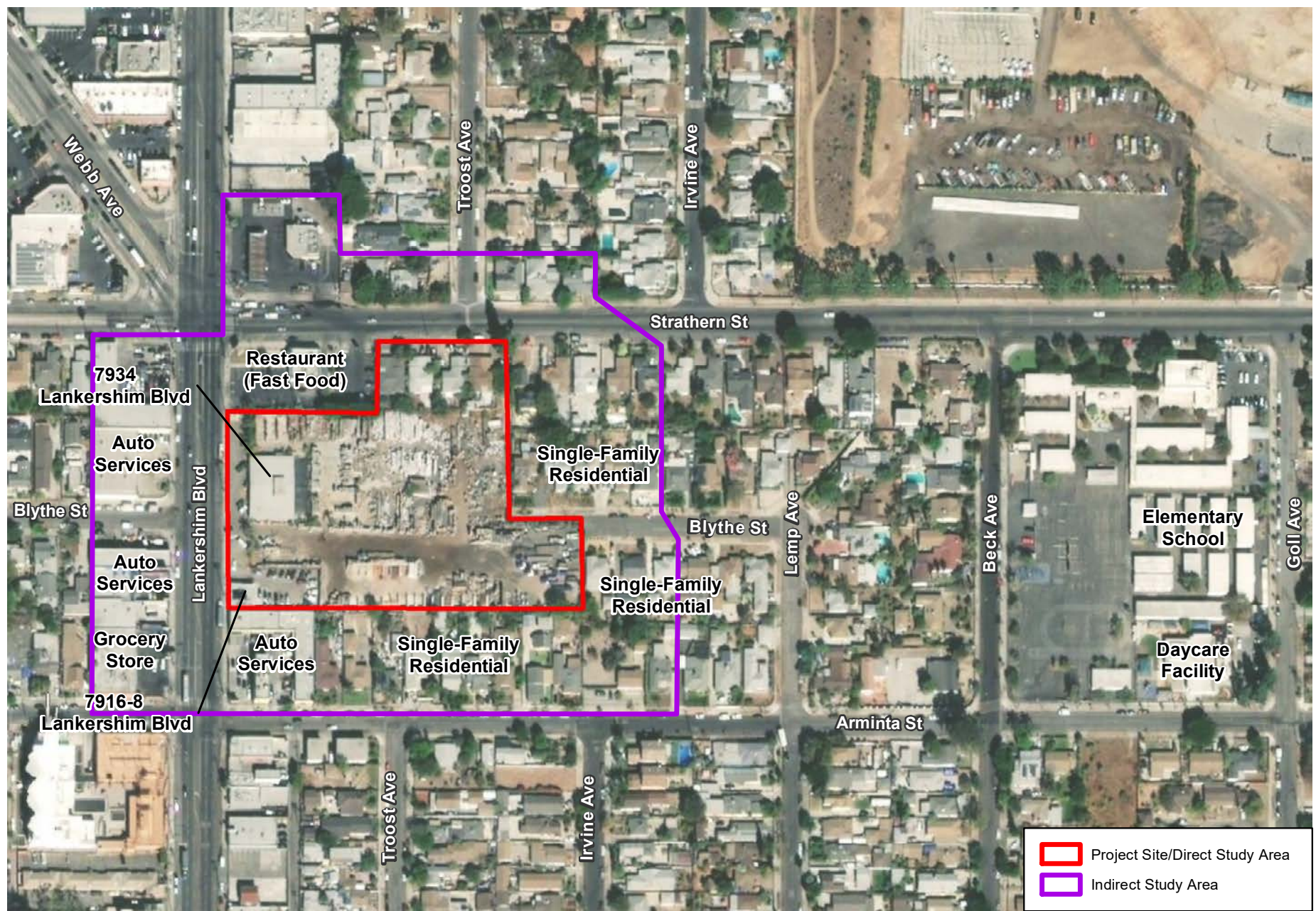
1.3.2 Study Area

The study area established for the Project is defined as the geographic area within which Project activities have the potential to demolish, destroy, relocate, or alter historical resources or their immediate surroundings such that their significance would be materially impaired (see Figure 2). In the context of this Project, a historical resource could be a building, structure, site, area, or place. The direct study area includes legal parcels containing resources subject to demolition, destruction, relocation, or alteration as a result of the Project. The indirect study area includes legal parcels in the immediate surroundings of the Project. The study area includes only aboveground features. A separate document, *7940 Lankershim Boulevard Cultural and Paleontological Resources Assessment Report*, analyzes the potential for archaeological (belowground) resources.

The study area illustrated in Figure 2, below, includes the following:

- A. Parcels located on the west side of Lankershim Boulevard, between Strathern and Arminta Streets;
- B. Parcels located on the north and south sides of Strathern Street, between Lankershim Boulevard, and approximately two parcels west of Irvine Avenue;
- C. Parcels located on the north side of Arminta Street, between Lankershim Boulevard and approximately two parcels east of Irvine Avenue;
- D. Parcels located on the north side of Blythe Street (five parcels east of the Project Site); and
- E. Parcels located on the south side of Blythe Street (three parcels east of the Project Site).

\\PDC\GIS\Projects_1\DL\PIPER\Lankershim_7940\Figures\Doc\Culture\ProjectSiteStudyArea.mxd; User: 19542; Date: 5/2/2019



0 100 200
Feet

Figure 2
Aerial Photo of the Project Site/Direct Study Area and Indirect Study Area

1.3.3 Regulatory Framework

Federal, state, and local regulations recognize the public's interest in cultural resources and the public benefit of preserving them. These laws and regulations require analysis to consider how a project might affect cultural resources and take steps to avoid or reduce potential damage to them. A historical resource can be considered as any property valued (e.g., monetarily, aesthetically, or religiously) by a group of people. Valued properties can be historical in character or date to the pre-contact past (i.e., the time prior to contact with European Americans).

The proposed Project is subject to the requirements of CEQA and also may be affected by other state and municipal laws, regulations, and building codes regarding historical resources. Applicable authorities may include the California Register of Historical Resources (CRHR), the California State Historical Building Code, and the City of Los Angeles's Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay programs. In addition, the City requires that historical resource studies, surveys, and reports, such as this technical report, consider the potential eligibility of properties for listing in the National Register of Historic Places (NRHP). Moreover, the appropriate treatment of historic properties at the municipal, state, and federal levels is informed by Standards and Guidelines promulgated by the U.S. Secretary of the Interior.

This document was prepared to satisfy requirements of the pertinent cultural resource regulations for historical resources.

Federal

National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the NRHP was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by federal, state, and local governments; private groups; and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." The NRHP recognizes properties that are significant at the national, state, and local levels. Ordinarily, birthplaces, cemeteries, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years are typically not considered eligible for the NRHP, unless they satisfy certain conditions.

According to NRHP guidelines, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess and meet any of the following criteria:

- A. Association with events that have made a significant contribution to the broad patterns of our history.
- B. Association with the lives of persons significant in our past.
- C. Embodiment of the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.
- D. Yielding, or having the potential to yield, information important in prehistory or history.

The NRHP requires that a resource must not only meet one of these criteria, but also possess *integrity*, defined as the ability of a property to convey historical significance. The evaluation of a resource's integrity must be grounded in an understanding of that resource's physical characteristics and how those characteristics relate to its significance. The NRHP recognizes seven aspects or qualities that, in various combinations, define the integrity of a property, including: location, design, setting, materials, workmanship, feeling, and association.

A property listed in or formally determined eligible for listing in the NRHP is automatically included in the CRHR and is, therefore, a historical resource for the purposes of CEQA.

Secretary of the Interior Standards for the Treatment of Historic Properties

In addition to providing criteria for evaluating the historic significance of properties, the Secretary of the Interior has developed Standards for the Treatment of Historic Properties. According to the National Park Service, these standards provide “common sense historic preservation principles” and are presented as “a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations” (National Park Service 2019).

There are “four distinct approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction.” The selection of a treatment approach “depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation” (National Park Service 2019). Rehabilitation is the most commonly applied approach and is generally used to guide adaptive reuse projects and new construction adjacent to historic properties (36 Code of Federal Regulations, Part 67).

State

California Register of Historical Resources

The National Historic Preservation Act mandated the selection and appointment in each state of a State Historic Preservation Officer (SHPO). Each SHPO is tasked, among other duties, with maintaining an inventory of historic properties. In California, the state legislature established additional duties for the SHPO, which include the maintenance of the CRHR. Established in 1992 under California Public Resources Code (PRC) Section 5024.1, the CRHR serves as “an authoritative guide in California 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 feasible, from substantial adverse change.” As noted in California PRC Section 5024.1(c), the CRHR criteria broadly mirror the criteria of the NRHP. The CRHR criteria are found in California PRC Section 5024.1(c), which states that:

A resource may be listed as an historical resource in the California Register if it meets any of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. Association with the lives of persons important to local, California, or national history; or
3. Embodiment of the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or

4. Yielding, or having the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The general rule is that a resource must be at least 50 years old to qualify for the CRHR. In addition, the resource must meet one or more of the aforementioned criteria and must possess *integrity*, defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” According to Title 14 California Code of Regulations (CCR) Section 4852(d), in order for a resource younger than 50 years to achieve significance, “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 California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.”

There are several ways for resources to be included in the CRHR. A resource can be listed in the CRHR based upon a nomination and public consideration process. Additionally, a resource that is subject to a discretionary action by a governmental agency may be evaluated for eligibility for the CRHR. As previously stated, properties listed in or formally determined eligible for listing in the NRHP are automatically listed in the CRHR.

California Environmental Quality Act

Established in 1970, CEQA requires state and local government agencies to analyze and publicly disclose potentially significant environment impacts of proposed projects. Moreover, it requires the development and adoption of mitigation measures to lessen significant impacts. In Section 21060.5, the State CEQA guidelines define the environment to include “objects of historic...significance.” The definition of “historical resources” is provided by Section 15064.5(a) of the State CEQA Guidelines. The following is an abbreviated and excerpted summary of this definition:

1. A resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the CRHR.
2. A resource included in a local register of historical resources...or identified as significant in an historical resource survey...shall be presumed historically significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if it meets the criteria for listing in the CRHR.

Local

City of Los Angeles

The City provides for the protection and preservation of recognized cultural resources, including designated buildings, sites, objects, and districts, through two programs administered by the Los Angeles Department of City Planning. Firstly, the City designates local landmarks, which it calls Historic-Cultural Monuments (HCMs), according to the Section 22.171 of Article 1 (Cultural Heritage

Ordinance) of the Los Angeles Administrative Code. Secondly, the City recognizes local historic districts, which are referred to as Historic Preservation Overlay Zones (HPOZs), codified in Section 12.20.3 of the Los Angeles Municipal Code.

Historic-Cultural Monuments

The criteria for designation as an HCM are codified in Chapter 9, Section 22 of the City of Los Angeles Administrative Code. An HCM is any site (including significant trees or other plant life located thereon), building, or structure of particular historic or cultural significance to the City. A designated resource may include a site, building, or structure that:

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

Pursuant to State CEQA Guidelines Section 15064.5(a)(2), HCMs are historical resources for the purposes of CEQA. Alterations or demolitions to sites that have been designated as HCMs are subject to review by the City of Los Angeles Cultural Heritage Commission.

Historic Preservation Overlay Zones

The procedures for designating a HPOZ are found in Section 12.20.3 of the Los Angeles Municipal Code. HPOZs are historical resources for the purposes of CEQA pursuant to State CEQA Guidelines Section 15064.5(a). Alterations or demolitions to properties included in an HPOZ are subject to review by the City of Los Angeles Department of City Planning.

This section describes the overall analytical methodology, including research and field methods used to identify and evaluate historical resources in the study area.

2.1 Analytical Methodology

For the purposes of analyzing the potential impacts to historical resources, ICF established a Project study area. The study area is the geographical area within which construction and operation of the proposed Project has the potential to cause impacts to historical resources. Direct effects occur at the same time and place as a proposed project, such as demolition of a historical resource. Indirect effects are separated from a proposed project by time and/or space. When they occur, indirect effects to historical resources typically relate to setting changes. Resources in the indirect study area will not be demolished, but adjacent demolition and new construction potentially change their setting. If the setting of a historical resource is essential to conveying its significance, demolition or new construction *adjacent* to that historical resource potentially impact it.. See 1.3.2 for details regarding the direct and indirect study areas.

ICF evaluated the CEQA historical resource status of objects, buildings, structures, sites, areas, and places within the study area. As detailed in Chapter 4 below, ICF did not identify historical resources in the study area. If ICF had identified historical resources, ICF would have analyzed potential Project impacts related to them.

For the purposes of the current analysis, ICF adopted aspects of the methodological approach for the citywide Los Angeles Historic Resources Survey (SurveyLA), including the limitation of its focus to resources constructed prior to 1981. SurveyLA's age threshold is more conservative, but generally consistent with the intent of registration programs such as the NRHP and CRHR. Properties that have achieved significance within the past 50 years are not considered eligible for the NRHP unless they conform to Criterion Consideration G. In order to be CRHR eligible, a resource less than 50 years can only be considered for eligibility if sufficient time has passed to assess its historical significance. The local HCM program lacks a specific age threshold for eligibility.

SurveyLA results for the study area are detailed in the *Sun Valley-La Tuna Canyon Community Plan Area Historic Resources Survey* (July 2015). SurveyLA's methodology records only positive results; that is, SurveyLA, records eligible historical resources, but does not record ineligible resources. SurveyLA did not identify any historical resources or eligible historical resources within the study area established for the Project. ICF adapted SurveyLA's methodology with respect to recordation.

Potential impacts to resources in the indirect study area are limited to setting changes. Because the potential for impact is relatively minor, ICF evaluated resources in the indirect study as potential CEQA historical resources but did not fully document these resources. Consistent with Survey LA methodology, ICF observed and photographed resources in the indirect study area and evaluated whether they met the criteria for inclusion in the NRHP, CRHR, or as an HCM. Based on this analysis, ICF affirmed the previous SurveyLA determinations: none of the resources located in the indirect study area appear eligible for inclusion in the NRHP, CRHR, or as an HCM. Similar to SurveyLA, ICF

did not fully evaluate and document these resources within this technical report or on Department of Parks and Recreation (DPR) Forms 523.

Resources in the direct study area, by contrast, are subject to demolition. ICF evaluated the historical significance of the resources within the direct study area, analyzed their status as potential CEQA historical resources, documented the results within this report and included that analysis on State of California Department of Parks and Recreation (DPR) Forms 523 attached as appendices to this technical report.

Research and field survey methods are detailed below.

2.2 Research Methods

ICF conducted general and property-specific archival research to establish a historic context for the study area and inform the identification and analysis of potential historical resources. Materials examined included previous cultural resources studies and records found during a formal literature review and records search, as well as primary and secondary resources from local repositories, including maps and photographs.

A cultural resources records search was conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, on March 14, 2019. The search included a review of all recorded archaeological sites and recorded built environment resources within a 0.5-mile radius of the Project site, as well as a review of cultural resource reports on file. In addition, the California State Points of Historical Interest, the California Historical Landmarks, the CRHR, the NRHP, the City of Los Angeles HCM listings, and the California State Historic Resources Inventory were reviewed.

ICF consulted previous historic resources surveys and evaluations of historical resources in the vicinity of the Project Site, including the aforementioned Sun Valley-La Tuna Canyon Community Plan Area historical resources survey. SurveyLA developed extensive historic contexts for in two reports that related to resources in the project area: *Los Angeles Citywide Historic Context Statement: Japanese Americans in Los Angeles 1869–1970* (August 2018) and *Los Angeles Citywide Historic Context Statement: Commercial Development, 1859–1980, Neighborhood Commercial Development, 1880–1980* (August 2017). Two contexts developed by SurveyLA are relevant for evaluating the resources in the direct study area: Arterial Commercial Development and Japanese-Americans in the San Fernando Valley.

In addition, the following sources informed ICF's analysis of potential historical resources within the study area:

- Los Angeles County Tax Assessor Records
- Original and alteration building permits from the Los Angeles Department of Building and Safety
- Los Angeles Times Historical Newspaper Index
- Los Angeles Public Library's California Index and Tessa collections
- Scholarly books and articles
- Internet resources

2.3 Field Methods

ICF carried out field investigations of the Project Site and study area using standard industry-accepted methods appropriate for identifying and recording historical resources. ICF architectural historians Katrina Castañeda and Andrew Bursan conducted the historical resources survey on March 8, 2019, and March 20, 2019. Andrew Bursan meets the Secretary of the Interior's Professional Qualification Standards for History. Andrew and Katrina conducted a pedestrian survey of the study area that included photographing resources present within the study area (direct and indirect), observing existing conditions, noting alterations, and evaluating resources within the study area.

3.1 Literature Review/Records Search

The SCCIC records search covered a 0.5-mile radius of the Project Site. According to SCCIC records, five cultural resource studies have been conducted within this radius (see Table 1). Copies of the reports were unavailable. None of the studies identified in the SCCIC records search included the Project Site in its analysis.

