

**APPENDIX E**

**CULTURAL RESOURCES  
ASSESSMENT**

**This page intentionally left blank**

**CULTURAL RESOURCE ASSESSMENT**

**THE MELROSE TRIANGLE PROJECT**

**CITY OF WEST HOLLYWOOD, LOS ANGELES COUNTY, CALIFORNIA**

**LSA**

July 2006

# CULTURAL RESOURCE ASSESSMENT

## THE MELROSE TRIANGLE PROJECT

CITY OF WEST HOLLYWOOD, LOS ANGELES COUNTY, CALIFORNIA

Submitted to:

City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, California 90069-6216

Prepared by:

Shannon Carmack and Judith Marvin  
LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, California 92614-4731  
(949) 553-0666

LSA Project No. CWH430

### **National Archaeological Data Base Information:**

*Type of Study:* Records Search and Reconnaissance Survey

*Sites Recorded:* none

*USGS Quadrangle:* Beverly Hills 7.5'

*Acreage:* ~ 3.5 acre

*Key Words:* CEQA, California Register Eligible

LSA

July 2006

## TABLE OF CONTENTS

ABSTRACT .....	1
INTRODUCTION.....	3
PROJECT LOCATION AND DESCRIPTION.....	3
SETTING .....	5
NATURAL SETTING.....	5
CULTURAL SETTING.....	6
METHODS.....	8
RECORDS SEARCH .....	8
FIELD SURVEY .....	8
RESEARCH.....	8
RESULTS.....	9
RECORDS SEARCH .....	9
SURVEY.....	9
BUILDING DESCRIPTIONS .....	9
EVALUATIONS .....	10
DISCUSSION .....	12
MANAGEMENT RECOMMENDATIONS .....	12
REFERENCES.....	14

## APPENDIX

A: DPR523 FORMS

## FIGURE

Figure 1: Project Location.....	4
---------------------------------	---

## ABSTRACT

This document reports the results of a cultural resources assessment conducted for the Melrose Triangle project. Under contract to the City of West Hollywood, LSA Associates, Inc. (LSA) conducted the work to identify cultural resources that may be impacted by planned construction activities within the project area. The proposed project is located in the City of West Hollywood, County of Los Angeles, California. The project site consists of a triangular 3.05-acre parcel of land bound by Santa Monica Boulevard to the north, Melrose Avenue to the south, and Almont Drive to the east. LSA conducted the work pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Chapter 2.6, Section 21083.2 (as amended January 1, 1999), and the California Code of Regulations, Title 14, Chapter 3, Article 5, Section 15064.5.

A records search was conducted at the South Central Coastal Information Center, at California State University, Fullerton. No previously recorded archaeological sites were identified within the project area. There are no properties listed on the National Register, California Register, California Historical Landmarks, or the California Points of Historical Interest within one-half mile of the facility. The Historic Properties Directory (HRI 2004) listed 125 properties that have been evaluated for historical significance within a one-half mile radius of the project area. None of these properties were identified within the project area.

On June 2, 2004, LSA archaeologist Shannon Carmack conducted a field survey of the project area. The entire project area is developed and modified from its natural landscape. No archaeological resources were observed during the survey, as there was no ground visibility within the project area. Two buildings within the project area were identified as being older than 50 years in age. These buildings were photographed, recorded, and evaluated for the California Register. One of these buildings appears to be eligible for the California Register.

No archaeological resources were identified through the records search or field survey. However, the project site may contain unknown subsurface archaeological resources. Potentially unique archaeological resources may be located within the project area. Therefore, LSA recommends that monitoring should be conducted during construction to avoid impacts to potentially significant archaeological resources.

One historical resource was identified within the project area. The building located at 9080 Santa Monica Boulevard was constructed in 1928. It is an excellent example of early Streamline Moderne architecture. Demolition of the building would be a significant adverse impact to the project. LSA recommends that proposed project plans change to include preservation of the building. If the building cannot be preserved in place, it is recommended that it be moved to a location where it can be reused or interpreted. If that is impossible, then thoroughly documenting the building similar to Historic American Buildings Survey (HABS) Level 3 standards is recommended prior to initiation of any demolition activities.

If human remains are encountered during ground-disturbing activities, State Health and Safety Code Section 7050.5 requires that no further disturbance may occur until the County Coroner has made a determination of origin and disposition, pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will identify and notify a most likely descendant (MLD). The MLD may inspect the site of the discovery with the permission of the landowner or his or her authorized representative. The MLD shall complete an inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and analysis of human remains and items associated with Native American burials.

## INTRODUCTION

This document reports the results of a cultural resources assessment conducted for the Melrose Triangle project. The proposed project is located in the City of West Hollywood, County of Los Angeles, California. Under contract to the City of West Hollywood (City), LSA Associates, Inc. (LSA) conducted the work to identify cultural resources that may be impacted by planned construction activities within the project area. LSA conducted the work pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Chapter 2.6, Section 21083.2 (as amended January 1, 1999), the California Code of Regulations, Title 14, Chapter 3, Article 5, Section 15064.5, and the City of West Hollywood Cultural Resource Guidelines.

Project personnel included Deborah McLean, a Registered Professional Archaeologist (RPA), who provided oversight for all cultural resource work; Architectural Historian Judith Marvin, who evaluated historic properties; and Shannon Carmack, who surveyed the project area. This report was written by Ms. Marvin and Ms. Carmack.