Table 1. Cultural Resources Surveys Conducted within a 0.5 Mile Radius of the Project Site

Number	Author	Year	Report Title
LA-4857	Curt Duke	2001	Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number La_026_a, County of Los Angeles, California
LA-05592	Deborah Gray	2000	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 959-09, in the County of Los Angeles, California
LA-09091	Wayne H. Bonner	2005	Cultural Resources Records Search Results and Site Visit for Cingular Wireless NI-104-01 (sbc-lankershim), 7744 Lankershim Boulevard, North Hollywood, Los Angeles County, California
LA-10756	Jeanette McKenna	2010	A Cultural Resources Overview and Preliminary Assessment of the Pacoima/Panorama City Redevelopment Plan Amendment/Expansion Project Area, Los Angeles County, California
LA-12538	Shannon Loftus	2012	Cultural Resource Records Search and Site Survey AT&T Site LAC026 Sun Valley Overlay, 8125 Lankershim Boulevard North Hollywood, Los Angeles County, California

The cultural resources records search conducted at the SCCIC identified one cultural resource within a 0.5-mile radius of the Project Site (see Table 2, below). The recorded resource is historical, rather than archaeological, in nature.

Table 2. Previously Recorded Sites within 0.5 Mile Radius of the Project Site

Number	Resource Type	Description	Status Code
19-190749	Building	8125 Lankershim Boulevard	6Y

3.2 Historic Resources Survey

The research and pedestrian survey described in Sections 2.2, *Research Methods*, and 2.3, *Research Methods*, of this technical report identified a total of 39 resources within the study area, including two resources in the direct study area and 37 resources in the indirect study area.

The two resources in the direct study area are listed in Table 3, below. Neither resource was identified as eligible by SurveyLA, nor was either documented. ICF evaluated these resources and documented them in the next chapter. Their status as CEQA historical resources is considered in detail in Chapter 4, *Assessment of Significance and Eligibility*, of this technical report and DPR Forms 523 attached as appendices.

Table 3. Resources Located in Direct Study Area

Address	Year Built
7916-7918 Lankershim Boulevard	1940
7934 Lankershim Boulevard	1968

Source: Los Angeles County Tax Assessor 2019

The 35 resources in the indirect study area that were constructed prior to 1981 are listed in Table 4, below. None of these resources were identified as eligible by SurveyLA, nor were they documented. ICF evaluated these resources and affirmed the SurveyLA ineligibility determination; they are not historical resources for the purposes of CEQA.

Table 4. Resources Located in the Indirect Study Area, Built Prior to 1981

Address	Year Built
7901 Lankershim Boulevard	1978
7906 Lankershim Boulevard	1969
7915 Lankershim Boulevard	1978
7919 Lankershim Boulevard	1956
7947 Lankershim Boulevard	1950
7980 Lankershim Boulevard	1972
8004 Lankershim Boulevard	1979
11671 Strathern Street	1962
11647 Strathern Street	1950
11641 Strathern Street	1950
11636 Strathern Street	1916
11635 Strathern Street	1950
11634 Strathern Street	1955
11630 Strathern Street	1955
11626 Strathern Street	1955
11620 Strathern Street	1956
11616 Blythe Street	1951
11619 Blythe Street	1954
11622 Blythe Street	1951

Address	Year Built
11627 Blythe Street	1956
11628 Blythe Street	1951
11631 Blythe Street	1956
11637 Blythe Street	1956
11641 Blythe Street	1956
11621 Arminta Street	1950
11625 Arminta Street	1950
11633 Arminta Street	1940
11639 Arminta Street	1950
11645 Arminta Street	1953
11649 Arminta Street	1956
11655 Arminta Street	1957
11659 Arminta Street	1959
11665 Arminta Street	1951
11667 Arminta Street	1958
11673 Arminta Street	1952

Source: Los Angeles County Tax Assessor 2019

Table 5, below, lists two resources in the indirect study area that were constructed after 1981. Typically resources of this relatively young age would be eligible only under the special circumstances discussed above. These resources were not surveyed in the context of SurveyLA. ICF evaluated these resources, but neither field survey nor research revealed any information to suggest that they conform to the special circumstances related to age, nor did any information uncovered reveal associations with important events, broad patterns in history, or important persons. These resources are not exemplary of a particular building type or style, nor do they represent the work of a master or embody high artistic values. These resources, therefore, are not considered historical for the purposes of CEQA.

Table 5. Properties Located in the Indirect Study Area, Built After 1981

Address	Year Built
7923 Lankershim Boulevard	1988
7945 Lankershim Boulevard	1983

Source: Los Angeles County Tax Assessor 2019

Chapter 4

Assessment of Significance and Eligibility

ICF evaluated and documented resources in the direct study area to determine their status as historical resources under CEQA. The historic resources survey for the Sun Valley-La Tuna Canyon Community Plan Area did not identify any of the resources in the study area, including the two in the direct study area, as eligible.

In order to properly evaluate a property for historical significance, it must be measured in the context of historical themes which must be relevant to the property's history. ICF performed historical research in order to extract these potential historical themes or associations. Then, ICF studied the relationship between each property and its pertinent historical themes, in order to determine whether the subject property is an excellent depiction of those themes.

As part of SurveyLA, the City and its consultants prepared a citywide historic context statement, which provides a framework for identifying and evaluating historical resources. This effort resulted in the identification of over 200 themes and sub-themes, ranging from ethnic and cultural themes to entertainment-related themes. Based on historical research of the subject properties, ICF identified three pertinent historic contexts under which to evaluate the properties, the first two have been adapted from SurveyLA's historic context statement:

- Arterial commercial development
- Japanese Americans in the SFV (SFV)
 - Nurseries
- Mid-Century Modern Architecture

The following historic context will be used for the evaluation of significance and eligibility of both properties. It begins with a brief overview of Los Angeles history, quickly pivoting to a more focused discussion of the SFV. Next, because both properties are examples of commercial development along an arterial, this report applied SurveyLA's context for arterial commercial development. The context continues with themes specific to the 7934 Lankershim Boulevard evaluation. Because the property hosted a Japanese-American-owned nursery for several decades, this context integrated SurveyLA's context regarding Japanese Americans, which spoke to nurseries as a type of commercial development. The context adds to the discussion of nurseries and concludes with a brief summary of Mid-Century Modern architecture.

4.1 Historic Context

Spanish occupation of California began in 1769, at Mission San Diego de Alcalá; Mission San Gabriel was established in 1771. Established as a civilian settlement on September 4, 1781, at the behest of the Spanish royal governor of California, the City of Los Angeles began as the Los Angeles Pueblo. In 1797, in the northwest SFV, Franciscan missionaries established Mission San Fernando Rey de España. Mexico rebelled against Spain in 1810, and by 1821, Mexico, including California, achieved

independence. The Mexican Republic began to grant private land to citizens to encourage immigration to California; huge land grant ranchos took up large sections of land. In 1833, Mexico declared an end to the Missions and secularized the religious order's land holdings. The area became known as Rancho Ex-Mission San Fernando by the mid-nineteenth century.

At the turn of the century, railroads and other early signs of urban development appeared in the SFV. Southern Pacific and Pacific Electric connected cities, and the California Aqueduct's arrival in 1913 jumpstarted agricultural and ranching production, largely contributing to the SFV's legacy as rich farmland, which continued to boast swaths of agricultural land for wheat, citrus, and olives into the twentieth century (Roderick 2001).

Relatively undeveloped through the 1910s, the Sun Valley area was connected to industry in Los Angeles and San Bernardino through the construction of California State Route 99, beginning in 1915 (HRG 2015). Due to the formation of the motion picture industry, increased manufacturing, and boosterism, the coming decades saw a dramatic increase in population. During the 1920s, the population of Los Angeles nearly doubled, growing from approximately 0.75 million to 1.2 million. Rapid development of single-family residential tracts in newly platted neighborhoods would help alleviate the housing crisis.

The automobile enabled many to live even greater distances from jobs, retail, and services and lessened dependence on a central downtown for any or all of those needs. As the decades rolled by, the trend of decentralization gained momentum. Although the Los Angeles Basin was not yet fully built out, after 1930, City officials and developers turned their heads north, to the SFV, as an auspicious area for the City's expansion. Following World War II, returning servicemen, defense workers, and employees of the Lockheed Air Terminal in Burbank contributed further to the area's rapid growth, transforming the Sun Valley area from primarily agricultural land to highly urbanized in only a few decades (HRG 2015).

4.1.1 Arterial Commercial Development (1880–1950)

The street layout in the SFV is characterized by wide arterial boulevards, feeder streets, and regular street grids. Early surveyors of the 1880s platted large tracts in the area, making way for future subdivisions (Roderick 2001:42–45). The 1941 *Master Plan of Highways for Los Angeles County* led to several north-south and east-west routes and identifiable arterials, such as Sepulveda, Reseda, Van Nuys, and Lankershim boulevards and San Fernando Road, all of which span numerous cities. Although these streets had been laid out for decades, a growing postwar population necessitated development along these streets. As single-family residential tracts of housing were built out, thousands of residents filled the street grids of the SFV, and commercial development serving the new residents quickly followed. By the mid-1960s, in fact, planning experts noted the overabundance of commercially zoned land along arterials, “perhaps up to four times that needed by the number of residents” (Prosser 2017:15–16).

The 2017 SurveyLA Citywide Historic Context Statement for Commercial Development: Neighborhood Commercial Development names three patterns by which neighborhood-level commercial development occurred in the City. First, starting in the 1920s, builders constructed elite department stores and larger retailers as attached storefronts along or near streetcar lines, with parking in the rear. Second, following World War II, retailers began building and occupying freestanding buildings, serving new neighborhoods, and providing their own onsite parking. These buildings incorporated programmatic and advertisement-type designs. The third type of

development, the neighborhood shopping center, emerged by the mid-1950s. Characterized by onsite parking spaces in front of the building, businesses in a neighborhood shopping center could be in a stand-alone building or in a retail space as part of a collection of attached retail outlets (Prosser 2017:18).

Under this context, an eligible neighborhood commercial resource is one that illustrates how goods and services were provided within a neighborhood setting served by the automobile, “[illustrating] how community life was conducted within a commercial district,” and reflects architectural styles and parking patterns from the property’s period of construction ”(Prosser 2017:35). In addition, an individually eligible property would need to retain integrity of location, design, materials, feeling, and association.

SurveyLA identified an eligible example of this context in the SFV as follows:

- **The Lankershim Commercial Corridor Historic District**, along the 5600 block of Lankershim Boulevard from Tujunga Avenue to Collins Street, located 3 miles south of the study area in North Hollywood, is significant as a late example of arterial commercial development. Dating from the 1930s to the 1950s, the properties that make up the district are tightly concentrated, neighborhood-scale storefronts that “maintain a relationship to the street and to each other that is found in older neighborhoods” (Prosser 2017:15).

4.1.2 Japanese Americans in the San Fernando Valley

Attracted by agricultural opportunities and vast open spaces, Japanese immigrants, most of whom had prior farming experience, first began to populate the SFV at the turn of the twentieth century. By 1905, at least 23 Japanese residents lived in the SFV, with at least a third of them concentrated in the west edge of present-day Glendale, along the Los Angeles River (Barraclough 2011:51).

During the 1910s and 1920s, most Japanese immigrants in the SFV settled on farmland in the northeast portion of the SFV on land encompassing the present-day communities of Sun Valley, Pacoima, Arleta, Sunland, Tujunga, Hansen Heights, and the northern end of North Hollywood. The area’s open space and access to water at Big Tujunga Creek made it desirable for farming. Perhaps owing to their prior agricultural experience, Japanese farmers in the area proved adept at growing a variety of crops and established themselves quickly as independent farmers. While some immigrants worked as farm laborers, others started truck farms or small-scale farming operations (usually less than 60 acres) that produced a diverse mix of crops intended for market sale. Through hard work, innovative farming techniques, and highly cohesive intra-ethnic labor organizations, by the 1920s, Japanese farmers gained a virtual monopoly on the local production of crops such as berries, flowers, and many vegetables (Barraclough 2011:51–54). By the 1920 Census, 137 Japanese farming families lived in the northeast SFV. That number grew to 165 families by 1930, with heavy concentrations of farms and residences in surrounding neighborhoods, such as Pacoima, north of Glenoaks Boulevard (roughly 5 miles north of the study area), and in Arleta, near Laurel Canyon Boulevard (roughly 4 miles northwest of the study area).

Although the majority of the Japanese residents were involved in agricultural pursuits prior to World War II, a small concentration of Japanese-owned businesses and organizations sprung up in the diverse community of Pacoima in the 1920s and 1930s. Most Japanese in the area still traveled to Little Tokyo, near downtown Los Angeles, for Japanese related goods and services (HRG 2018:35). Most notable among local pre-war Japanese institutions was the San Fernando Valley Language Institute, which opened in Pacoima in 1924 to teach Japanese language and writing to the

Nisei (second-generation, American-born Japanese Americans) youth of immigrant flower and vegetable growers. As many as 3,200 Japanese, about half of whom were U.S. citizens, lived in the SFV prior to the beginning of World War II, before their forced removal and incarceration (Park 2014:30–31).

In the days, weeks, and months following the December 7, 1941 attack on Pearl Harbor, Federal Bureau of Investigation agents detained Japanese people, both immigrants and American citizens, throughout the Southland. The United States government forced farmers of Japanese descent in the SFV to vacate their farmlands in response to Executive Order 9066. Initially held in a Conservation Corps facility in Lakeview Terrace, government officials then sent detainees to permanent camps throughout the western United States. Many sold most of their personal belongings prior to their relocation to camps (Park 2014:31–33).

When the American government finally released Japanese Americans from camps at the end of World War II, the former detainees experienced structural and social difficulties with resettlement. Although many Japanese Americans from the SFV returned to the same area of the northeast SFV, many had lost considerable wealth due to dispersion of personal assets prior to relocation and were now subject to racially restrictive covenants in many communities. Due to limited income and racial exclusion in many neighborhoods, most Japanese Americans returning to the SFV sought alternative living arrangements in deserted army barracks and trailer camps. From 1945 to 1956, approximately 5,000 Japanese Americans, many of whom had pre-war roots in the SFV, lived in government trailer camps in the communities of Sun Valley and Burbank. During their time in these trailer camps, residents faced shoddy living conditions and a degree of backlash from nearby white homeowners.

By the mid-1950s, these camps ceased operation because most inhabitants had accumulated enough money to purchase or rent modest homes in eastern SFV communities (Park 2014:34–35). While some Japanese Americans returning to the SFV after World War II worked in traditional agriculture-related occupations, such as operating nurseries and working as gardeners, others worked for or operated fish markets, appliance repair shops, restaurants, hardware stores, and other working-class professions. Generally, Japanese Americans settled in communities east of Sepulveda Boulevard, where neighborhood racial covenants were not as restrictive as other parts of the SFV. These communities included Van Nuys, Sylmar, Arleta, and North Hollywood, where the study area is located. There were especially high concentrations of Japanese Americans in Sun Valley and Pacoima, where, per the 1960 Census, they totaled 2,364 (Tamaki 1997).

The 1948 Supreme Court decision in *Shelley v. Kraemer* and the 1968 Fair Housing Act gradually lifted enforcement of racially restrictive housing covenants. As a result, Japanese Americans gained greater access to higher education and more lucrative careers, and the demographic makeup of the SFV's Japanese community began to shift (Park 2014:38). By the 1970s, Japanese Americans had spread throughout the SFV, with access to housing in communities that formerly excluded them, and were no longer concentrated only in communities east of Sepulveda Boulevard. As of 1997, roughly 30,000 Japanese Americans lived in the SFV (MacGregor 1999). The following describes eligible examples of this context in the SFV:

- **The San Fernando Valley Japanese American Community Center (SFVJACC)**, at 12953 Branford Street in Pacoima. Opened in 1959, the SFVJACC represents perhaps the most significant and enduring legacy of postwar Japanese American community activism and cultural solidarity in the SFV. Although located in Pacoima, the center has historically served

Japanese Americans from the entire SFV and beyond. The SFVJACC dates back to the 1920s-era San Fernando Valley Language Institute. During the postwar era, Japanese people in the SFV aimed to create a permanent center for their organization so as to preserve their cultural heritage and revive traditions of the pre-war community, as well as provide adult welfare programs and youth education (Park 2014:36–38). The SFVJACC first acquired the land for the community center in 1951; over the following eight years, the local Japanese American community raised \$127,000 to build the community center facilities that Japanese American architect Kazumi Adachi designed. Since its creation, the SFVJACC has provided classes in traditional dancing and flower arrangement, language classes, and adult welfare. Today, the community center still remains an active and an important cultural hub for Japanese Americans residing in the SFV (Tamaki 1997).

- **The Hongwanji Buddhist Temple**, located at 9450 Remick Avenue in Pacoima, is located on the same block as the SFVJACC. Built in 1960, this was the SFV’s first permanent Buddhist temple. University of Southern California School of Architecture-trained Japanese architect Y. Tom Makino designed the temple, adding to his portfolio of Mid-Century Modern religious institutions. Evident in its design, “the aesthetic minimalism of Mid-Century Modern style architecture and pavilion-plan designs taught at the university were consistent with Japanese American architects’ cultural heritage” (HRG 2018:64, Appendix 15).

Japanese-American Nurseries

A nursery is a component of the agriculture business in which trees, shrubs, flowers, and other plants are grown and sold on one property. While nurseries are related to the cut-flower business, they are distinct in that in addition to plants being sold in nurseries, they are also grown onsite. The first recorded nursery was established in 1750, when William Prince opened a nursery in Flushing, New York (Pinney 1976:1). In 1908, Los Angeles had approximately 30 florists and 60 nurseries (Lyons 2017:3). Commercial horticulture is an integral component of the designed built environment in Los Angeles and nurseries are often expression of the city’s Japanese-American historic context.

According to a guidebook for establishing a nursery business, facility aesthetics are unimportant because customers rarely set foot on the nursery property. For the same reason, nurseries need not be located in expensive or densely developed areas. Rather, a desirable location for a nursery is along a corridor or highly trafficked freeway (Pinney 1976:20–25). A typical nursery includes an office, acreage for growing plants, and greenhouse(s) equipped with water and heating systems (Yagasaki 1982:64).

Local Japanese American history overlaps with the history of nursery development, as Japanese Americans were heavily involved in the nursery business and other agricultural trades. Japanese Americans provided a skilled agricultural workforce and hundreds of nurseries throughout California prior to and following World War II. They also contributed pioneering farming techniques, such as growing mums with multiple blooms on one stalk and “bunching” (Lyons 2017:4).¹ As early as 1892, Japanese Americans, including Sotaro Endo, Jinnosuke Kobata, and Fusataro Adachi, established themselves in Downtown Los Angeles as prominent agriculturalists,

¹ “Bunching” is a Japanese method of tying vegetables together using raffia (a grass string). According to a 1924 *Los Angeles Times* article, prior to espousing the Japanese method, vegetable producers in San Fernando Valley would waste their crop because they “did not know how to bunch it properly for [the] market” (Gast 1924:H9).

and formed the leadership of the Southern California Flower Market (Yagasaki 1982:106–107). Japanese American gardeners organized in labor unions and trade associations, such as the League of Southern California Japanese Gardeners, and through the League’s monthly publications of *Gadena no Tomo*, originally called *The Gardener’s Monthly* (Hirahara 2000:77–87).

Following the Japanese American community’s return from World War II internment, some former nursery operators had difficulty reentering the business. However, they convinced their friends to take part in the fairly unregulated and profitable business. As a result, dozens of Japanese Americans joined the nursery business (Hirahara 2000:79). Japanese American gardeners formally organized in 1949 as the Associated Gardeners of America and again in 1955 in response to the proposed Maloney Bill (Hirahara 2000:77–87).² According to Japanese telephone directories from 1956–1957, there were 148 Japanese-owned nurseries in Los Angeles, largely concentrated in Sawtelle and Gardena and scattered throughout other parts of Los Angeles (Barraclough 2012:54–55).

The 2018 *SurveyLA Historic Context Statement for Japanese Americans in Los Angeles* (HRG 2018:79–81) summarized the registration requirements for commercial properties (including nurseries) associated with Asian American businesses that are or may be:

- Strongly associated with the commercial and professional development of the Asian American community;
- Associated with a business that made important contributions to commercial growth and development in Los Angeles and specifically to the Asian American community;
- Founded by or a long-term location of a business significant to the Asian American community;
- Associated with a business/corporation that has gained regional or national importance; and
- Should retain integrity of location, design, feeling, materials, and association.

The following is an example of an eligible Japanese-American nursery identified by SurveyLA:

- **Sego Nursery at 12116 Burbank Boulevard in North Hollywood** is historically significant for its Google-style architecture, as well as for its association with Sego Murakami, a locally prominent judo master who founded the nursery in 1948 upon his return from the Manzanar War Relocation Center. The Murakami Family continues to own and operate Sego Nursery (ARG 2013:35–36).

4.1.3 Mid-Century Modernism (1945-1970)

In the late 1950s and early 1960s in California, the Mid-Century Modern style arose from the Modern Movement as architects began to experiment with shapes, materials, and color in ways that deviated from “orthodox” Modernism. Southern California’s architectural tradition of experimentation with building technology and style, as well as the region’s climate and postwar population boom, made it an ideal breeding ground for the style’s growth. Under the umbrella of post-World War II Modernism, Mid-Century Modernism is a version that is more informally expressionist. It is adjusted with subtle ornamentation, adding sensory expressions of its design vocabulary by playing with massing, components such as columns, fenestration patterns, protruding

² The Maloney Bill, if passed, would have required maintenance gardeners to be licensed by the State of California. The organization working against the bill’s passage formed the Southern California Gardeners’ Federation (Barraclough 2012:54–55).

and recessing elements, or palette. The style also manifests in the Post-and-Beam subtype, a result of advances in construction techniques that utilized steel or wood posts, beams, and expanses of glass to create uninterrupted glazed facades. Vernacular Mid-Century Modern buildings are characterized by low-pitched shed- or gable-roofed volumes, broadly overhanging eaves, and deeply recessed entries. Other features include planters integrated with exterior walls; slightly projecting mullions that add vertical accents to the horizontal emphasis of window bands and ribbons; screen walls, often of perforated concrete block or solid concrete block with two-dimensionally projecting geometric elements; canted walls, windows, or recessed entries, often with extensive glazing; and atrium or courtyard entry spaces. Mid-Century Modern-style commercial buildings typically incorporated bays of recessed and extensive plate-glass display windows (Christopher A. Joseph & Associates 2009:16; Historic Resources Group and Pasadena Heritage 2007:67).

Excellent examples of this style artfully combine organic palettes, novel building technologies, site planning techniques, and geometric angles and building forms to assert a relationship to the outdoors and express building materials. Overall, a property eligible under this context would display the spirit of modernism through its functionality, experimentation, and material expression.

Eligible examples of Mid-Century Modern style include:

- **Our Lady of the Holy Rosary Church** at 7800 Vineland Avenue in Sun Valley was designed by architect Thomas V. Merchant and built in 1964. Its expressionist design incorporates elliptical-perforated concrete screens and stylized Gothic arches. The front elevation presents a sculpture by acclaimed artist Roger Darricarrere, rendered espousing his *dalle de verre* technique, which incorporates pieces of colored slab glass set in a concrete matrix (HRG 2015:Appendix 22).
- **Pink Motel & Cadillac Jack's** at 9457-9475 San Fernando Road in Sun Valley is an example of roadside commercial architecture comprised of two buildings with a distinctive pink-and-blue paint scheme and monumental neon signage. The architect Joseph Thomulka incorporated decorative screen block walls, a playful fish-shaped swimming pool, and bands of storefront windows into its design.

4.2 7916–7918 Lankershim Boulevard

4.2.1 Architectural Description

Constructed in 1940, 7916–7918 Lankershim Boulevard is a one-story vernacular building with Mid-Century Modern elements (see Figure 3, below), built of wood-frame construction (City Permit No. VN00803). The building has a square footprint and is clad with laced stucco. It is topped with three types of roofs, reflecting building additions over time. The primary (west) elevation faces onto Lankershim Boulevard and features a shed roof. Two adjacent symmetrical storefronts compose the primary elevation, each with a central metal-frame glazed door with a transom, flanked by a pair of metal-frame windows. Two illuminated box signs above the storefronts, an illuminated box blade sign, and projecting plywood complete the front elevation. The north (side) elevation features two fixed metal-frame windows and a parapet roof. The south and east elevations are not visible from the public right-of-way, but aerial photography reveals a hipped roof at the southeastern quadrant of the building.

Figure 3. 7916-7918 Lankershim Boulevard, West Elevation, View Northeast

4.2.2 Property History

In 1940, H.R. Coburn applied for a building permit to construct a one-story 18-foot by 20-foot building for use as a carpenter shop and storage in association with a dwelling (no longer extant) to the east (City Permit No. 24625). Based on a review of permits at 7916 and 7918 Lankershim Boulevard, this appears to be the basis of the existing building at its southeast quadrant. In 1950, a 10-foot by 20-foot addition was added to the building's elevation facing Lankershim Boulevard. The resulting 20-foot by 28-foot garage was converted into a shop (City Permit No. VN24584). In 1951, Joe Alhadoff applied for a building permit to construct an 18-foot by 40-foot addition to the north wall, completing the existing 40-foot by 40-foot building (City Permit No. VN00803).

Although a review of Los Angeles City directories did not reveal any occupants of 7916–7918 Lankershim Boulevard, newspaper advertisements were found in 1961 for Everlast Screen Co., a showroom and store for window screens (*Valley News* 1961).

4.2.3 Evaluation of Significance

Criteria Related to Events or Broad Patterns of History

A: National Register of Historic Places

1: California Register of Historical Resources

1: City of Los Angeles Historic Cultural Monuments

The 2017 SurveyLA arterial commercial development historic context statement establishes a period of significance beginning in 1880 and ending in 1950, when postwar forms of neighborhood commercial development evolved into shopping centers and single-story storefront blocks. Eligible examples of the arterial commercial development form consist of series of adjacent storefronts creating a “street wall of continuous businesses” (Prosser 2017: 16). Parking is provided behind the buildings in one of two patterns. With the first pattern, these “street [walls] of continuous businesses” provided parking in the rear. The second pattern was characterized by freestanding structures, elite department stores, and dedicated rear parking lots. These examples more fully took advantage of their roadside location through “iconic design motives as large-scale advertisement” (Prosser 2017:16–18).

A 1952 aerial photograph of the subject building show sparse development in the area. The subject building and the no longer extant 1949 Mel-O-Dee Nursery building were sited on the east side of Lankershim Boulevard, north of the Project Site. A few buildings are sited on the west side of Lankershim Boulevard, likely examples of local businesses set along this arterial route. More extensive commercial development within the surrounding blocks did not appear until the 1960s and 1970s. Aerial photographs from later years indicate that parking was provided behind the building (NETR 2019).

The property at 7916–7918 Lankershim Boulevard consists of a pair of attached storefronts with on-site parking spaces provided behind the building. The subject building does not achieve the “street wall” effect expected of an eligible example. It does not conform to the broad pattern of arterial commercial development in Los Angeles. Nor did research uncover any other important related events or associations between the resource and broad patterns of history. Therefore, 7916–7918 Lankershim Boulevard is not eligible under Criteria A/1/1.

Criteria Related to Association with Significant Persons

B: National Register of Historic Places

2: California Register of Historical Resources

2: City of Los Angeles Historic Cultural Monuments

Newspaper research on this property and on its former owners and occupants, including H.R. Coburn, Joe Alhadoff, and Everlast Screen Co., did not suggest any potential local, regional, or national significance. Research also did not reveal associations to any other significant persons in history. Therefore, 7916–7918 Lankershim Boulevard is not eligible under Criteria B/2/2.

Criteria Related to Architectural Quality

C: National Register of Historic Places

3: California Register of Historical Resources

3 & 4: City of Los Angeles Historic Cultural Monuments

The building at 7916–7918 Lankershim Boulevard is an unornamented commercial building with a shed roof characteristic of the Mid-Century Modern architectural style. The original cladding was likely a smoother texture consistent with the mid-century period. Research has not uncovered an architect associated with the building. As a vernacular example of the style lacking original cladding, the expression of those materials, geometric shapes, and elements that highlight a relationship between the indoors and outdoors, this building appears to be a primarily utilitarian building that lacks a strong tie to the Mid-Century Modern style or any identifiable style, for that matter. Therefore, 7916–7918 Lankershim Boulevard is not eligible under Criteria C/3/3.

Criteria Related to Archaeology and/or Information Potential

D: National Register of Historic Places

4: California Register of Historical Resources

Constructed during the historic period (after 1769), the building's wood-frame construction has been thoroughly researched and is well understood. Research did not reveal other aspects of this resource that are likely to reveal important historical or prehistorical information. Therefore, 7916–7918 Lankershim Boulevard is unlikely to yield information important in prehistory or history, and is thus not considered significant under Criteria D/4. Please note that the potential for archaeological significance is analyzed in a separate report, *7940 Lankershim Boulevard Cultural and Paleontological Resources Assessment Report*.

Significance Summary

The building at 7916–7918 Lankershim Boulevard is not currently listed, nor had it been previously determined to be eligible for listing, in the NRHP, the CRHR, or as a City of Los Angeles HCM. This evaluation found that the building is not eligible for listing under any of the criteria discussed above.

4.3 7934 Lankershim Boulevard

4.3.1 Architectural Description

7934 Lankershim Boulevard is a large, one-story rectangular plan commercial building designed in the Mid-Century Modern style (see Figure 4, below). With wood-frame construction (City Permit No. VN18963/67), the 74-foot by 106-foot building faces west onto North Lankershim Boulevard. A Post-and-Beam subtype of the Mid-Century-Modern style, six of the front elevation's eight bays are composed of large expanses of dark-tinted glass and clerestory windows between wood posts. The outer ends of the front elevation and the two left bays are of vertical wood siding, and the building is topped with a low-pitched, front-gabled roof supported by projecting beams. A square monitor covered with vertical wood siding lights the inside of the building. The entrance at the front elevation is offset, featuring two fully-glazed double metal doors with sidelights. Lining the front elevation are integrated landscape planters with brick coping and cinder blocks that have been covered with painted stucco. The side elevations appear to be of vertical wood siding.

Figure 4. 7934 Lankershim Boulevard, West and South Elevations, view Northeast

Source: ICF 2019

4.3.2 Property History

Although the existing building was constructed in 1968, Allan and Carole Mori originally opened Mel-O-Dee Nursery at the subject property in 1949, housing their business on a mid-block property with a 30-foot by 40-foot lath house and an outdoor nursery in the rear (to the north and east) of the building (City Permit No. VN12785). The surrounding residential tract was developed in the 1950s.

The Mori family replaced the lath house with a new building in the late 1960s, commissioning local architect Ebbe Videriksen to design the building. They selected a design that would allow large displays and service counters to accommodate a growing business (City Permit No. VN12785); *Los Angeles Times* 1976:18). In January 1968, the City of Los Angeles issued a Certificate of Occupancy for a one-story and mezzanine 74-foot by 106-foot type V retail sales and display building with 16 parking spaces in front of the building (City Permit No. VN18963/67). In 1974, the 20-foot-tall, 70-square-foot acrylic face pole sign currently located south of the building was installed on the property (City Permit No. VN18963/67). In 1975, a *Los Angeles Times* article provided a drawing of the nursery (see Figure 5, below), noting its then-10-acre site (*Los Angeles Times* 1975). The following year, an advertisement in the *Los Angeles Times* provided a profile of Mel-O-Dee Nursery, noting the efforts of family members to continue the family business: their son, Norman, pursued a landscape design degree at Cal Poly Pomona and a contractor's license; Norman's friend, Clyde

Miyata, managed the nursery; and Allan and Carole's daughter, Cindy, attended Pierce College and the Elva May School of Floristry. All three worked at Mel-O-Dee Nursery (*Los Angeles Times* 1976).

Figure 5. Rendering of Mel-O-Dee Nursery in 1975



Source: *Los Angeles Times* 1975:6)

Again in 2000, a *Los Angeles Times* article highlighted Mel-O-Dee Nursery and provided a photograph of Norman Mori, Allan and Carole's son, at the business's second location in Chatsworth, which opened in the early 1980s. Norman noted that the numerous postwar nurseries in the SFV closed in the 1970s and 1980s, when rising property values and the aging of business owners convinced them to liquidate. According to the article, Norman's son also earned a degree in Landscape Architecture and planned to eventually run the nursery (Sommer 2000). That same year, the owners modified the property boundaries, first combining two properties, and then subdividing the single property.

Historical aerial photographs appear to depict rows of nursery plants on the property for decades, until the nursery stock began to shrink in 2004 and was removed entirely from the 7934 Lankershim property by 2014 (NETR 2019). The property currently houses a building materials retail store, with the rear of the property serving as a yard for building materials storage (see Figure 6).

Figure 6. Google Street View Image of Mel-O-Dee Nursery in 2011



Source: Google 2011.

4.3.3 Evaluation of Significance

Criteria Related to Events or Broad Patterns of History

A: National Register of Historic Places

1: California Register of Historical Resources

1: City of Los Angeles Historic Cultural Monuments

The nursery business is strongly associated with Japanese-American community development. Both before and after World War II, members of the Japanese-American community established many businesses related to horticulture and floriculture. Specifically, during the post-World War II period, Japanese Americans operated dozens of nurseries in Los Angeles.

Mel-O-Dee Nursery has served the SFV for 70 years. Newspaper articles from the 1970s and 2000s characterize Mel-O-Dee Nursery as a successful family business. The Mori family established the Mel-O-Dee Nursery in 1949, replaced the original building with the current building in 1968, and moved to a new location in Chatsworth, 15 miles west of the original location, in 2000. The Mel-O-Dee Nursery continues to operate in the Chatsworth location.