## PROJECT LOCATION AND DESCRIPTION

The Melrose Triangle is a triangular 3.05-acre parcel of land located within the City of West Hollywood. The project area is bordered by Santa Monica Boulevard to the north, Melrose Avenue to the south, and Almont Drive to the east. Specifically, the project area is located within an unsectioned portion of Township 1 South Range 14 West, San Bernardino Baseline and Meridian, and can be depicted on the USGS *Beverly Hills 7.5* minute topographic quadrangle map (Figure 1).

The project would involve demolition of the existing structures on site and would construct a mixed-use commercial and residential development. Components of the project include retail/commercial, office, residential, and parking uses.



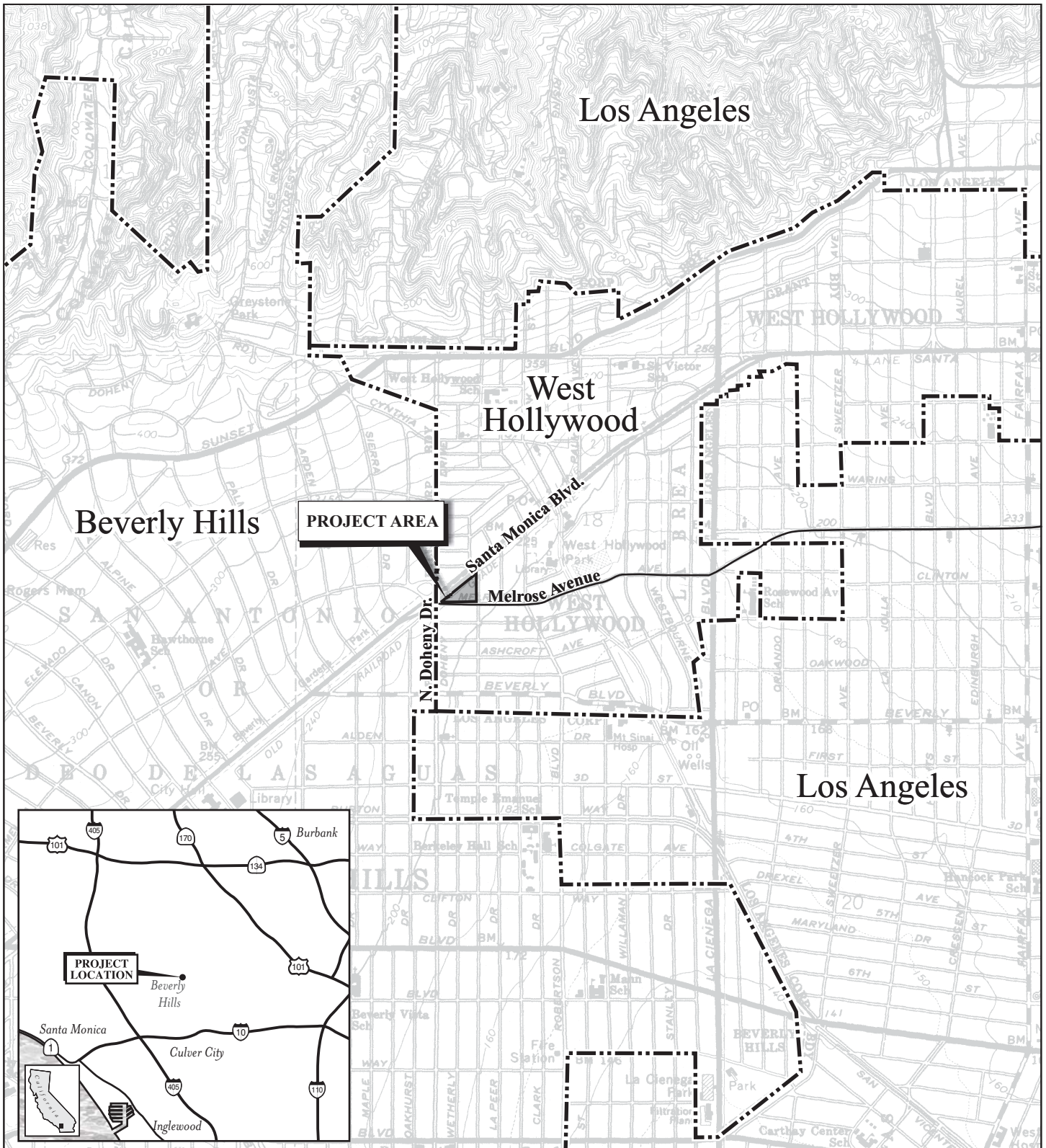
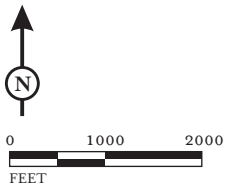


FIGURE 1

LSA

----- - City Boundaries



SOURCE: USGS 7.5' Quads - Beverly Hills & Hollywood, Ca.

Melrose Triangle  
Project Location

## SETTING

### NATURAL SETTING

The project site is generally flat and is located within a developed, urban area of the City of West Hollywood. Three streets border the project site: Santa Monica Boulevard to the north, Melrose Avenue to the south, and Almont Drive to the east. The project site is composed of retail and office buildings and paved surfaces with ornamental vegetation. The area surrounding the project site is composed of residential and retail properties. These buildings appear to vary in age, with approximate construction dates ranging from the 1920s to the present. Beverly Gardens Park is located northwest of the project site across Santa Monica Boulevard.