As a business, the Mel-O-Dee Nursery is directly associated with the resettlement of the Japanese American community in the Los Angeles area after their imprisonment during World War II. Allan and Carole Mori opened Mel-O-Dee Nursery in 1949, upon their release from imprisonment in the Santa Anita Assembly in Arcadia (Japanese-American Internee Data File 2005). The original 1949

building associated with the establishment of the Mori family's nursery business, however, is no longer extant.

As enforcement of racially restrictive covenants waned and antidiscrimination movements gained momentum during the 1960s and 70s, Japanese Americans gained greater access to educational opportunities, experienced upward mobility, expanded their professional and economic reach, and dispersed across the city (HRG 2018:67–73). Although horticulture and floriculture businesses persisted during this period, Japanese Americans increasingly engaged in professions requiring tertiary levels education, including architecture, teaching, and law. Members of this community also became heavily involved in the import/export business that burgeoned at this time between the United States and Japan.

The overall residential population of the SFV exploded during this period. Between 1947 and 1956, the Roscoe Trailer Camp, located approximately 1.5 miles from the project site, welcomed Japanese Americans returning from wartime incarceration. Approximately 6 miles north, in Pacoima, the eligible SFVJACC building rose in 1960 to serve the local community. Although the population of SFV Japanese Americans increased during this period, they were dispersed over a much wider geography than the older, established, concentrated enclaves, such as Little Tokyo, West Jefferson, and Sawtelle.

The existing 1968 building located at 7934 Lankershim Boulevard originally housed an individual, family-owned Japanese American nursery business in the SFV. It is not, however, importantly associated with the ethnic group during this period insofar as research has not uncovered any evidence that indicates that the property conforms to the registration requirements set forth by SurveyLA. Specifically, the existing building does not appear to be strongly associated with the commercial and professional development of the Asian American community; associated with a business that made important contributions to commercial growth and development in Los Angeles and specifically to the Asian American community; founded by or a long-term location of a business significant to the Asian American community; or associated with a business/corporation that has gained regional or national importance.

The 1968 building at 7934 Lankershim that once housed the Mel-O-Dee Nursery contrasts with the Sego Nursery located at 12116 W Burbank Boulevard. Sego Nursery. The Sego Nursery building dates to 1948. The business was established and the building constructed during the period when Japanese-Americans were returning from wartime incarceration and re-establishing themselves in Los Angeles. It continues to operate as a nursery. These direct associations, which the existing building at 7934 Lankershim lacks, render the Sego Nursery an eligible example.

Further, the 1968 construction of the building at 7934 Lankershim Boulevard sits outside of the period of significance for the Arterial Commercial Development context (1880–1950), and thus is ineligible within this context. Research uncovered neither important events related to this resource, nor associations between the resource and broad patterns of history.

For the reasons stated above, 7934 Lankershim Boulevard is not eligible under Criteria A/1/1.

Criteria Related to Association with Significant Persons

B: National Register of Historic Places

2: California Register of Historical Resources

2: City of Los Angeles Historic Cultural Monuments

Arizona-born Allan Akinobu Mori (1915–1996) and Carole Chiyono Mori (1915–1999), first-generation Japanese Americans, opened Mel-O-Dee Nursery in 1949. Before moving to California, they owned a grocery store in Colorado, and documentation suggests that Allan and Carole worked at the Colorado Steelworks in Amache, Colorado, until November 28, 1942. Carole and Allan relocated to the Santa Anita Assembly in Arcadia, California, as part of the Granada War Relocation Project (Japanese-American Internee Data File 2005). Allan’s War Relocation Authority Form record indicates that he was a salesperson and that his father was a “Farm Operator [or] Manager.” Carole’s record indicates that she was a sales clerk and that her father was a “Farm Laborer” (Japanese-American Internee Data File 2005).

At the time of its construction in 1968, Allan and Carole Mori resided at 11664 Strathern Street, near their business located at 7934 Lankershim Boulevard. They owned the property until 2000. While they founded and sustained a successful local business, they do not appear to be individually historically significant in local, California, or national history. Research also did not reveal associations to any other significant persons in history. Therefore, 7934 Lankershim Boulevard is not eligible under Criteria B/2/2.

Criteria Related to Architectural Quality

C: National Register of Historic Places

3: California Register of Historical Resources

3: City of Los Angeles Historic Cultural Monuments

The building at 7934 Lankershim Boulevard is a fairly intact, albeit late and modest, example of Mid-Century Modern commercial architecture. It features extensive glass display windows, a broad low-pitched gabled roof, and integrated planters at the exterior walls, elements well suited to the building’s decades-long use as a nursery business. While this building retains these features associated with the Mid-Century Modern style, it is a later example of the style whose overall aesthetic impression and material palette echo the design of Eichler homes from the late 1940s and early 1950s. Lacking playful engagement with massing, fenestration patterns, protruding and recessing elements, or palette, the building falls short of being an architecturally significant example of the style. In addition, the functional extensive glazing remains intact, but the purity of critical materials has diminished. For example, its wood siding has been painted, its planters clad with stucco, and the plants decorating the front elevation removed. This building is a late and unexceptional example of the style, does not exhibit high artistic value, and lacks design choices in massing and ornamentation that would present a fully expressionist Mid-Century Modern building. It is not, therefore, exemplary of a particular style, building type, time period, or construction method.

Born in 1926, architect Ebbe Videriksen designed a wide variety of building types. Videriksen graduated from the Horsens Technical College in Denmark in 1950. From 1967 to 1968, he served as the director of the American Institute of Architects’ San Fernando Valley District (Gane and Koyl 1970:948). His body of work appears to focus on Southern California and includes a \$40 million office complex (1981) in Ventura, adjacent to the Ventura County Government Center; a block-size office building at 4400 Coldwater Canyon Avenue (1983) in Studio City; resort condominiums in Marina Del Rey (1972) and Mammoth Lakes (1977); and the Fisherman’s Wharf (1978) in Channel

Islands Harbor, Oxnard (PCAD 2019). While Videriksen designed in a wide variety of architectural styles, including Mid-Century Modern and Late Modern, he designed these buildings decades after the height of the styles' popularity.

A review of academic and architectural literature databases did not reveal extensive laudatory coverage of Videriksen's body of work contemporaneously or retrospectively. The building located at 4400 Coldwater Canyon Boulevard in Los Angeles (1993) is mentioned but not praised in David Gebhard and Robert Winter's foundational *Los Angeles: An Architectural Guide*. Although a member of the American Institute of Architects, Videriksen has not been elected a fellow of that esteemed organization. Research did not reveal that any of Videriksen's designs have been listed in or determined eligible for listing in the NRHP, CRHR, or as an HCM. Based on the current understanding of Videriksen's body of work, therefore, he does not appear to be a master architect. Because Videriksen is does not appear to be master architect, this building cannot represent the work of a master.

Therefore, 7934 Lankershim Boulevard is not eligible under Criteria C/3/3.

Criteria Related to Archaeology and/or Information Potential

D: National Register of Historic Places

4: California Register of Historical Resources

Constructed during the historic period, the building's wood-frame construction has been thoroughly researched and is well understood. Research did not reveal any other aspects of this resource that are likely to reveal important historical or prehistorical information, and thus 7934 Lankershim Boulevard is unlikely to yield information important in prehistory or history and is thus not significant under Criteria D/4. Please note that the potential for archaeological significance is analyzed in a separate report, *7940 Lankershim Boulevard Cultural and Paleontological Resources Assessment Report*.

Significance Summary

The building at 7934 Lankershim Boulevard is not currently listed in, nor has it previously been found to be eligible for listing in, the NRHP, the CRHR, or as a City of Los Angeles HCM. This evaluation found that the building is not eligible for listing under any of the criteria listed above.

Chapter 5

Impacts Analysis

No resources in the study area qualify as historical resources under CEQA. Therefore, it is expected that the demolition of the two existing buildings and construction of new development will not result in any significant impacts on historical resources.

Chapter 6

Conclusion

Two resources in the direct study area are subject to demolition in connection with the proposed Project. These two resources, 7916–7918 Lankershim and 7934 Lankershim Boulevard, were fully evaluated and documented. Neither is a CEQA historical resource.

Thirty-five resources listed in Table 4, above are located in the indirect study area. These resources were analyzed and evaluated but not documented. Based on previous SurveyLA findings supplemented by observation and research, none appear to qualify as a CEQA historical resource.

The two resources located at 7923 Lankershim Boulevard and 7945 Lankershim Boulevard were constructed after 1981. Because research did not reveal any information to suggest that they qualify as CEQA historical resources in spite of their youth, they are presumed not historic.

Chapter 7

References Cited

- Architectural Resources Group. 2013. *SurveyLA Citywide Historic Resources Survey Report—North Hollywood-Valley Village Community Plan Area (Appendix: Individual Resources)*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, February.
- Barraclough, Laura R. 2011. *Making the San Fernando Valley: Rural Landscapes, Urban Development, and White Privilege*. Athens: University of Georgia Press.
- Broom, Leonard and Ruth Riemer. 1949. *Removal and Return: The Socio-Economic Effects of the War on Japanese Americans*. Los Angeles: University of California Press.
- Christopher A. Joseph & Associates. 2009. *City Of Riverside Modernism Context Statement*. Prepared by Teresa Grimes and Christina Chiang for the Historic Resource Division of the City of Riverside. Page 16.
- City of Los Angeles, Department of Building and Safety. Historical Building Permits.
- Permit No. 24625, June 24, 1940.
- Permit No. VN12784-85, October 24, 1949.
- Permit No. VN12784-85/49 (Certificate of Occupancy), December 7, 1949.
- Permit No. VN24584, December 20, 1950.
- Permit No. VN00803, January 12, 1951.
- Permit No. VN08703, April 3, 1974.
- Permit No. VN18963, August 17, 1967.
- Permit No. VN18963/67 (Certificate of Occupancy), January 4, 1968.
- County of Los Angeles. Tax Assessor Data.
- Dillon, Brian D. 1994. *Alameda District Plan, Los Angeles, California: Prehistoric and Early Historic Archaeological Research*. On file, South Central Coastal Information Center, California Historical Resources Information System, University of California, Los Angeles.
- Gane, John F. and George S. Koyl, eds. 1970. *American Architects Directory*, 3rd Edition. New York: R. R. Bowker Company.
- Gast, Ross H. 1924. "Preparing 'Bunch Stuff' for the Local Markets," *Los Angeles Times*. June 22, 1924.
- Gebhard, David and Robert Winter, 1994. *Los Angeles: An Architectural Guide*. Salt Lake City, Utah: Gibbs, Smith.
- Hirahara, Naomi, ed. 2000. *Greenmakers: Japanese American Gardeners in Southern California*. Los Angeles: Southern California Gardeners' Federation.

- Historic Resources Group. 2015. *SurveyLA Citywide Historic Resources Survey Report: Sun Valley-La Tuna Canyon Community Plan Area*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August. Pages 6–8.
- Historic Resources Group. 2018. *SurveyLA Citywide Historic Context Statement: Japanese Americans in Los Angeles, 1869–1970*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August.
- Historic Resources Group and Pasadena Heritage. 2007. *Cultural Resources of the Recent Past Historic Context Report*. Prepared for the City of Pasadena. Page 67.
- Japanese Telephone Directories, Los Angeles, California. 1956–1957. Available at the Los Angeles Public Library.
- Japanese-American Internee Data File, 1942–1946 [Archival Database]; Records About Japanese Americans Relocated During World War II, 1988–1989; Records of the War Relocation Authority, Record Group 210; National Archives at College Park, College Park, MD (as cited in Ancestry.com. *Japanese Americans Relocated During World War II* [database online]. Provo, UT, USA: Ancestry.com Operations, Inc., 2005).
- Los Angeles Public Library, Tessa Photos, “Gift of Old Glory.” 1959.
- Los Angeles Times*
- “Profile: Mel-O-Dee Nursery (advertising supplement to the *Los Angeles Times*).” August 20, 1976.
- “Massive Pre-Tax Nursery Sale On.” October 12, 1975.
- “Banking, Office Complex Scheduled in Ventura.” October 4, 1981.
- “\$3 Million Apartment Complex Under Way.” January 9, 1972.
- “People in Action.” January 9, 1977.
- “Oxnard wharf architect wins Blue Ribbon Award.” January 27, 1979.
- Lyons, Allison M. 2017. *SurveyLA Citywide Historic Context Statement: Commercial Development, 1850–1980: Wholesale Flower Markets, 1912–1962*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August.
- MacGregor, Hilary E., “Old School, New Focus,” *Los Angeles Times*. June 26, 1999.
- National Environmental Title Research, LLC. 2019. Historic Aerial Photographs of 7916–7918 and 7934 Lankershim Boulevard, North Hollywood, 1952–2014.. Available: <https://www.historicaerials.com/viewer>. Accessed: March 16, 2019.
- National Park Service. 2019. Secretary’s Standards for Rehabilitation. Available: <https://www.nps.gov/tps/standards/rehabilitation.htm>. Accessed: April 14, 2019.
- Pacific Coast Architecture Database. 2019. *Ebbe Videriksen*. Available: <http://pcad.lib.washington.edu/person/3796/>. Accessed: April 11, 2019.
- Park, John. 2014. *The Nation and Its Peoples: Citizens, Denizens, Migrants*. New York: Routledge, Taylor & Francis.

- Pinney, John J. 1976. *Beginning in the Nursery Business, American Nurseryman*. Chicago: American Nurseryman.
- Prosser, Daniel. 2017. *SurveyLA Citywide Historic Context Statement—Commercial Development: Neighborhood Commercial Development*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August.
- Pulido, Laura, Laura Barraclough, and Wendy Cheng. 2012. *A People's Guide to Los Angeles*. Los Angeles: University of California Press.
- Roderick, Kevin. 2001. *The San Fernando Valley: America's Suburb*. Los Angeles: Los Angeles Times Books.
- Sommer, Constance, "Garden Centers Enjoy Greening of Valley Homes," *Los Angeles Times*, Pages B2 and B4. Retrieved from Newspapers.com. April 18, 2000.
- Tamaki, Julie, "Building on Tradition," *Los Angeles Times*. July 13, 1997.
- Theodore Payne Foundation. 2018. "History." Available: <https://theodorepayne.org/about/history/>. Accessed: March 28, 2019.
- Valley News*
- "Everlast Screen Co (ad)." August 3, 1961.
- Yagasaki, Noritaka. 1982. *Ethnic Cooperativism and Immigrant Agriculture: A Study of Japanese Floriculture and Truck Farming in California*. University of California, Berkeley (dissertation).

Appendix A

Resumes of Authors and Contributors

COLLEEN DAVIS

Senior Manager, Lead Architectural Historian

Colleen Davis offers 19 years of historic consulting experience in evaluating properties for National Register of Historic Places (NRHP) eligibility, analyzing effects to historic properties under Section 106 of the NHPA, and consulting with State Offices of Historic Preservation (SHPOs).

Colleen has extensive experience providing Section 106 compliance support for Housing and Urban Development Department (HUD)-funded undertakings. Colleen currently supports the Marin Housing Authority to comply with Section 106 for undertakings related to the NRHP-listed Golden Gate Village public housing complex. She supported the New Jersey Department of Environmental Protection (DEP), providing Section 106 support for HUD Community Development Block Grant-Disaster Recovery (CDBG-DR) funded undertakings under ICF's Environmental and Historic Preservation Review Program Management contract supporting the overall Superstorm Sandy recovery efforts. She previously served as Deputy Project Manager under the same contract. From 2006-2017, Colleen provided Section 106 compliance support to the City of Los Angeles for all of its HUD-funded undertakings, including CDBG projects, amounting to thousands of projects over an 11 year period. From 2011-2012, she also provided technical assistance to the Michigan State Housing and Development Authority for HUD Neighborhood Stabilization Program undertakings.

Colleen exceeds the Secretary of the Interior's professional qualifications standards in history and architectural history.

Selected Project Experience

Section 106 Review for Department of Housing and Urban Development (HUD) funded undertakings at Golden Gate Village - Marin Housing Authority –Marin City, California (04/2017 – present)

For the National Register of Historic Places listed Golden Gate Village public housing complex, ICF supports the Marin Housing Authority (MHA) in complying with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act. ICF recently completed a Section 106 compliance "tool kit" – a step-by-step "how to" process keyed to ten (10) sample compliance document templates adaptable to a wide variety of potential projects. Currently, ICF preparing a detailed character-defining features analysis of the site, which includes intensive landscape analysis, field survey, photo-documentation, and preparation of an easy-reference matrix identifying important physical features and spaces. For all repair and maintenance projects, Colleen advises MHA on historically appropriate approaches and techniques and drafts memoranda documenting compliance with the Secretary of Interior Standards for Rehabilitation.

Years of Experience

- Professional start date: 08/2000
- ICF start date: 06/2006

Education

- MA, History, California State University, Fullerton, 2010
- BA, English, University of California, Los Angeles, 1990

Professional Memberships

- Urban History Association
- Association for Preservation Technology
- Vernacular Architecture Forum
- National Trust for Historic Preservation
- Los Angeles Conservancy

Professional Development

- Short Courses in Historic Preservation/Summer, University of Southern California, 2000
-

Environmental Services Cultural Assessment for Weatherization Projects—California Department of General Service and Department of Community Services and Development, Statewide, California (2011 – present)

Since 2011, Colleen has managed a program for the state of California to implement the first amended programmatic agreement among the CEC, Department of Community Services and Development, and the California SHPO Regarding Section 106 compliance for Department of Energy programs to provide National Historic Preservation Act Section 106 compliant reviews. Colleen manages over 30 staff located in six ICF offices to complete Section 106 reviews for over 13,000 properties. Review results are delivered within 2 business days, allowing the projects to proceed to construction without unnecessary delay. Key drivers for this project include accuracy and speed. Its paperless business process relies on customized technology tools and a desktop review protocol, which have been critical to its success. In her role, Colleen ensures that appropriately qualified staff are available daily, quality products are delivered, and timely completion of reviews within a firm fixed price budget. Colleen also consults with SHPO on behalf of the client.

Statewide Cultural Resources Compliance—California Department of General Service, Statewide, California (2015 – present)

Since 2015, Colleen has managed ICF's on-call contract to provide historical resources evaluation and consultation for state-owned buildings on behalf of DGS. Under this contract, Colleen has overseen evaluation of more than 10 state buildings in Sacramento, Redding, Red Bluff, San Diego, and Fresno. In compliance with Public Resources Code 5024 & 5024.5, Colleen's team evaluated National Register of Historic Places, California Register of Historical Resources, and California Historical Landmark eligibility. Detailed historic contexts prepared for these evaluations included local contexts for each city, statewide contexts tied to relevant events and time periods, Mid-century Modern architecture, Late Modern architecture, and sustainable/energy efficient architecture. In some cases, extensive integrity analysis was required. On behalf of DGS, Colleen's team successfully obtained SHPO concurrence for all eligibility/ineligibility determinations.

Department of Housing and Urban Development (HUD) Section 106 Review—City of Los Angeles, Housing and Community Investment Department, Los Angeles, California (2006 – 2017)

Colleen oversaw HUD Section 106 reviews for the City of Los Angeles. Colleen deputy managed Section 106 reviews totaling approximately 200 National Register of Historic Places property evaluations each year from 2006 through 2017. In addition to coordinating a team of architectural historians to perform field survey, research, and evaluation of properties potentially affected by proposed undertakings, Colleen's responsibilities included preparing more than 20 determinations of National Register eligibility and 30 Findings of Effect analyzing effects to historic properties; advising on methods to avoid, minimize, or mitigate adverse effects; and consulting with SHPO to resolve adverse effects. Over the thousands of projects reviewed during the 11 years ICF held this contract, a memorandum of agreement to resolve adverse effects was needed on only three occasions.

Camp Hall Rail NEPA Analysis—Surface Transportation Board (STB), Army Corps of Engineers (Corps) Berkeley County, South Carolina (11/2017 – present)

Colleen leads the cultural resources analysis. She is the primary author of the NHPA Section 106 Finding of Effect which concluded no adverse effect would result from the construction and operation of a new 30-mile long proposed rail line with two linear NRHP-eligible historic properties and a historic cemetery in its area of potential effects. SHPO concurred with this finding. She is also the primary author of the environmental document analysis. Federal Railroad Administration and United States Coast Guard are cooperating agencies. ICF is analyzing effects under NEPA and the NHPA

California High-Speed Train, Los Angeles to Anaheim—California High-Speed Rail Authority/ STV, Los Angeles to Anaheim, California, 08/2015 – present

Colleen supports the built environment team identifying resources, conducting archival research, preparing of technical reports (including Historic Architectural Survey Report and Finding of Effect), and drafting the environmental document section accordance with the guidance provided by the CHSRA. ICF is preparing technical documents and an Environmental Impact Report/Environmental Impact Statement in compliance with CEQA, NEPA, and the NHPA. The HSR Project Alternative utilizes an existing rail corridor that traverses dense urban and suburban neighborhoods developed with a wide variety of residential, commercial, industrial, and transportation building types

California High-Speed Train, Palmdale to Burbank—California High-Speed Rail Authority/ Circlepoint, Palmdale to Burbank, California, 08/2015 – present

Colleen supports the built environment team identifying resources, conducting archival research, and preparing technical reports in accordance with the guidance provided by the CHSRA. ICF is providing technical expertise in Biology, Air Quality and Cultural Resources in support of the supplemental alternatives analysis and EIR/EIS for the Palmdale to Burbank Project Section. Three alternatives under analysis travel from the proposed Palmdale Station to the proposed Burbank Station. Alternatives include tunnels through a national forest, as well as at-grade and elevated track through rural, agricultural, suburban and dense urban residential/ commercial areas.

State of New Jersey, Department of Environmental Protection (NJDEP), Program Management for Environmental and Historic Preservation Reviews related to HUD Community Development Block Grant – Disaster Recovery (CDBG-DR) funded Superstorm Sandy Recovery (2015 – 2018)

Colleen provides technical assistance related to historic preservation and environmental compliance associated with disaster relief funds provided by HUD for the State of New Jersey's Superstorm Sandy recovery effort. New Jersey received \$3.2 billion in CDBG-DR grant funds to support the housing, business, and infrastructure repair needs in the nine counties most impacted by the storm. ICF works directly with NJDEP in managing compliance with the National Environmental Policy Act (NEPA) and Section 106. Section 106 compliance for these undertakings is governed by a programmatic agreement among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Office, the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, and others as a result of Hurricane Sandy. Colleen advises NJDEP on Section 106 compliance and consults with NJSHPO to resolve adverse effects to historic properties.

Employment History

ICF. Architectural Historian. Los Angeles, California. 06/2006 – Present.

Freelance, Historic Preservation Consultant. 05/2004 – 05/2006.

Historic Resources Group. Research Associate, Los Angeles, California. 08/2000 – 04/2004.

ANDREW BURSAN

Senior Historic Preservation Specialist, Historian

Andrew Bursan has fourteen years of experience working on issues related to urban land planning and historic preservation. While working for the City of Arroyo Grande, California, he assisted in the creation of a historic resources committee, citywide historic register, and a historic overlay zone. Since joining ICF, he has supported various projects through archival, library, microfiche and Internet research. Andrew also conducts permit research and is experienced in the preparation of historic context statements and property descriptions.

Andrew exceeds the Secretary of the Interior's professional qualifications standards in history and architectural history.

Project Experience

I-605 Corridor Improvement Project, California Department of Transportation (Caltrans), Los Angeles County Metropolitan Transportation Authority, Parsons Transportation Group and Galvin Preservation Associates, Los Angeles County (6/2017-2/2019)

Andrew managed field survey work, performed evaluations of historic properties under CEQA and Section 106, documented tract development resources under a programmatic agreement, wrote historic context, and attended meetings regarding the historic documentation of built resources

California High-Speed Train, Anaheim-to-Los Angeles—California High Speed Rail Authority/STV, Inc., Orange and Los Angeles Counties, California (11/2015 – present)

Andrew has done extensive work on the project including surveying and documenting hundreds of properties for NR and CR eligibility. Other work on the project includes property database management, writing of historic context, writing DPRs, and developing strategies for property documentation.

California High-Speed Train, Palmdale-to-Burbank—California High Speed Rail Authority/STV, Inc., Orange and Los Angeles Counties, California (8/2017 – present)

Andrew has documented hundreds of properties for NR and CR eligibility, wrote DPR forms, historic context, and helped develop the project APE.

Anaheim Rapid Connection Fixed Guideway Project and Street Car LNTP (Anaheim Streetcar)—City of Anaheim/Hill International, Anaheim, California (05/2013 – 04/2014)

Andrew participate in the Energy and Utilities sections of the ARTIC technical report and environmental impact report (EIR), which were prepared under CEQA and Section 106 guidelines. He wrote sections of the historic context and DPR forms for the Historic Resources section of the reports. Andrew conducted field survey work, building permit research, building descriptions, and directory research.

Downtown Cultural Resources Surveys—City of Long Beach, California (05/2009 – 01/2010)

Andrew conducted building permit research, building description, and directory research. ICF was retained in 2009 to conduct a reconnaissance-level survey of historic properties located within the Downtown Long

Years of Experience

- Professional start date: 04/2005
- ICF start date: 04/2007

Education

- MCRP, City and Regional Planning, California Polytechnic State University, San Luis Obispo, 2005
- BA, History, University of California, Los Angeles, 2002

Professional Development

- CEQA-Historical Resource Lecture, 2008-2011
 - Environmental Justice Lecture, California, 2011
-

Beach Planned Development District constructed through 1964. The purpose of the survey was to assist the City in the preparation of an EIR for the downtown community plan.

Santa Monica Citywide Survey—City of Santa Monica, California (05/2009 – 07/2010)

Andrew collected permit information and conducted property research. ICF completed an intensive-level citywide historic survey of structures built through 1968. The project involved the completion of a reconnaissance-level survey of the entire City and historical context statements for the City as a whole, as well as for specific areas. There are approximately 13,600 properties with structures constructed prior to 1968 within the City. The project included a more intensive survey of relevant properties following the initial reconnaissance, resulting in a DPR primary record and/or continuation sheet for each such property. The City's existing historic resources inventory contains approximately 1,300 properties, derived from initial surveys (Phases 1 and 2 between 1983 and 1986, Phase 3 in 1993) and area updates in 1994, 1997, 2002, and 2004. The project goal is to achieve a uniform level of evaluation for the entire City.

San Pedro Waterfront Project EIS/EIR—Port of Los Angeles, San Pedro, California (02/2008 – 10/2009)

Conducted building permit, Sanborn, and library research for the project. The Los Angeles Harbor Department, in cooperation with the U.S. Army Corps of Engineers, proposed the San Pedro Waterfront Redevelopment Project, which entailed redeveloping approximately 422 acres to expand and improve public recreational and commercial use of the waterfront area. The effort to identify historic properties within the Area of Potential Effect (Permit Area) consisted of a records search at the South Central Coastal Information Center of the California Resources Information System, archival and historic map research, correspondence with historical societies and other interested parties, and an architectural inventory of the Area of Potential Effect (Permit Area).

Employment History

ICF. Historian. Los Angeles, California. 04/2007 – Present.

Stantec Consulting. City Planner. Sacramento, California. 05/2006 – 12/2006.

City of Arroyo Grande Community Development Department. Planning Intern. Arroyo Grande, California. 08/2004 – 09/2005.

County of Santa Barbara (Summer Internship Program). Planning Intern. Santa Barbara, California. 06/2004 – 08/2004.

KATRINA CASTAÑEDA

Historic Preservation Specialist, Architectural Historian

Katrina Castañeda has over three years of experience in historic preservation planning at a governmental, consulting, and not-for-profit capacity. Prior to joining ICF, she was responsible for enforcing the Mills Act program at a local level, applying the Secretary of the Interior Standards, and for reviewing properties for local significance and overall planning approval. She has crafted and run workshops for stakeholders interested in rehabilitating historic properties as well as produced marketing material. Katrina has written building condition assessments and prepared historic district surveys, property evaluations, and local register nominations. Through her graduate thesis work, she is taking a critical look at historical designation programs for demographic representation.

Project Experience

Interstate 605 (I-605)/I-5 Interchange PA/ED—Los Angeles County Metropolitan Transportation Authority (LA Metro)/ Parsons Transportation Group, Los Angeles County, California (09/2017 – 05/2018)

Katrina conducted historic resource surveys, developed historical context, and prepared historical evaluations and DPR 523 forms for dozens of residential properties in the Area of Potential Effects, as part of the Historic Resources Evaluation Report (HRER) and Historic Property Survey Report (HPSR).

Metro Restoration of Los Angeles Streetcar—LA Metro/HDR, Los Angeles, California (10/2017)

Katrina completed the evaluation of the West 7th Street Historic District, which included a historic resources survey as well as extensive historical research and context development. This work was part of a technical report for compliance Section 106 of the NHPA. The findings received concurrence from the State Historic Preservation Officer (SHPO).

Peer Review of 356 S. Grand (Memorandum)—City of Pasadena, Pasadena, California (10/2018 – 11/2018)

Katrina performed a peer review of a historical evaluation for a Post-and-Beam style single-family-residence. This work entailed a site visit with the property owner, client, and architect; photographic documentation; review of the City of Pasadena's historic preservation ordinance and policies, local register nominating guidelines, and the relevant historic context statements; and additional research.

Intern—The Glendale Historical Society, Glendale, California (05/2017 – 08/2017)

As an intern at The Glendale Historical Society, Katrina reviewed and commented on the draft South Glendale Historic Resources Survey, a piece of the South Glendale Community Plan. She prepared an educational presentation about forming local historic districts. She assisted property owners with historic preservation applications to the City's Glendale Register of Historic Resources and prepared the successful nomination for the Kiefer-Eyerick Mortuary (314 E. Harvard; Glendale Register #123).

Years of Experience

- Professional start date: 07/2015
- ICF start date: 09/2017

Education

- Master of Heritage Conservation Candidate, University of Southern California, Expected 2019
- Master of Planning, University of Southern California, Expected 2019
- BA, International Studies, University of California, Irvine, 2014

Professional Memberships

- Los Angeles Conservancy
- American Planning Association
- National Trust for Historic Preservation
- The Glendale Historical Society

Professional Development

- Real Estate Development Finance, National Trust for Historic Preservation, 2016
 - CEQA Essentials, Association of Environmental Professionals, 2018
-

Planning Aide—City of Anaheim Planning Department - Historic Preservation, Anaheim, California (07/2015 – 05/2017)

While employed by the City of Anaheim Planning Department, Katrina managed the Mills Act contract enforcement process for over 300 properties. This entailed discussing Mills Act procedures and implications with inheritors and those interested in the program; performing site inspections for compliance with the City's program; and reviewing work proposed for historic properties, in accordance with the Secretary of the Interior's Standards for Rehabilitation. She assisted with the application process by providing consultations to Mills Act applicants and reviewing maintenance plans and applications. She designed and co-produced marketing materials for the City's relatively new Historic Preservation program, including handouts and a video series (2017 Governor's Historic Preservation Award recipient). Katrina also organized events such as preservation-educational workshops and City Council ceremonies.

Recognition and Commendations

Awards

Governor's Historic Preservation Award. California Office of Historic Preservation and California State Parks. 2017.

Diversity Scholarship. National Trust for Historic Preservation. Chicago, Illinois. 2017.

Fellowships

Sustainability Fellow. University of California – Irvine, School of Social Ecology. 2013.

ID-SURE Research Fellow. University of California – Irvine, Undergraduate Research Opportunities Program. 2013.

Employment History

ICF. Architectural Historian. Los Angeles, California. 09/2017 – Present.

The Glendale Historical Society. Intern. Glendale, California. 05/2017 – 08/2017.

City of Anaheim Planning Department - Historic Preservation. Planning Aide. Anaheim, California. 07/2015 – 05/2017.

City of Cerritos Community Development Department. Planning Intern. Cerritos, California. 03/2015 – 06/2015.

City of Anaheim Planning Department/Public Works Department. Intern. Anaheim, California. 07/2013 – 03/2015.

Appendix B
DPR 523 Forms

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or # (Assigned by recorder) 7916-7918 Lankershim Boulevard

P1. Other Identifier: N/A

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles

*b. USGS 7.5' Quad Van Nuys Date 1966

T 2N R 14W; ¼ of ¼ of Sec (un-sectioned) B.M.

c. Address: 7916-7918 Lankershim Boulevard

City Los Angeles

Zip 91605

d. UTM: (give more than one for large and/or linear resources) Zone 11S; 372178.64mE/ 3786804.92 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 2311-007-004

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

Constructed in 1940, 7916–7918 Lankershim Boulevard is a one-story vernacular building with Mid-Century Modern elements, built of wood-frame construction (City Permit No. VN00803). The building has a square footprint and is clad with laced stucco. It is topped with three types of roofs, reflecting building additions over time. The primary (west) elevation faces onto Lankershim Boulevard and features a shed roof. Two adjacent symmetrical storefronts compose the primary elevation, each with a central metal-frame glazed door with a transom, flanked by a pair of metal-frame windows. Two illuminated box signs above the storefronts, an illuminated box blade sign, and projecting plywood complete the front elevation. The north (side) elevation features two fixed metal-frame windows and a parapet roof. The south and east elevations are not visible from the public right-of-way, but aerial photography reveals a hipped roof at the southeastern quadrant of the building.

*P3b. Resource Attributes: (List attributes and codes) HP6 (1-3 story commercial building)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

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



P5b. Description of Photo: (View, date, accession #) West (primary) façade, viewed facing northeast, 3/20/2019

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1940 (City of Los Angeles, Department of Building and Safety.)