### Biology

The project site is heavily urbanized and consists primarily of paved surfaces. Biologically, the only vegetation present within the site is ornamental landscaping. Rows of ornamental nonnative street trees are planted in the sidewalks along Santa Monica Boulevard, Almont Drive, and Melrose Avenue. These include Canary Island palm (*Phoenix canariensis*), Chinese elm (*Ulmus parvifolia*), and jacaranda (*Jacaranda acutifolia*). Ornamental trees and shrubs are also planted in small planting areas surrounding the parking lots and entrances of the buildings. The site does not support suitable habitat for any candidate, sensitive, or special status plant or animal species.

### Geology

The project area is located at the northern end of the Peninsular Range geomorphic province, a 900-mile (1,450 km) northwest-southeast trending structural block that extends from the tip of Baja California to the Transverse Ranges and includes the Los Angeles Basin (Norris and Webb 1976). The total width of the province is approximately 225 miles (362 km), with a maximum landbound width of 65 miles (105 km) (Sharp 1976). It contains extensive pre-Cretaceous (> 65 million years ago) igneous and metamorphic rock covered by limited exposures of post-Cretaceous sedimentary deposits.

Specifically, the project area is located in the northern end of the Los Angeles Basin (Basin). The Basin is a relatively flat-lying area at the northern end of the Peninsular Ranges Geomorphic Province. It is located just to the south of the Transverse Ranges Geomorphic province and receives some of its sediments from the Transverse Ranges. The Basin began to be formed during the early Miocene time (26 million years ago) on a continental margin. Up to 10 kilometers (km) of marine to alluvial sediments, ranging in age from the Late Miocene to the present, are deposited in the central portion of the Basin. It is considered to be one of the richest oil and gas bearing provinces in the world.

## CULTURAL SETTING

The Gabrielino Indians were the first inhabitants to the area known today as the City of West Hollywood. The name *Gabrielino* refers to the Uto-Aztecan (Takic) speaking Native Americans who lived throughout the present Los Angeles and Orange County areas and who were historically affiliated with Mission San Gabriel Archangel. Today, some of the Gabrielino prefer to call themselves by their traditional name, *Tong-va* (McCawley 1996). Gabrielino territory included the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers; several smaller intermittent streams in the Santa Monica and Santa Ana Mountains; all of the Los Angeles Basin; the coast from Aliso Creek north to a point between Topanga and Malibu Creeks; and the islands of San Clemente, San Nicolas and Santa Catalina (Kroeber 1925:620-621; Bean and Smith 1978:538; McCawley 1996:3). The current project area is located within Gabrielino territory (Kroeber 1925; Johnson 1962; Bean and Smith 1978; McCawley 1996).

The Gabrielino were hunters and gatherers who used both inland and coastal food resources. They hunted and collected seasonally available food resources and led a semi-sedentary lifestyle, often living in permanent communities along inland watercourses and coastal estuaries. Commonly chosen habitation sites included rivers, streams, and inland watercourses; sheltered coastal bays and estuaries; and the transition zone marking the interface between prairies and foothills (McCawley 1996). The most important factors in choosing a habitation site were the presence of water, a stable food supply, and some measure of protection from flooding. Gabrielino communities located in the interior regions maintained permanent geographical territories or use areas that may have averaged 30 square miles; however, it is unclear whether this pattern also held for the coastal settlements, where food resources may have been more plentiful (White 1963:117; Oxendine 1983:44).

In addition to permanent settlements, the Gabrielino occupied temporary campsites used seasonally for hunting, fishing, and gathering plant foods and shellfish (McCawley 1996:25). Hunting was primarily for rabbit and deer, while collecting included plant foods such as acorns, buckwheat, chía, berries, and fruits. They also established seasonal camps along the coast and near bays and estuaries to gather shellfish and hunt waterfowl (Hudson 1971).

The first western settlers to the area were the Spanish, who used the vast Los Angeles Pueblo holdings to graze sheep and cattle. In 1858, the area was granted to Antonio Jose Rocha as part of the Rancho La Brea land grant. In 1874, this land was acquired by Eugene R. Plummer. He built a six-room farmhouse and barn on the property. The land was used for farming many varieties of fruits and vegetables. Other farmers moved into the area and soon parcels were subdivided for residences (Woodward 1936).

The emergence of the Los Angeles Pacific Railroad in the 1890s brought significant development to the region. This rail line was developed to connect the center of the City to the beaches of Santa Monica. In 1896, the company's top executive, General Moses H. Sherman, purchased 5.56 acres of land in the area, and brought the rail line into the region, along with barns, shops and offices. The community was named "Sherman" in his honor. Sherman became a the main rail yard for the Los Angeles Pacific Railroad (ERHA.org 2004).

The following is taken from Vulcan (2004):

Beginning in the early 1900s, Beverly Hills and Hollywood began to develop into planned communities. Affordable land and the developing film industry ushered in new settlers to these unincorporated areas of Los Angeles. Sherman was a prime location for new development, as it was less urbanized and more affordable than its neighbors.

As noted by a local real estate salesman: “Sherman is especially well suited, being located between Hollywood and Beverly, two of the finest and most rapidly growing suburbs of Los Angeles. Both of these places are peopled by a high class of citizens and are noted for their beautiful homes.”

By the 1920s the community of Sherman came to be known as West Hollywood, forever distinguishing itself from its eastern neighbor. During this period, West Hollywood grew rapidly. The movie industry and the end of Prohibition created a demand for evening entertainment. Nightclubs, businesses, and shopping districts began to emerge along the main thoroughfares.

The steady growth in development continued throughout the 1930s and 1940s. Unlike other urban areas throughout the United States, Los Angeles County was relatively unscathed by the Great Depression. The film industry and the increasing popularity of the automobile were chiefly responsible for this prosperity. The popularity of the electric railroad decreased as the age of the automobile emerged. Santa Monica Boulevard, once lined with the tracks from the Los Angeles Railway, was paved over in 1935, becoming the final extension of Route 66, bringing the road from downtown Los Angeles to the pier at Santa Monica.

By the 1950s the City of West Hollywood was nearly completely developed. Many older buildings, including railroad properties and single-family residences, began to be demolished to make room for new development. The West Hollywood nightlife continued to be a famous attraction. Architecturally, the evening establishments began to mirror the flash styles seen along the Las Vegas Strip. Commercial and residential development was less extreme, with architecture following the Modern Style.

Throughout the following years, West Hollywood continued to grow and attract unique groups of residents. The City of West Hollywood incorporated in 1984. Since incorporation, the city has kept its reputation as a popular spot for tourism and entertainment, as well as becoming famous for its progressive attitudes and commitment to community development.

## METHODS

### RECORDS SEARCH

A records search was conducted at the South Central Coastal Information Center located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within the project area. In addition, the National Register of Historic Places (National Register), California Register of Historic Resources (California Register), California Historical Landmarks, and California Points of Historical Interest were examined. Lastly, the Historic Properties Directory was consulted (HRI 2004). With this knowledge, LSA was able to make an informed assessment of the potential effects of the proposed project on cultural resources and evaluate the kinds of resources that might be expected during the field survey.

### FIELD SURVEY

The purpose of this survey was to identify any cultural resources that may be impacted by the proposed project. This includes any previously unrecorded archaeological resources and/or historical resources that may be located within the project boundaries, as described in the California Code of Regulations, Title 14, Chapter 3, Article 5, Section 15064.5.

The survey consisted of a visual inspection of all areas where ground surface was exposed. An inspection of all the buildings within the project area was also conducted. The buildings were photographed and documented. Architectural Historian Judith Marvin reviewed the photographs and documentation in order to assess the potential impacts of the proposed project to the buildings.

### RESEARCH

The following repositories were contacted in order to identify known historic land uses and to review any research materials pertinent to the project area:

Los Angeles Public Library, City of Los Angeles

Building and Safety Department, City of West Hollywood

Office of the Assessor, Los Angeles County

## RESULTS

### RECORDS SEARCH

Results of the records search indicate that there are no previously recorded archaeological sites located within project boundaries. There are no properties listed on the National Register, California Register, California Historical Landmarks, or the California Points of Historical Interest within a one-half mile radius of the project area. In addition, no properties are listed in the Historic Properties Directory (HRI 2004) that match any of the addresses located within the project boundaries. However, the Historic Properties Directory listed 125 properties that have been evaluated for historical significance within a one-half mile radius of the project area. Seven cultural resource studies and/or reports have been completed for projects that were within one-half mile of the project area. None of these reports include the current project boundaries.

### SURVEY

On June 2, 2004, LSA archaeologist Shannon Carmack completed a field survey of the project area. The project area consists of a relatively flat, triangular parcel of land. No archaeological resources were observed during the field survey. The project area is developed and urbanized, and there was no ground visibility. A total of ten buildings were identified within the project area. Most of these buildings appeared to be constructed during the 1960s to the 1990s. Two buildings were older than 50 years in age: 9080 Santa Monica Boulevard and 633 North Almont Drive (Figure 2). These buildings were photographed and recorded on California Department of Parks and Recreation Primary Record and Building Structure and Object forms (DPRs 523). Architectural Historian Judith Marvin evaluated the buildings for the California Register.

### BUILDING DESCRIPTIONS

#### 9080 Santa Monica Boulevard

This two-story building featuring elements of the Streamline Moderne Style was constructed in 1928. It has a flat roof, clad in tar and gravel, with ledge coping at the roof line. The walls are clad in stucco, which was re-applied during the 1980s. Fenestration consists of a mix of original and modern aluminum frame fixed and casement windows. The first floor of the primary facade consists of a central recessed entry via a modern glass door beneath an aluminum door canopy. This central entrance is flanked by a continuous horizontal band of glass block windows on each side of the facade. The second story of this central portion features vertical bands of aluminum fluting that run from the roof line to the top of the first story door canopy. The second story of the facade has curved corners with glass block windows that continue around the walls. Several alterations to the property have occurred throughout the years, including additions to the southern elevation of the building. In 1981, several glass doors and windows were replaced; a new stucco facade was applied; second-story additions were made; and ceramic tile was added to the facade. The building is situated on a level lot,

at the corner of Melrose Boulevard facing north toward Santa Monica Boulevard. Despite having undergone alterations, the building facade retains its integrity.

### **633 North Almont Drive**

This is a simple one-story brick and stucco building that has been completely remodeled. According to building permit records, in 1950 an existing residence and garage were converted into office buildings. A 1950 Sanborn Fire Insurance map depicts two buildings on the property. In 1985, a portion of one of the buildings was demolished, and some time later the two were joined. The existing building is a simple Modern wood frame building with a rectangular mass. It has stucco and brick veneer walls and a rolled composition clad roof. The primary entrance is on the north elevation through a modern wood door. A band of aluminum frame fixed windows hangs low along the primary facade. There is no fenestration on the east, west, or south elevations. A large bay door is located at the rear of the building, on the southern facade. The building is in fair condition, but it is completely lacking in integrity.