*P7. Owner and Address:

Lankershim Crossing LLC
4751 Wilshire Boulevard, #110
Los Angeles, CA 90010

*P8. Recorded by: (Name, affiliation, address)

Katrina Castañeda, ICF
555 W. 5th Street, Suite 3100
Los Angeles, CA 90013

*P9. Date Recorded: 6/4/2019

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: Katrina Castañeda, Andrew Bursan, and Colleen Davis, ICF, 2019. *7940 Lankershim Boulevard, Historical Resources Technical Report*. May (ICF 00047.19) Los Angeles, CA. Prepared for DLA Piper, LLC, Los Angeles, CA.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch 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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 7916-7918 Lankershim Boulevard

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use Commercial Office Building B4. Present Use: Commercial Office Building

*B5. Architectural Style: Vernacular Modern

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

In 1940, H.R. Coburn applied for a building permit to construct a one-story 18-foot by 20-foot building for use as a carpenter shop and storage in association with a dwelling (no longer extant) to the east (City Permit No. 24625). Based on a review of permits at 7916 and 7918 Lankershim Boulevard, this appears to be the basis of the existing building at its southeast quadrant. In 1950, a 10-foot by 20-foot addition was added to the building's elevation facing Lankershim Boulevard. The resulting 20-foot by 28-foot garage was converted into a shop (City Permit No. VN24584). In 1951, Joe Alhadoff applied for a building permit to construct an 18-foot by 40-foot addition to the north wall, completing the existing 40-foot by 40-foot building (City Permit No. VN00803).

Although a review of Los Angeles City directories did not reveal any occupants of 7916–7918 Lankershim Boulevard, newspaper advertisements were found in 1961 for Everlast Screen Co., a showroom and store for window screens (*Valley News* 1961).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A

Applicable Criteria N/A

Historic Context

Spanish occupation of California began in 1769, at Mission San Diego de Alcalá; Mission San Gabriel was established in 1771. Established as a civilian settlement on September 4, 1781, at the behest of the Spanish royal governor of California, the City of Los Angeles began as the Los Angeles Pueblo. In 1797, in the northwest San Fernando Valley (SFV), Franciscan missionaries established Mission San Fernando Rey de España. Mexico rebelled against Spain in 1810, and by 1821, Mexico, including California, achieved independence. The Mexican Republic began to grant private land to citizens to encourage immigration to California; huge land grant ranchos took up large sections of land. In 1833, Mexico declared an end to the Missions and secularized the religious order's land holdings. The area became known as Rancho Ex-Mission San Fernando by the mid-nineteenth century.

At the turn of the century, railroads and other early signs of urban development appeared in the SFV. Southern Pacific and Pacific Electric connected cities, and the California Aqueduct's arrival in 1913 jumpstarted agricultural and ranching production, largely contributing to the SFV's legacy as rich farmland, which continued to boast swaths of agricultural land for wheat, citrus, and olives into the twentieth century (Roderick 2001). (See continuation sheet.)

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

*B12. References: (See continuation sheet.)

B13. Remarks: N/A

*B14. Evaluator: Katrina Castañeda, ICF

*Date of Evaluation: 6/4/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***B10. Significance (continued):**

Relatively undeveloped through the 1910s, the Sun Valley area was connected to industry in Los Angeles and San Bernardino through the construction of California State Route 99, beginning in 1915 (HRG 2015). Due to the formation of the motion picture industry, increased manufacturing, and boosterism, the coming decades saw a dramatic increase in population. During the 1920s, the population of Los Angeles nearly doubled, growing from approximately 0.75 million to 1.2 million. Rapid development of single-family residential tracts in newly platted neighborhoods would help alleviate the housing crisis.

The automobile enabled many to live even greater distances from jobs, retail, and services and lessened dependence on a central downtown for any or all of those needs. As the decades rolled by, the trend of decentralization gained momentum. Although the Los Angeles Basin was not yet fully built out, after 1930, City officials and developers turned their heads north, to the SFV, as an auspicious area for the City's expansion. Following World War II, returning servicemen, defense workers, and employees of the Lockheed Air Terminal in Burbank contributed further to the area's rapid growth, transforming the Sun Valley area from primarily agricultural land to highly urbanized in only a few decades (HRG 2015).

Arterial Commercial Development (1880-1950)

The street layout in the SFV is characterized by wide arterial boulevards, feeder streets, and regular street grids. Early surveyors of the 1880s platted large tracts in the area, making way for future subdivisions (Roderick 2001:42–45). The 1941 *Master Plan of Highways for Los Angeles County* led to several north-south and east-west routes and identifiable arterials, such as Sepulveda, Reseda, Van Nuys, and Lankershim boulevards and San Fernando Road, all of which span numerous cities. Although these streets had been laid out for decades, a growing postwar population necessitated development along these streets. As single-family residential tracts of housing were built out, thousands of residents filled the street grids of the SFV, and commercial development serving the new residents quickly followed. By the mid-1960s, in fact, planning experts noted the overabundance of commercially zoned land along arterials, "perhaps up to four times that needed by the number of residents" (Prosser 2017:15–16).

The 2017 SurveyLA Citywide Historic Context Statement for Commercial Development: Neighborhood Commercial Development names three patterns by which neighborhood-level commercial development occurred in the City. First, starting in the 1920s, builders constructed elite department stores and larger retailers as attached storefronts along or near streetcar lines, with parking in the rear. Second, following World War II, retailers began building and occupying freestanding buildings, serving new neighborhoods, and providing their own onsite parking. These buildings incorporated programmatic and advertisement-type designs. The third type of development, the neighborhood shopping center, emerged by the mid-1950s. Characterized by onsite parking spaces in front of the building, businesses in a neighborhood shopping center could be in a stand-alone building or in a retail space as part of a collection of attached retail outlets (Prosser 2017:18).

Under this context, an eligible neighborhood commercial resource is one that illustrates how goods and services were provided within a neighborhood setting served by the automobile, "[illustrating] how community life was conducted within a commercial district," and reflects architectural styles and parking patterns from the property's period of construction" (Prosser 2017:35). In addition, an individually eligible property would need to retain integrity of location, design, materials, feeling, and association.

SurveyLA identified an eligible example of this context in the SFV as follows:

- **The Lankershim Commercial Corridor Historic District**, along the 5600 block of Lankershim Boulevard from Tujunga Avenue to Collins Street, located 3 miles south of the study area in North Hollywood, is significant as a late example of arterial commercial development. Dating from the 1930s to the 1950s, the properties that make up the district are tightly concentrated, neighborhood-scale storefronts that "maintain a relationship to the street and to each other that is found in older neighborhoods" (Prosser 2017:15).

Mid-Century Modernism (1945-1970)

In the late 1950s and early 1960s in California, the Mid-Century Modern style arose from the Modern Movement as architects began to experiment with shapes, materials, and color in ways that deviated from "orthodox" Modernism. Southern California's architectural tradition of experimentation with building technology and style, as well as the region's climate and postwar population boom, made it an ideal breeding ground for the style's growth. Under the umbrella of post-World War II Modernism, Mid-Century Modernism is a version that is more informally expressionist. It is adjusted with subtle ornamentation, adding sensory expressions of its design vocabulary by playing with massing, components such as columns, fenestration patterns, protruding and recessing elements, or palette. The style also manifests in the Post-and-Beam subtype, a result of advances in construction techniques that utilized steel or wood posts, beams, and expanses of glass to create uninterrupted glazed facades. Vernacular Mid-Century Modern buildings are characterized by low-pitched shed- or gable-roofed volumes, broadly overhanging eaves, and deeply recessed entries. Other features include planters integrated with exterior walls; slightly projecting mullions that add vertical accents to the horizontal emphasis of window bands and ribbons; screen walls, often of perforated concrete block or solid concrete block with two-dimensionally projecting geometric elements; canted walls, windows, or recessed entries, often with

Page 4 of 6

*Resource Name or # (Assigned by recorder) 7916-7918 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

extensive glazing; and atrium or courtyard entry spaces. Mid-Century Modern-style commercial buildings typically incorporated bays of recessed and extensive plate-glass display windows (Christopher A. Joseph & Associates 2009:16; Historic Resources Group and Pasadena Heritage 2007:67).

Excellent examples of this style artfully combine organic palettes, novel building technologies, site planning techniques, and geometric angles and building forms to assert a relationship to the outdoors and express building materials. Overall, a property eligible under this context would display the spirit of modernism through its functionality, experimentation, and material expression.

Eligible examples of Mid-Century Modern style include:

- **Our Lady of the Holy Rosary Church** at 7800 Vineland Avenue in Sun Valley was designed by architect Thomas V. Merchant and built in 1964. Its expressionist design incorporates elliptical-perforated concrete screens and stylized Gothic arches. The front elevation presents a sculpture by acclaimed artist Roger Darricarrere, rendered espousing his *dalle de verre* technique, which incorporates pieces of colored slab glass set in a concrete matrix (HRG 2015:Appendix 22).
- **Pink Motel & Cadillac Jack's** at 9457-9475 San Fernando Road in Sun Valley is an example of roadside commercial architecture comprised of two buildings with a distinctive pink-and-blue paint scheme and monumental neon signage. The architect Joseph Thomulka incorporated decorative screen block walls, a playful fish-shaped swimming pool, and bands of storefront windows into its design.

Evaluation

Criteria Related to Events or Broad Patterns of History

A: National Register of Historic Places

1: California Register of Historical Resources

1: City of Los Angeles Historic Cultural Monuments

The 2017 SurveyLA arterial commercial development historic context statement establishes a period of significance beginning in 1880 and ending in 1950, when postwar forms of neighborhood commercial development evolved into shopping centers and single-story storefront blocks. Eligible examples of the arterial commercial development form consist of series of adjacent storefronts creating a "street wall of continuous businesses" (Prosser 2017:16). Parking is provided behind the buildings in one of two patterns. With the first pattern, these "street [walls] of continuous businesses" provided parking in the rear. The second pattern was characterized by freestanding structures, elite department stores, and dedicated rear parking lots. These examples more fully took advantage of their roadside location through "iconic design motives as large-scale advertisement" (Prosser 2017:16–18).

A 1952 aerial photograph of the subject building show sparse development in the area. The subject building and the no longer extant 1949 Mel-O-Dee Nursery building were sited on the east side of Lankershim Boulevard, north of the Project Site. A few buildings are sited on the west side of Lankershim Boulevard, likely examples of local businesses set along this arterial route. More extensive commercial development within the surrounding blocks did not appear until the 1960s and 1970s. Aerial photographs from later years indicate that parking was provided behind the building (NETR 2019).

The property at 7916–7918 Lankershim Boulevard consists of a pair of attached storefronts with on-site parking spaces provided behind the building. The subject building does not achieve the "street wall" effect expected of an eligible example. It does not conform to the broad pattern of arterial commercial development in Los Angeles. Nor did research uncover any other important related events or associations between the resource and broad patterns of history. Therefore, 7916–7918 Lankershim Boulevard is not eligible under Criteria A/1/1.

Criteria Related to Association with Significant Persons

B: National Register of Historic Places

2: California Register of Historical Resources

2: City of Los Angeles Historic Cultural Monuments

Newspaper research on this property and on its former owners and occupants, including H.R. Coburn, Joe Alhadoff, and Everlast Screen Co., did not suggest any potential local, regional, or national significance. Research also did not reveal associations to any other significant persons in history. Therefore, 7916–7918 Lankershim Boulevard is not eligible under Criteria B/2/2.

Criteria Related to Architectural Quality

C: National Register of Historic Places

3: California Register of Historical Resources

3 & 4: City of Los Angeles Historic Cultural Monuments

Page 5 of 6

*Resource Name or # (Assigned by recorder) 7916-7918 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

The building at 7916–7918 Lankershim Boulevard is an unornamented commercial building with a shed roof characteristic of the Mid-Century Modern architectural style. The original cladding was likely a smoother texture consistent with the mid-century period. Research has not uncovered an architect associated with the building. As a vernacular example of the style lacking original cladding, the expression of those materials, geometric shapes, and elements that highlight a relationship between the indoors and outdoors, this building appears to be a primarily utilitarian building that lacks a strong tie to the Mid-Century Modern style or any identifiable style, for that matter. Therefore, 7916–7918 Lankershim Boulevard is not eligible under Criteria C/3/3.

Criteria Related to Archaeology and/or Information Potential

D: National Register of Historic Places

4: California Register of Historical Resources

Constructed during the historic period (after 1769), the building's wood-frame construction has been thoroughly researched and is well understood. Research did not reveal other aspects of this resource that are likely to reveal important historical or prehistorical information. Therefore, 7916–7918 Lankershim Boulevard is unlikely to yield information important in prehistory or history, and is thus not considered significant under Criteria D/4.

Significance Summary

The building at 7916-7918 Lankershim Boulevard is not currently listed, nor had it been previously determined to be eligible for listing, in the NRHP, the CRHR, or as a City of Los Angeles HCM. This evaluation found that the building is not eligible for listing under any of the criteria discussed above.

***B12. References (continued):**

Architectural Resources Group (ARG). 2013. *SurveyLA Citywide Historic Resources Survey Report—North Hollywood-Valley Village Community Plan Area (Appendix: Individual Resources)*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, February.

Christopher A. Joseph & Associates. 2009. *City Of Riverside Modernism Context Statement*. Prepared by Teresa Grimes and Christina Chiang for the Historic Resource Division of the City of Riverside. Page 16.

City of Los Angeles, Department of Building and Safety. Historical Building Permits.

Permit No. 24625, June 24, 1940.

Permit No. VN00803, January 12, 1951.

Permit No. VN08703, April 3, 1974.

Permit No. VN12784-85, October 24, 1949.

Permit No. VN12784-85/49 (Certificate of Occupancy), December 7, 1949.

County of Los Angeles. Tax Assessor Data.

Historic Resources Group (HRG). 2015. *SurveyLA Citywide Historic Resources Survey Report—Sun Valley-La Tuna Canyon Community Plan Area*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August. Pages 6–8.

Historic Resources Group and Pasadena Heritage. 2007. *Cultural Resources of the Recent Past Historic Context Report*. Prepared for the City of Pasadena. Page 67.

National Environmental Title Research, LLC (NETR). 2019. Historic Aerial Photographs of 7916-7918 Lankershim Boulevard, North Hollywood, 1952-2014. Accessed March 16, 2019. Available: <https://www.historicaerials.com/viewer>.

Prosser, Daniel. 2017. *SurveyLA Citywide Historic Context Statement—Commercial Development: Neighborhood Commercial Development*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August.

Roderick, Kevin. 2001. *The San Fernando Valley: America's Suburb*. Los Angeles: Los Angeles Times Books.

Valley News

"Everlast Screen Co (ad)." August 3, 1961.

Page 6 of 6

*Resource Name or #(Assigned by recorder) 7916-7918 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

Additional Figures:



Photograph 2. North (secondary) façade, viewed facing southeast. ICF, 3/20/2019



Photograph 3. West (primary) façade, view of storefront viewed facing northeast. ICF, 3/20/2019

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

P1. Other Identifier: *N/A*

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles

*b. USGS 7.5' Quad Van Nuys Date 1966

T 2N R 14W; ¼ of ¼ of Sec (un-sectioned) B.M.

c. Address: 7934 Lankershim Boulevard

City Los Angeles

Zip 91605

d. UTM: (give more than one for large and/or linear resources) Zone 11S; 372184mE/ 3786839 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 2311-006-028

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

7934 Lankershim Boulevard is a large, one-story rectangular plan commercial building designed in the Mid-Century Modern style. With wood-frame construction (City Permit No. VN18963/67), the 74-foot by 106-foot building faces west onto North Lankershim Boulevard. A Post-and-Beam subtype of the Mid-Century-Modern style, six of the front elevation's eight bays are composed of large expanses of dark-tinted glass and clerestory windows between wood posts. The outer ends of the front elevation and the two left bays are of vertical wood siding, and the building is topped with a low-pitched, front-gabled roof supported by projecting beams. A square monitor covered with vertical wood siding lights the inside of the building. The entrance at the front elevation is offset, featuring two fully-glazed double metal doors with sidelights. Lining the front elevation are integrated landscape planters with brick coping and cinder blocks that have been covered with painted stucco. The side elevations appear to be of vertical wood siding.