## **EVALUATIONS**

The buildings were evaluated as to their eligibility for listing on the California Register. The State of California administers historic preservation programs through the Office of Historic Preservation in the Resources Agency's Department of Parks and Recreation. The California Register, adopted in 1992, is the "authoritative guide to be used by State and local agencies, private groups, and citizens to identify the State's historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change."<sup>1</sup> State and local agencies may also determine which resources are to be considered in order to comply with CEQA.

The California Register criteria are based on National Register criteria. California properties that meet these criteria may be listed in the California Register. For a property to be eligible for inclusion on the California Register, one of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

If the owner of a historic resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Being listed in or eligible for the California Register does not protect the resource from demolition or alteration, but it does require an environmental review for projects that could have an

---

<sup>1</sup> Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.

effect on these resources. The State *CEQA Guidelines* require that “a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources.”<sup>1</sup>

### **9080 Santa Monica Boulevard**

This two-story building, built in 1928, is one of the earliest local, extant examples of the Streamline Moderne Style. Derived from the detailed and opulent Art Deco Style, Streamline Moderne broke with the architectural tradition of reviving historical styles. Streamline Moderne offered a glimpse of the future, with smooth facades, horizontal bands of windows that often wrapped around corners and uninterrupted horizontal lines. It is unknown for what purpose the building was originally constructed. Between 1951 and 1981 the building was used as a dog hospital, owned and operated by R. Nichol Smith, D.V.M. A garage and residence were located to the rear of the building; these were demolished in 1959 and 1980, respectively. The building is in good condition and retains its integrity on the primary facade. The building appears to be eligible for the California Register under Criterion 3, as a fine example of Streamline Moderne architecture.

### **633 North Almont Drive**

In 1950 this Modern building was converted from a residence and garage into two office buildings. These two building were joined and altered later to form the existing building. Although the building is in good condition, it does not appear to be eligible for listing on the California Register under any of the significance criterion. The building is not associated with any events that have made a significant contribution to the broad patterns of history (Criterion 1), nor is it associated with anyone important to history (Criterion 2). Although the building is in good condition, it is completely lacking in integrity, as there is no visible remnant of the original structures. The building was altered during the 1950s, in the popular Modern Style of architecture. The building is not an outstanding example of Modern architecture (Criterion 3). Last, the building does not have the potential to yield any information important to history (Criterion 4).

---

<sup>1</sup> Title 14 CCR Sec.15064.5(a)(3).



## DISCUSSION

No archaeological resources were identified through the records search or field survey. However, the project site may contain unknown subsurface archaeological resources. Potentially unique archaeological resources in the development areas, if any, could be significantly impacted by the project. As such, monitoring should be conducted during project construction to avoid impacts to potentially significant archaeological resources. The building located at 633 North Almont Drive was determined not eligible for listing on the California Register. Thus, project-related impacts to this building are not considered significant and do not require additional evaluation or mitigation. The building located at 9080 Santa Monica Boulevard appears to be eligible for listing on the California Register under Criterion 3, as it embodies the distinctive characteristics of the Streamline Moderne Style. It is recommended that the building be preserved in place as a rare and early example of this architectural style.

## MANAGEMENT RECOMMENDATIONS

LSA's overall approach to the treatment of potentially adverse project impacts to cultural resources is to recommend first avoiding, then minimizing, and finally mitigating any such impacts. The first recommendation is to develop design solutions that avoid impacting the resource by rerouting construction activities or taking other actions that remove impacting activities from the site area. If such impacts cannot be avoided, LSA recommends developing design solutions that minimize further project impacts by directing activities to the sparsest area of the site or taking other alternatives that will reduce impacts to the extent feasible. Finally, if attempts to avoid and minimize impacts are unsuccessful, LSA recommends mitigating construction impacts to resources through the following methods:

- LSA recommends that the building located at 9080 Santa Monica Boulevard be preserved in place. If the building cannot be preserved in place, it is recommended that it be moved to a location where it can be reused. If that is not possible, then thoroughly documenting the building similar to Historic American Building Survey (HABS) Level 3 is recommended prior to implementing any demolition activities.
- LSA recommends that memorialization of the building should be permanently incorporated into the proposed development of the site. The plans for the new buildings on the site should incorporate some of the character-defining features of the Streamline Moderne style into the design. In addition, a pamphlet that discusses the general history of the project area and the Streamline Moderne style shall be created. The pamphlet shall incorporate the additional research and the HABS photographs taken prior to demolition.
- LSA recommends that a qualified archaeological monitor be present during ground-disturbing activities. Monitoring during construction will allow any archaeological resources that may remain undetected within the project area to be treated appropriately. No human remains are known to exist on the project site. However, monitoring of the project area will reduce impacts related to this issue to less than significant levels.

- If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. If cultural materials are discovered during any excavation, a qualified archaeologist must be notified to assess the significance of such materials.

## REFERENCES

ERHA.org

2004 Pacific Electric Rail Line, Sherman-West Hollywood Line. <http://www.erha.org/pewswh.htm>

Bean, Lowell John and Charles R. Smith

1978 Gabrielino. In R. Heizer ed., *Handbook of North American Indians*, Vol. 8, California, pp. 538-549. Washington D.C.: Smithsonian Institution.

HRI

2004 *Historic Resources Inventory*. On File at the South Central Coastal Information Center, California State University, Fullerton

Hudson, D. Travis

1971 Proto-Gabrielino Patterns of Territorial Organization in Southern Coastal California. *Pacific Coast Archaeological Society Quarterly* 7(2):449-476.

Kroeber, A. L.

1976 *The Handbook of the Indians of California*. Reprinted. Dover Publications, New York. Originally published in 1925, Bulletin 78, Bureau of American Ethnology, Smithsonian Institution, Washington, D. C.

McCawley, William

1996 *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, California: Malki Museum Press and Ballena Press.

Oxendine, Joan

1983 *The Luiseño Village During the Late Prehistoric Era*. Ph.D. Dissertation, University of California, Riverside.

U. S. Geological Survey (USGS)

1966 *Beverly Hills 7.5' Quadrangle*. Edited and photorevised in 1994. U. S. Geological Survey, Denver, Colorado, 80255.

White, Raymond C.

1963 Luiseño Social Organization. University of California Publications in American Archaeology and Ethnology 48(2):91-194

Woodward, Lois Ann

1936 *Plummer Park registered Landmark #160*. California Historical Landmark Series. Edited by Vernon Aubrey Neashan. State of California, Department of Natural Resources Division of Parks. Berkley, California. On file, South Central Coastal Information Center, California State University, Fullerton.

Vulcan, Robert

2004 West Hollywood's History. WeHo.org <http://weho.org>

**APPENDIX**  
**DPR523 FORMS**

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **6Z**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) 9056-9060 Santa Monica Boulevard

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:** Not for Publication  **Unrestricted** \*a. County Los Angeles and

\*b. USGS 7.5' quad Beverly Hills Date 1966/1994 T 1S ; R 14W ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; SB B.M.

c. Address 9056-9060 Santa Monica Boulevard City West Hollywood ZIP 90069

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Santa Monica Boulevard between Almont and Melrose

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 This 3-story commercial/retail building was constructed in phases between 1959 and 1962 in the Mid-Century Modern style of architecture. It is rectangular in plan with a flat roof and stucco siding. The ground floor is divided into 11 storefronts, and what would be the 12<sup>th</sup> storefront is instead a portal through the building to a parking lot. Each storefront is characterized by a painted aluminum and glass storefront, modestly landscaped with a low concrete planter bearing shrubbery. A concrete block screen supported by a metal frame blocks the 2<sup>nd</sup> and 3<sup>rd</sup> floors from view. The screen, which bears a repeating "starburst" pattern, replaced a gold anodized aluminum screen accented with multicolored mosaic tiles. Fenestration on the upper floors of the building includes aluminum horizontal-sliding windows set flush with the wall with no trim. The primary entrance is set at the center of the front façade, through a aluminum and glass storefront recessed beneath the upper stories, trimmed with a terrazzo floor. A second entrance is located in the right 1/3<sup>rd</sup> of the building, and leads completely through to the parking lot behind the building. Two external stairwells with terrazzo covered risers are located on the front façade next to the entrances, but are mostly obscured by the screen. A mechanical room is located on the roof at the center of the building. Due to the replacement of the original screen with a concrete block wall, the building no longer retains integrity.

**\*P3b. Resource Attributes:** (List attributes and codes) HP06- 1-3 Story Commercial Building

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

**P5a.** Photo or drawing (Photo required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
 (View, data, accession #)  
View to the Southwest, 2/28/11

**\*P6. Date Constructed/Age and Sources:** 1959-1962  
 Historic  Prehistoric  
 Both  Assessor

**\*P7. Owner and Address:**  
 not known

**\*P8. Recorded by:** (Name, affiliation, and address):  
 Tanya Sorrell  
 LSA Associates, Inc.  
 1500 Iowa Avenue, Suite 200  
 Riverside, California 92507

**\*P9. Date recorded:** 3/17/2011

**\*P10. Survey Type:** Intensive



**\*P11. Report citation:** Sorrell, Tanya. Supplemental Historic Resources Assessment for the Melrose Triangle Project, 3/17/2011.

**Attachments:**  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record

State of California ● The Resources Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Page 2 of 3 NRHP Status Code 6Z \*Resource Name or #: (Assigned by recorder) 9056-9060 Santa Monica Boulevard

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** Retail/Commercial **B4. Present Use:** Retail/Commercial

**\*B5. Architectural Style:** Mid Century Modern

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
 Built 1959-1962, metal and mosaic tile screen replaced with concrete block (date unknown)

**\*B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

**\*B8. Related Features:** 9021 Melrose, Parking garage at 607 North Almont

**B9a. Architect:** B.A. Berkus & Associates **B9b. Builder:** D.G.S. Building Company

**\*B10. Significance: Theme** Mid Century Modern Architecture **Area** West Hollywood

**Period of Significance** 1959 **Property Type** Commercial Building **Applicable Criteria** N/A

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

Under Criterion A/1, the building is not associated with any significant events in local, state, or national history. Under Criterion B/2, the building is not associated with any individuals who are notable in local, state, or national history. Under Criterion C/3, the building is all significantly altered and is not a distinctive example of an architectural style or type, and is not recognizable as the work of a master. Although the office/retail complex at 9056-9060 Santa Monica/9021 Melrose was designed by B.A. Berkus & Associates, it has been significantly altered since it was designed. Most notably, the replacement of the original gold-anodized aluminum and mosaic tile screen with concrete blocks completely compromised the integrity of the original design, and the storefront alteration on 9021 Melrose is also changed from its original appearance. For the same reasons, the building does not appear eligible for designation as a City of West Hollywood Landmark, and should not be considered a historical resource for the purposes of CEQA. (see continuation sheet)