*P3b. Resource Attributes: (List attributes and codes) HP6 (1-3 story commercial building)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

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



P5b. Description of Photo: (View, date, accession #) West (primary) façade, viewed facing northeast, 3/20/2019

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1968 (City of Los Angeles, Department of Building and Safety)

*P7. Owner and Address:

Lankershim Crossing LLC
4751 Wilshire Boulevard, #110
Los Angeles, CA 90010

*P8. Recorded by: (Name, affiliation, address)

Katrina Castañeda, ICF
555 W. 5th Street, Suite 3100
Los Angeles, CA 90013

*P9. Date Recorded: 6/4/2019

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: Katrina Castañeda, Andrew Bursan, and Colleen Davis, ICF, 2019. *7940 Lankershim Boulevard, Historical Resources Technical Report*. May (ICF 00047.19) Los Angeles, CA. Prepared for DLA Piper, LLC, Los Angeles, CA.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch 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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code 6L

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use Commercial Office Building B4. Present Use: Commercial Office Building

*B5. Architectural Style: Mid-Century Modern

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

In January 1968, the City of Los Angeles issued a Certificate of Occupancy for a: one-story and mezzanine, type V, 74-foot x 106-foot retail sales and display building with 16 parking spaces in front of the building (City Permit No. VN18963/67). In 1974, the 20-foot-tall, 70-square-foot acrylic face pole sign currently located south of the building was installed on the property (City Permit No. VN18963/67).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: Ebbe Videriksen

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A Property Type N/A

Applicable Criteria N/A

Historic Context

Spanish occupation of California began in 1769, at Mission San Diego de Alcalá; Mission San Gabriel was established in 1771. Established as a civilian settlement on September 4, 1781, at the behest of the Spanish royal governor of California, the City of Los Angeles began as the Los Angeles Pueblo. In 1797, in the northwest San Fernando Valley (SFV), Franciscan missionaries established Mission San Fernando Rey de España. Mexico rebelled against Spain in 1810, and by 1821, Mexico, including California, achieved independence. The Mexican Republic began to grant private land to citizens to encourage immigration to California; huge land grant ranchos took up large sections of land. In 1833, Mexico declared an end to the Missions and secularized the religious order's land holdings. The area became known as Rancho Ex-Mission San Fernando by the mid-nineteenth century.

At the turn of the century, railroads and other early signs of urban development appeared in the SFV. Southern Pacific and Pacific Electric connected cities, and the California Aqueduct's arrival in 1913 jumpstarted agricultural and ranching production, largely contributing to the SFV's legacy as rich farmland, which continued to boast swaths of agricultural land for wheat, citrus, and olives into the twentieth century (Roderick 2001). (See continuation sheet.)

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

*B12. References: (See continuation sheet.)

B13. Remarks: N/A

*B14. Evaluator: Katrina Castañeda, ICF

*Date of Evaluation: 6/4/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

***B10. Significance (continued):**

Relatively undeveloped through the 1910s, the Sun Valley area was connected to industry in Los Angeles and San Bernardino through the construction of California State Route 99, beginning in 1915 (HRG 2015). Due to the formation of the motion picture industry, increased manufacturing, and boosterism, the coming decades saw a dramatic increase in population. During the 1920s, the population of Los Angeles nearly doubled, growing from approximately 0.75 million to 1.2 million. Rapid development of single-family residential tracts in newly platted neighborhoods would help alleviate the housing crisis.

The automobile enabled many to live even greater distances from jobs, retail, and services and lessened dependence on a central downtown for any or all of those needs. As the decades rolled by, the trend of decentralization gained momentum. Although the Los Angeles Basin was not yet fully built out, after 1930, City officials and developers turned their heads north, to the SFV, as an auspicious area for the City's expansion. Following World War II, returning servicemen, defense workers, and employees of the Lockheed Air Terminal in Burbank contributed further to the area's rapid growth, transforming the Sun Valley area from primarily agricultural land to highly urbanized in only a few decades (HRG 2015).

Arterial Commercial Development (1880–1950)

The street layout in the SFV is characterized by wide arterial boulevards, feeder streets, and regular street grids. Early surveyors of the 1880s platted large tracts in the area, making way for future subdivisions (Roderick 2001:42–45). The 1941 *Master Plan of Highways for Los Angeles County* led to several north-south and east-west routes and identifiable arterials, such as Sepulveda, Reseda, Van Nuys, and Lankershim boulevards and San Fernando Road, all of which span numerous cities. Although these streets had been laid out for decades, a growing postwar population necessitated development along these streets. As single-family residential tracts of housing were built out, thousands of residents filled the street grids of the SFV, and commercial development serving the new residents quickly followed. By the mid-1960s, in fact, planning experts noted the overabundance of commercially zoned land along arterials, "perhaps up to four times that needed by the number of residents" (Prosser 2017:15–16).

The 2017 SurveyLA Citywide Historic Context Statement for Commercial Development: Neighborhood Commercial Development names three patterns by which neighborhood-level commercial development occurred in the City. First, starting in the 1920s, builders constructed elite department stores and larger retailers as attached storefronts along or near streetcar lines, with parking in the rear. Second, following World War II, retailers began building and occupying freestanding buildings, serving new neighborhoods, and providing their own onsite parking. These buildings incorporated programmatic and advertisement-type designs. The third type of development, the neighborhood shopping center, emerged by the mid-1950s. Characterized by onsite parking spaces in front of the building, businesses in a neighborhood shopping center could be in a stand-alone building or in a retail space as part of a collection of attached retail outlets (Prosser 2017:18).

Under this context, an eligible neighborhood commercial resource is one that illustrates how goods and services were provided within a neighborhood setting served by the automobile, "[illustrating] how community life was conducted within a commercial district," and reflects architectural styles and parking patterns from the property's period of construction" (Prosser 2017:35). In addition, an individually eligible property would need to retain integrity of location, design, materials, feeling, and association.

SurveyLA identified an eligible example of this context in the SFV as follows:

- **The Lankershim Commercial Corridor Historic District**, along the 5600 block of Lankershim Boulevard from Tujunga Avenue to Collins Street, located 3 miles south of the study area in North Hollywood, is significant as a late example of arterial commercial development. Dating from the 1930s to the 1950s, the properties that make up the district are tightly concentrated, neighborhood-scale storefronts that "maintain a relationship to the street and to each other that is found in older neighborhoods" (Prosser 2017:15).

Japanese Americans in the San Fernando Valley

Attracted by agricultural opportunities and vast open spaces, Japanese immigrants, most of whom had prior farming experience, first began to populate the SFV at the turn of the twentieth century. By 1905, at least 23 Japanese residents lived in the SFV, with at least a third of them concentrated in the west edge of present-day Glendale, along the Los Angeles River (Barraclough 2011:51).

During the 1910s and 1920s, most Japanese immigrants in the SFV settled on farmland in the northeast portion of the SFV on land encompassing the present-day communities of Sun Valley, Pacoima, Arleta, Sunland, Tujunga, Hansen Heights, and the northern end of North Hollywood. The area's open space and access to water at Big Tujunga Creek made it desirable for farming. Perhaps owing to their prior agricultural experience, Japanese farmers in the area proved adept at growing a variety of crops and established themselves quickly as independent farmers. While some immigrants worked as farm laborers, others started truck farms or small-scale farming operations (usually less than 60 acres) that produced a diverse mix of crops intended for market sale. Through hard work, innovative farming techniques, and highly cohesive intra-ethnic labor organizations, by the 1920s, Japanese farmers gained a virtual monopoly on the local production of

Page 4 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

crops such as berries, flowers, and many vegetables (Barraclough 2011:51–54). By the 1920 Census, 137 Japanese farming families lived in the northeast SFV. That number grew to 165 families by 1930, with heavy concentrations of farms and residences in surrounding neighborhoods, such as Pacoima, north of Glenoaks Boulevard (roughly 5 miles north of the study area), and in Arleta, near Laurel Canyon Boulevard (roughly 4 miles northwest of the study area).

Although the majority of the Japanese residents were involved in agricultural pursuits prior to World War II, a small concentration of Japanese-owned businesses and organizations sprung up in the diverse community of Pacoima in the 1920s and 1930s. Most Japanese in the area still traveled to Little Tokyo, near downtown Los Angeles, for Japanese related goods and services (HRG 2018:35). Most notable among local pre-war Japanese institutions was the San Fernando Valley Language Institute, which opened in Pacoima in 1924 to teach Japanese language and writing to the Nisei (second-generation, American-born Japanese Americans) youth of immigrant flower and vegetable growers. As many as 3,200 Japanese, about half of whom were U.S. citizens, lived in the SFV prior to the beginning of World War II, before their forced removal and incarceration (Park 2014:30–31).

In the days, weeks, and months following the December 7, 1941 attack on Pearl Harbor, Federal Bureau of Investigation agents detained Japanese people, both immigrants and American citizens, throughout the Southland. The United States government forced farmers of Japanese descent in the SFV to vacate their farmlands in response to Executive Order 9066. Initially held in a Conservation Corps facility in Lakeview Terrace, government officials then sent detainees to permanent camps throughout the western United States. Many sold most of their personal belongings prior to their relocation to camps (Park 2014:31–33).

When the American government finally released Japanese Americans from camps at the end of World War II, the former detainees experienced structural and social difficulties with resettlement. Although many Japanese Americans from the SFV returned to the same area of the northeast SFV, many had lost considerable wealth due to dispersion of personal assets prior to relocation and were now subject to racially restrictive covenants in many communities. Due to limited income and racial exclusion in many neighborhoods, most Japanese Americans returning to the SFV sought alternative living arrangements in deserted army barracks and trailer camps. From 1945 to 1956, approximately 5,000 Japanese Americans, many of whom had pre-war roots in the SFV, lived in government trailer camps in the communities of Sun Valley and Burbank. During their time in these trailer camps, residents faced shoddy living conditions and a degree of backlash from nearby white homeowners.

By the mid-1950s, these camps ceased operation because most inhabitants had accumulated enough money to purchase or rent modest homes in eastern SFV communities (Park 2014:34–35). While some Japanese Americans returning to the SFV after World War II worked in traditional agriculture-related occupations, such as operating nurseries and working as gardeners, others worked for or operated fish markets, appliance repair shops, restaurants, hardware stores, and other working-class professions. Generally, Japanese Americans settled in communities east of Sepulveda Boulevard, where neighborhood racial covenants were not as restrictive as other parts of the SFV. These communities included Van Nuys, Sylmar, Arleta, and North Hollywood, where the study area is located. There were especially high concentrations of Japanese Americans in Sun Valley and Pacoima, where, per the 1960 Census, they totaled 2,364 (Tamaki 1997).

The 1948 Supreme Court decision in *Shelley v. Kraemer* and the 1968 Fair Housing Act gradually lifted enforcement of racially restrictive housing covenants. As a result, Japanese Americans gained greater access to higher education and more lucrative careers, and the demographic makeup of the SFV's Japanese community began to shift (Park 2014:38). By the 1970s, Japanese Americans had spread throughout the SFV, with access to housing in communities that formerly excluded them, and were no longer concentrated only in communities east of Sepulveda Boulevard. As of 1997, roughly 30,000 Japanese Americans lived in the SFV (MacGregor 1999). The following describes eligible examples of this context in the SFV:

- **The San Fernando Valley Japanese American Community Center (SFVJACC)**, at 12953 Branford Street in Pacoima. Opened in 1959, the SFVJACC represents perhaps the most significant and enduring legacy of postwar Japanese American community activism and cultural solidarity in the SFV. Although located in Pacoima, the center has historically served Japanese Americans from the entire SFV and beyond. The SFVJACC dates back to the 1920s-era San Fernando Valley Language Institute. During the postwar era, Japanese people in the SFV aimed to create a permanent center for their organization so as to preserve their cultural heritage and revive traditions of the pre-war community, as well as provide adult welfare programs and youth education (Park 2014:36–38). The SFVJACC first acquired the land for the community center in 1951; over the following eight years, the local Japanese American community raised \$127,000 to build the community center facilities that Japanese American architect Kazumi Adachi designed. Since its creation, the SFVJACC has provided classes in traditional dancing and flower arrangement, language classes, and adult welfare. Today, the community center still remains an active and an important cultural hub for Japanese Americans residing in the SFV (Tamaki 1997).
- **The Hongwanji Buddhist Temple**, located at 9450 Remick Avenue in Pacoima, is located on the same block as the SFVJACC. Built in 1960, this was the SFV's first permanent Buddhist temple. University of Southern California School of Architecture-trained Japanese architect Y. Tom Makino designed the temple, adding to his portfolio of Mid-Century Modern religious institutions. Evident in its design, "the aesthetic minimalism of Mid-Century Modern style architecture and pavilion-

Page 5 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

plan designs taught at the university were consistent with Japanese American architects' cultural heritage" (HRG 2018:64, Appendix 15).

Japanese-American Nurseries

A nursery is a component of the agriculture business in which trees, shrubs, flowers, and other plants are grown and sold on one property. While nurseries are related to the cut-flower business, they are distinct in that in addition to plants being sold in nurseries, they are also grown onsite. The first recorded nursery was established in 1750, when William Prince opened a nursery in Flushing, New York (Pinney 1976:1). In 1908, Los Angeles had approximately 30 florists and 60 nurseries (Lyons 2017:3). Commercial horticulture is an integral component of the designed built environment in Los Angeles and nurseries are often expression of the city's Japanese-American historic context.

According to a guidebook for establishing a nursery business, facility aesthetics are unimportant because customers rarely set foot on the nursery property. For the same reason, nurseries need not be located in expensive or densely developed areas. Rather, a desirable location for a nursery is along a corridor or highly trafficked freeway (Pinney 1976:20–25). A typical nursery includes an office, acreage for growing plants, and greenhouse(s) equipped with water and heating systems (Yagasaki 1982:64).

Local Japanese American history overlaps with the history of nursery development, as Japanese Americans were heavily involved in the nursery business and other agricultural trades. Japanese Americans provided a skilled agricultural workforce and hundreds of nurseries throughout California prior to and following World War II. They also contributed pioneering farming techniques, such as growing mums with multiple blooms on one stalk and "bunching" (Lyons 2017:4).¹ As early as 1892, Japanese Americans, including Sotaro Endo, Jinnosuke Kobata, and Fusataro Adachi, established themselves in Downtown Los Angeles as prominent agriculturalists, and formed the leadership of the Southern California Flower Market (Yagasaki 1982:106–107). Japanese American gardeners organized in labor unions and trade associations, such as the League of Southern California Japanese Gardeners, and through the League's monthly publications of *Gadena no Tomo*, originally called *The Gardener's Monthly* (Hirahara 2000:77–87).

Following the Japanese American community's return from World War II internment, some former nursery operators had difficulty reentering the business. However, they convinced their friends to take part in the fairly unregulated and profitable business. As a result, dozens of Japanese Americans joined the nursery business (Hirahara 2000:79). Japanese American gardeners formally organized in 1949 as the Associated Gardeners of America and again in 1955 in response to the proposed Maloney Bill (Hirahara 2000:77–87).² According to Japanese telephone directories from 1956–1957, there were 148 Japanese-owned nurseries in Los Angeles, largely concentrated in Sawtelle and Gardena and scattered throughout other parts of Los Angeles (Barraclough 2012:54–55).

The 2018 *SurveyLA Historic Context Statement for Japanese Americans in Los Angeles* (HRG 2018:79–81) summarized the registration requirements for commercial properties (including nurseries) associated with Asian American businesses that are or may be:

- Strongly associated with the commercial and professional development of the Asian American community;
- Associated with a business that made important contributions to commercial growth and development in Los Angeles and specifically to the Asian American community;
- Founding or long-term location of a business significant to the Asian American community;
- May be associated with a business/corporation that has gained regional or national importance; and
- Should retain integrity of location, design, feeling, materials, and association.

Examples of eligible nurseries identified by SurveyLA include:

- **Sego Nursery at 12116 Burbank Boulevard in North Hollywood** is historically significant for its Googie-style architecture, as well as for its association with Sego Murakami, a locally prominent judo master who founded the nursery in 1948 upon his return from the Manzanar War Relocation Center. The Murakami Family continues to own and operate Sego Nursery (ARG 2013:35–36).

Mid-Century Modernism (1945-1970)

In the late 1950s and early 1960s in California, the Mid-Century Modern style arose from the Modern Movement as architects began to experiment with shapes, materials, and color in ways that deviated from "orthodox" Modernism. Southern California's architectural tradition

¹ "Bunching" is a Japanese method of tying vegetables together using raffia (a grass string). According to a 1924 *Los Angeles Times* article, prior to espousing the Japanese method, vegetable producers in SFV would waste their crop because they "did not know how to bunch it properly for [the] market" (Gast 1924:H9).

² The Maloney Bill, if passed, would have required maintenance gardeners to be licensed by the State of California. The organization working against the bill's passage formed the Southern California Gardeners' Federation (Barraclough 2012:54–55).

Page 6 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

of experimentation with building technology and style, as well as the region's climate and postwar population boom, made it an ideal breeding ground for the style's growth. Under the umbrella of post-World War II Modernism, Mid-Century Modernism is a version that is more informally expressionist. It is adjusted with subtle ornamentation, adding sensory expressions of its design vocabulary by playing with massing, components such as columns, fenestration patterns, protruding and recessing elements, or palette. The style also manifests in the Post-and-Beam subtype, a result of advances in construction techniques that utilized steel or wood posts, beams, and expanses of glass to create uninterrupted glazed facades. Vernacular Mid-Century Modern buildings are characterized by low-pitched shed- or gable-roofed volumes, broadly overhanging eaves, and deeply recessed entries. Other features include planters integrated with exterior walls; slightly projecting mullions that add vertical accents to the horizontal emphasis of window bands and ribbons; screen walls, often of perforated concrete block or solid concrete block with two-dimensionally projecting geometric elements; canted walls, windows, or recessed entries, often with extensive glazing; and atrium or courtyard entry spaces. Mid-Century Modern-style commercial buildings typically incorporated bays of recessed and extensive plate-glass display windows (Christopher A. Joseph & Associates 2009:16; Historic Resources Group and Pasadena Heritage 2007:67).