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

**\*B12. References:** "Completion of three buildings noted." Los Angeles Times, February 4, 1962.

**B13. Remarks:** \_\_\_\_\_

**\*B14. Evaluator:** \_\_\_\_\_ **\*Date of Evaluation:** \_\_\_\_\_

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3\*Resource Name or #: (Assigned by recorder) 9056-9060 Santa Monica Boulevard\*Recorded by Tanya Sorrell\*Date: 3/17/2011 Continuation Update

**B10: Significance (continued) Property History.** County Assessor's Records indicate that the parcel for this property was developed between 1959 and 1961, along with the office building at 9021 Melrose Avenue. According to an article in the *Los Angeles Times* finishing touches on both buildings had just been completed by February 1962. It was developed by D.G.S Building Company, with B.A. Berkus & Associates as the architect. In the article, D.G.S. reported that it had already leased 55% of the space in the building. Originally, the façade featured a gold-anodized aluminum screen accented with colorful mosaic tiles, this was replaced with patterned concrete block at some later date. A parking deck at 607 North Almont was also completed for the development in 1962.

**Barry Berkus, A.I.A.** This office/retail complex was designed by B.A. Berkus & Associates, a firm founded by architect Barry Berkus early in his career. Berkus began his design career as an intern in the office of William F. Cody, a notable architect of the Mid-Century Modern movement who designed several landmark residential and commercial properties in Palm Springs. Berkus began designing on his own at 25, and by the late 1950s had started Berkus & Associates in Los Angeles.<sup>1</sup> He designed the Park Imperial South Condominiums in 1961 in Palm Springs, which employed a folded plate roof and many other hallmarks of Palm Springs Modern design. The complex at Santa Monica and Melrose was one of Berkus' firm's earlier commissions. In the 1960s and 70s Berkus expanded his practice dramatically, taking on scores of residential and commercial projects, including model homes for the Irvine Company's Tustin Meadows, Lawrence Weinburg's Kingspark development in Simi Valley, and planned communities near Yokohama, Japan.<sup>2</sup> From the 1960s to the present Berkus has staffed offices in New York, Los Angeles, Irvine, San Francisco, Chicago, Atlanta, Washington, D.C., Miami, Kuala Lumpur and Tokyo. Berkus continues to practice from his office in Santa Barbara as B3 Architects and Berkus Design Group.<sup>3</sup>

1 Heinitz, Randy. "Palm Springs Modernism Week Home Tour Featured Architect Barry Berkus" Palm Springs Landmark Examiner, 2/20/2011. <http://www.examiner.com/landmarks-in-palm-springs/palm-springs-modernism-week-home-tour-featured-architect-barry-berkus#ixzz1GuU2RAc6> Accessed 3/17/2011.

2 *Los Angeles Times*. 1/28/1968, 10/10/1971.

3 Barry Berkus personal website. <http://barryberkus.com/about.html> Accessed 3/17/2011.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code **6Z**

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 9021 Melrose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles and  
\*b. USGS 7.5' quad Beverly Hills Date 1966/1994 T 1S ; R 14W ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; SB B.M.  
c. Address 9021 Melrose City West Hollywood ZIP 90069  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE / \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This three story commercial/retail building was constructed between 1959 and 1962 in the Mid-Century Modern style. It has a rectangular massing with a flat roof and stucco siding. The front façade is screened by horizontal bands of metal mesh, divided vertically by metal beams. The ground floor features a two-story glass storefront trimmed with wood (heavily altered) and a portal to a parking lot behind the building. Fenestration includes aluminum horizontal sliding windows on the rear elevation and aluminum sliders and panels of aluminum sliding and fixed windows on the front behind the screen. The building has sustained significant alterations, including complete remodeling of the storefront, and no longer retains integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP06- 1-3 Story Commercial Building

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:  
(View, data, accession #)  
View to the North, 2/28/11  
\*P6. Date Constructed/Age and Sources: 1959-1962  
 Historic  Prehistoric  
 Both  Assessor



\*P7. Owner and Address:  
not known  
\*P8. Recorded by: (Name, affiliation, and address):  
Tanya Sorrell  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, California 92507  
\*P9. Date recorded: 3/17/2011  
\*P10. Survey Type: Intensive

\*P11. Report citation: Sorrell, Tanya. Supplemental Historic Resources Assessment for the Melrose Triangle Project, 3/17/2011.

Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record

State of California • The Resources Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Page 2 of 3 NRHP Status Code 6Z \*Resource Name or #: (Assigned by recorder) 9021 Melrose Avenue

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** Retail/Commercial **B4. Present Use:** Retail/Commercial

**\*B5. Architectural Style:** Mid Century Modern

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
 Built 1959-1962, metal and mosaic tile screen replaced with concrete block (date unknown)

**\*B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

**\*B8. Related Features:** 9056-9060 Santa Monica, Parking garage at 607 North Almont

**B9a. Architect:** B.A. Berkus & Associates **B9b. Builder:** D.G.S. Building Company

**\*B10. Significance: Theme** Mid Century Modern Architecture **Area** West Hollywood

**Period of Significance** 1959 **Property Type** Commercial Building **Applicable Criteria** N/A

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

Under Criterion A/1, the building is not associated with any significant events in local, state, or national history. Under Criterion B/2, the building is not associated with any individuals who are notable in local, state, or national history. Under Criterion C/3, the building is significantly altered and is not a distinctive example of an architectural style or type, and is not recognizable as the work of a master. Although the office/retail complex at 9056-9060 Santa Monica/9021 Melrose was designed by B.A. Berkus & Associates, it has been significantly altered since it was designed. Most notably, the replacement of the original gold-anodized aluminum and mosaic tile screen with concrete blocks completely compromised the integrity of the original design, and the storefront alteration on 9021 Melrose is also changed from its original appearance. For the same reasons, the building does not appear eligible for designation as a City of West Hollywood Landmark, and should not be considered a historical resource for the purposes of CEQA. (see continuation sheet)