Excellent examples of this style artfully combine organic palettes, novel building technologies, site planning techniques, and geometric angles and building forms to assert a relationship to the outdoors and express building materials. Overall, a property eligible under this context would display the spirit of modernism through its functionality, experimentation, and material expression.

Eligible examples of Mid-Century Modern style include:

- **Our Lady of the Holy Rosary Church** at 7800 Vineland Avenue in Sun Valley was designed by architect Thomas V. Merchant and built in 1964. Its expressionist design incorporates elliptical-perforated concrete screens and stylized Gothic arches. The front elevation presents a sculpture by acclaimed artist Roger Darricarrere, rendered espousing his *dalle de verre* technique, which incorporates pieces of colored slab glass set in a concrete matrix (HRG 2015:Appendix 22).
- **Pink Motel & Cadillac Jack's** at 9457-9475 San Fernando Road in Sun Valley is an example of roadside commercial architecture comprised of two buildings with a distinctive pink-and-blue paint scheme and monumental neon signage. The architect Joseph Thomulka incorporated decorative screen block walls, a playful fish-shaped swimming pool, and bands of storefront windows into its design.

Property History

Although the existing building was constructed in 1968, Allan and Carole Mori originally opened Mel-O-Dee Nursery at the subject property in 1949, housing their business on a mid-block property with a 30-foot by 40-foot lath house and an outdoor nursery in the rear (to the north and east) of the building (City Permit No. VN12785). The surrounding residential tract was developed in the 1950s.

The Mori family replaced the lath house with a new building in the late 1960s, commissioning local architect Ebbe Videriksen to design the building. They selected a design that would allow large displays and service counters to accommodate a growing business (City Permit No. VN12785; *Los Angeles Times* 1976:18). In January 1968, the City of Los Angeles issued a Certificate of Occupancy for a one-story and mezzanine 74-foot by 106-foot type V retail sales and display building with 16 parking spaces in front of the building (City Permit No. VN18963/67). In 1974, the 20-foot-tall, 70-square-foot acrylic face pole sign currently located south of the building was installed on the property (City Permit No. VN18963/67). In 1975, a *Los Angeles Times* article provided a drawing of the nursery (see Figure 5, below), noting its then-10-acre site (*Los Angeles Times* 1975). The following year, an advertisement in the *Los Angeles Times* provided a profile of Mel-O-Dee Nursery, noting the efforts of family members to continue the family business: their son, Norman, pursued a landscape design degree at Cal Poly Pomona and a contractor's license; Norman's friend, Clyde Miyata, managed the nursery; and Allan and Carole's daughter, Cindy, attended Pierce College and the Elva May School of Floristry. All three worked at Mel-O-Dee Nursery (*Los Angeles Times* 1976).

Evaluation

Criteria Related to Events or Broad Patterns of History

A: *National Register of Historic Places*

1: *California Register of Historical Resources*

1: *City of Los Angeles Historic Cultural Monuments*

The nursery business is strongly associated with Japanese-American community development. Both before and after World War II, members of the Japanese-American community established many businesses related to horticulture and floriculture. Specifically, during the post-World War II period, Japanese Americans operated dozens of nurseries in Los Angeles.

Mel-O-Dee Nursery has served the SFV for 70 years. Newspaper articles from the 1970s and 2000s characterize Mel-O-Dee Nursery as a successful family business. The Mori family established the Mel-O-Dee Nursery in 1949, replaced the original building with the current

Page 7 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

building in 1968, and moved to a new location in Chatsworth, 15 miles west of the original location, in 2000. The Mel-O-Dee Nursery continues to operate in the Chatsworth location.

As a business, the Mel-O-Dee Nursery is directly associated with the resettlement of the Japanese American community in the Los Angeles area after their imprisonment during World War II. Allan and Carole Mori opened Mel-O-Dee Nursery in 1949, upon their release from imprisonment in the Santa Anita Assembly in Arcadia (Japanese-American Internee Data File 2005). The original 1949 building associated with the establishment of the Mori family's nursery business, however, is no longer extant.

As enforcement of racially restrictive covenants waned and antidiscrimination movements gained momentum during the 1960s and 70s, Japanese Americans gained greater access to educational opportunities, experienced upward mobility, expanded their professional and economic reach, and dispersed across the city (HRG 2018:67–73). Although horticulture and floriculture businesses persisted during this period, Japanese Americans increasingly engaged in professions requiring tertiary levels education, including architecture, teaching, and law. Members of this community also became heavily involved in the import/export business that burgeoned at this time between the United States and Japan.

The overall residential population of the SFV exploded during this period. Between 1947 and 1956, the Roscoe Trailer Camp, located approximately 1.5 miles from the project site, welcomed Japanese Americans returning from wartime incarceration. Approximately 6 miles north, in Pacoima, the eligible SFVJACC building rose in 1960 to serve the local community. Although the population of SFV Japanese Americans increased during this period, they were dispersed over a much wider geography than the older, established, concentrated enclaves, such as Little Tokyo, West Jefferson, and Sawtelle.

The existing 1968 building located at 7934 Lankershim Boulevard originally housed an individual, family-owned Japanese American nursery business in the SFV. It is not, however, importantly associated with the ethnic group during this period insofar as research has not uncovered any evidence that indicates that the property conforms to the registration requirements set forth by SurveyLA. Specifically, the existing building does not appear to be strongly associated with the commercial and professional development of the Asian American community; associated with a business that made important contributions to commercial growth and development in Los Angeles and specifically to the Asian American community; founded by or a long-term location of a business significant to the Asian American community; or associated with a business/corporation that has gained regional or national importance.

The 1968 building at 7934 Lankershim that once housed the Mel-O-Dee Nursery contrasts with the Sego Nursery located at 12116 W Burbank Boulevard. Sego Nursery. The Sego Nursery building dates to 1948. The business was established and the building constructed during the period when Japanese-Americans were returning from wartime incarceration and re-establishing themselves in Los Angeles. It continues to operate as a nursery. These direct associations, which the existing building at 7934 Lankershim lacks, render the Sego Nursery an eligible example.

Further, the 1968 construction of the building at 7934 Lankershim Boulevard sits outside of the period of significance for the Arterial Commercial Development context (1880–1950), and thus is ineligible within this context. Research uncovered neither important events related to this resource, nor associations between the resource and broad patterns of history.

For the reasons stated above, 7934 Lankershim Boulevard is not eligible under Criteria A/1/1.

Criteria Related to Association with Significant Persons

B: National Register of Historic Places

2: California Register of Historical Resources

2: City of Los Angeles Historic Cultural Monuments

Arizona-born Allan Akinobu Mori (1915–1996) and Carole Chiyono Mori (1915–1999), first-generation Japanese Americans, opened Mel-O-Dee Nursery in 1949. Before moving to California, they owned a grocery store in Colorado, and documentation suggests that Allan and Carole worked at the Colorado Steelworks in Amache, Colorado, until November 28, 1942. Carole and Allan relocated to the Santa Anita Assembly in Arcadia, California, as part of the Granada War Relocation Project (Japanese-American Internee Data File 2005). Allan's War Relocation Authority Form record indicates that he was a salesperson and that his father was a "Farm Operator [or] Manager." Carole's record indicates that she was a sales clerk and that her father was a "Farm Laborer" (Japanese-American Internee Data File 2005).

At the time of its construction in 1968, Allan and Carole Mori resided at 11664 Strathern Street, near their business located at 7934 Lankershim Boulevard. They owned the property until 2000. While they founded and sustained a successful local business, they do not appear to be individually historically significant in local, California, or national history. Research also did not reveal associations to any other significant persons in history. Therefore, 7934 Lankershim Boulevard is not eligible under Criteria B/2/2.

Page 8 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

Criteria Related to Architectural Quality

C: National Register of Historic Places

3: California Register of Historical Resources

3: City of Los Angeles Historic Cultural Monuments

The building at 7934 Lankershim Boulevard is a fairly intact, albeit late and modest, example of Mid-Century Modern commercial architecture. It features extensive glass display windows, a broad low-pitched gabled roof, and integrated planters at the exterior walls, elements well suited to the building's decades-long use as a nursery business. While this building retains these features associated with the Mid-Century Modern style, it is a later example of the style whose overall aesthetic impression and material palette echo the design of Eichler homes from the late 1940s and early 1950s. Lacking playful engagement with massing, fenestration patterns, protruding and recessing elements, or palette, the building falls short of being an architecturally significant example of the style. In addition, the functional extensive glazing remains intact, but the purity of critical materials has diminished. For example, its wood siding has been painted, its planters clad with stucco, and the plants decorating the front elevation removed. This building is a late and unexceptional example of the style, does not exhibit high artistic value, and lacks design choices in massing and ornamentation that would present a fully expressionist Mid-Century Modern building. It is not, therefore, exemplary of a particular style, building type, time period, or construction method.

Born in 1926, architect Ebbe Videriksen designed a wide variety of building types. Videriksen graduated from the Horsens Technical College in Denmark in 1950. From 1967 to 1968, he served as the director of the American Institute of Architects' San Fernando Valley District (Gane and Koyl 1970:948). His body of work appears to focus on Southern California and includes a \$40 million office complex (1981) in Ventura, adjacent to the Ventura County Government Center; a block-size office building at 4400 Coldwater Canyon Avenue (1983) in Studio City; resort condominiums in Marina Del Rey (1972) and Mammoth Lakes (1977); and the Fisherman's Wharf (1978) in Channel Islands Harbor, Oxnard (PCAD 2019). While Videriksen designed in a wide variety of architectural styles, including Mid-Century Modern and Late Modern, he designed these buildings decades after the height of the styles' popularity.

A review of academic and architectural literature databases did not reveal extensive laudatory coverage of Videriksen's body of work contemporaneously or retrospectively. The building located at 4400 Coldwater Canyon Boulevard in Los Angeles (1993) is mentioned but not praised in David Gebhard and Robert Winter's foundational *Los Angeles: An Architectural Guide*. Although a member of the American Institute of Architects, Videriksen has not been elected a fellow of that esteemed organization. Research did not reveal that any of Videriksen's designs have been listed in or determined eligible for listing in the NRHP, CRHR, or as an HCM. Based on the current understanding of Videriksen's body of work, therefore, he does not appear to be a master architect. Because Videriksen is does not appear to be master architect, this building cannot represent the work of a master.

Therefore, 7934 Lankershim Boulevard is not eligible under Criteria C/3/3.

Criteria Related to Archaeology and/or Information Potential

D: National Register of Historic Places

4: California Register of Historical Resources

Constructed during the historic period, the building's wood-frame construction has been thoroughly researched and is well understood. Research did not reveal any other aspects of this resource that are likely to reveal important historical or prehistorical information, and thus 7934 Lankershim Boulevard is unlikely to yield information important in prehistory or history and is thus not significant under Criteria D/4.

Significance Summary

The building at 7934 Lankershim Boulevard is not currently listed in, nor has it previously been found to be eligible for listing in, the NRHP, the CRHR, or as a City of Los Angeles HCM. This evaluation found that the building is not eligible for listing under any of the criteria listed above.

***B12. References (continued):**

Architectural Resources Group (ARG). 2013. *SurveyLA Citywide Historic Resources Survey Report—North Hollywood-Valley Village Community Plan Area (Appendix: Individual Resources)*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, February.

Barraclough, Laura R. 2011. *Making the San Fernando Valley: Rural Landscapes, Urban Development, and White Privilege*. Athens: University of Georgia Press.

Page 9 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

Christopher A. Joseph & Associates. 2009. *City Of Riverside Modernism Context Statement*. Prepared by Teresa Grimes and Christina Chiang for the Historic Resource Division of the City of Riverside. Page 16.

City of Los Angeles, Department of Building and Safety. Historical Building Permits.
Permit No. VN18963, August 17, 1967.
Permit No. VN18963/67 (Certificate of Occupancy), January 4, 1968.

County of Los Angeles. Tax Assessor Data.

Gane, John F. and George S. Koyl, eds. 1970. *American Architects Directory (3rd ed.)* New York: R. R. Bowker Company.

Historic Resources Group (HRG). 2015. *SurveyLA Citywide Historic Resources Survey Report—Sun Valley-La Tuna Canyon Community Plan Area*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August. Pages 6–8.

Historic Resources Group and Pasadena Heritage. 2007. *Cultural Resources of the Recent Past Historic Context Report*. Prepared for the City of Pasadena. Page 67.

Los Angeles Times

"Profile: Mel-O-Dee Nursery (advertising supplement to the *Los Angeles Times*)." August 20, 1976.

"Massive Pre-Tax Nursery Sale On." October 12, 1975.

"Banking, Office Complex Scheduled in Ventura." October 4, 1981.

"\$3 Million Apartment Complex Under Way." January 9, 1972.

"People in Action." January 9, 1977.

"Oxnard wharf architect wins Blue Ribbon Award." January 27, 1979.

Lyons, Allison M. 2017. *SurveyLA Citywide Historic Context Statement—Commercial Development, 1850-1980: Wholesale Flower Markets, 1912-1962*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August.

MacGregor, Hilary E., "Old School, New Focus," *Los Angeles Times*. June 26, 1999.

National Environmental Title Research, LLC (NETR). 2019. Historic Aerial Photographs of 7934 Lankershim Boulevard, North Hollywood, 1952-2014. Accessed March 16, 2019. Available: <https://www.historicaerials.com/viewer>.

Park, John. 2014. *The Nation and Its Peoples: Citizens, Denizens, Migrants*. New York: Routledge, Taylor & Francis.

Prosser, Daniel. 2017. *SurveyLA Citywide Historic Context Statement—Commercial Development: Neighborhood Commercial Development*, prepared on behalf of Office of Historic Resources, Department of City Planning, City of Los Angeles, August.

Roderick, Kevin. 2001. *The San Fernando Valley: America's Suburb*. Los Angeles: Los Angeles Times Books.

Tamaki, Julie, "Building on Tradition," *Los Angeles Times*. July 13, 1997.

Theodore Payne Foundation. 2018. "History." Accessed March 28, 2019. Available: <https://theodorepayne.org/about/history/>.

Yagasaki, Noritaka. 1982. *Ethnic Cooperativism and Immigrant Agriculture: A Study of Japanese Floriculture and Truck Farming in California*. University of California, Berkeley (dissertation).

Page 10 of 10

*Resource Name or # (Assigned by recorder) 7934 Lankershim Boulevard

*Recorded by Katrina Castañeda, ICF

*Date June 4, 2019

☒ Continuation ☐ Update

Additional Figures:



Photograph 2. West (primary) façade, viewed facing east, 3/20/2019



Photograph 3. Site viewed facing southeast, 3/20/2019



Photograph 4. Front planter detail, viewed facing northeast, ICF, 3/20/2019

Appendix C

Field Photographs of Buildings in Study Area

Photographs of Properties Located in the Indirect Study Area:



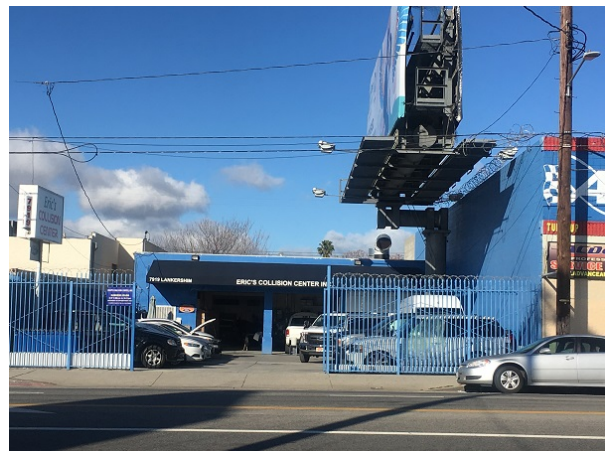
7901 Lankershim Boulevard



7906 Lankershim Boulevard



7915 Lankershim Boulevard



7919 Lankershim Boulevard



7923 Lankershim Boulevard



7945 Lankershim Boulevard



7947 Lankershim Boulevard



7980 Lankershim Boulevard



8004 Lankershim Boulevard



11671 Strathern Street



11647 Strathern Street



11641 Strathern Street



11636 Strathern Street



11635 Strathern Street



11634 Strathern Street



11630 Strathern Street



11626 Strathern Street



11620 Strathern Street



11641 Blythe Street



11637 Blythe Street



11631 Blythe Street



11628 Blythe Street



11627 Blythe Street



11622 Blythe Street



11619 Blythe Street



11616 Blythe Street



11673 Arminta Street



11667 Arminta Street



11665 Arminta Street



11659 Arminta Street



11655 Arminta Street



11649 Arminta Street



11645 Arminta Street



11639 Arminta Street



11633 Arminta Street



11625 Arminta Street



11621 Arminta Street