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

**\*B12. References:** "Completion of three buildings noted." Los Angeles Times, February 4, 1962.

**B13. Remarks:** \_\_\_\_\_

**\*B14. Evaluator:** \_\_\_\_\_ **\*Date of Evaluation:** 03/18/2011

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3\*Resource Name or #: (Assigned by recorder) 9021 Melrose Avenue\*Recorded by Tanya Sorrell\*Date: 3/17/2011 Continuation Update

**B10: Significance (continued) Property History.** County Assessor's Records indicate that the parcel for this property was developed between 1959 and 1961, along with the office building at 9021 Melrose Avenue. According to an article in the *Los Angeles Times* finishing touches on both buildings had just been completed by February 1962. It was developed by D.G.S Building Company, with B.A. Berkus & Associates as the architect. In the article, D.G.S. reported that it had already leased 55% of the space in the building. Originally, the façade featured a gold-anodized aluminum screen accented with colorful mosaic tiles, this was replaced with patterned concrete block at some later date. A parking deck at 607 North Almont was also completed for the development in 1962.

**Barry Berkus, A.I.A.** This office/retail complex was designed by B.A. Berkus & Associates, a firm founded by architect Barry Berkus early in his career. Berkus began his design career as an intern in the office of William F. Cody, a notable architect of the Mid-Century Modern movement who designed several landmark residential and commercial properties in Palm Springs. Berkus began designing on his own at 25, and by the late 1950s had started Berkus & Associates in Los Angeles.<sup>1</sup> He designed the Park Imperial South Condominiums in 1961 in Palm Springs, which employed a folded plate roof and many other hallmarks of Palm Springs Modern design. The complex at Santa Monica and Melrose was one of Berkus' firm's earlier commissions. In the 1960s and 70s Berkus expanded his practice dramatically, taking on scores of residential and commercial projects, including model homes for the Irvine Company's Tustin Meadows, Lawrence Weinburg's Kingspark development in Simi Valley, and planned communities near Yokohama, Japan.<sup>2</sup> From the 1960s to the present Berkus has staffed offices in New York, Los Angeles, Irvine, San Francisco, Chicago, Atlanta, Washington, D.C., Miami, Kuala Lumpur and Tokyo. Berkus continues to practice from his office in Santa Barbara as B3 Architects and Berkus Design Group.<sup>3</sup>

1 Heinitz, Randy. "Palm Springs Modernism Week Home Tour Featured Architect Barry Berkus" Palm Springs Landmark Examiner, 2/20/2011. <http://www.examiner.com/landmarks-in-palm-springs/palm-springs-modernism-week-home-tour-featured-architect-barry-berkus#ixzz1GuU2RAc6> Accessed 3/17/2011.

2 *Los Angeles Times*. 1/28/1968, 10/10/1971.

3 Barry Berkus personal website. <http://barryberkus.com/about.html> Accessed 3/17/2011.

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **6Z**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) 617 North Almont Drive

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: Not for Publication  Unrestricted \*a. County Los Angeles and

\*b. USGS 7.5' quad Beverly Hills Date 1966/1994 T 1S ; R 14W ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; SB B.M.

c. Address 617 North Almont Drive City West Hollywood ZIP 90069

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

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

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

This three story commercial/retail building was constructed between 1959 and 1962 in the Mid-Century Modern style. It has a rectangular massing with a flat roof and stucco siding. The front façade is screened by horizontal bands of metal mesh, divided vertically by metal beams. The ground floor features a two-story glass storefront trimmed with wood (heavily altered) and a portal to a parking lot behind the building. Fenestration includes aluminum horizontal sliding windows on the rear elevation and aluminum sliders and panels of aluminum sliding and fixed windows on the front behind the screen. The building has sustained significant alterations, including complete remodeling of the storefront, and no longer retains integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP06- 1-3 Story Commercial Building

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo:  
(View, data, accession #)

*View to the west, 2/28/11*

\*P6. Date Constructed/Age and Sources: 1958

Historic  Prehistoric  
 Both  Assessor

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address):  
Tanya Sorrell  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 3/17/2011

\*P10. Survey Type: Intensive



\*P11. Report citation: Sorrell, Tanya. Supplemental Historic Resources Assessment for the Melrose Triangle Project, 3/17/2011.

Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record

State of California ● The Resources Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Page 2 of 2 NRHP Status Code 6Z \*Resource Name or #: (Assigned by recorder) 617 North Almont Drive

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** Retail/Commercial **B4. Present Use:** Retail/Commercial

\***B5. Architectural Style:** Mid Century Modern

\***B6. Construction History:** (Construction date, alterations, and date of alterations)  
 Built 1959-1962, metal and mosaic tile screen replaced with concrete block (date unknown)

\***B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

\***B8. Related Features:** \_\_\_\_\_

**B9a. Architect:** none **B9b. Builder:** unknown

\***B10. Significance: Theme** Post WWII Commercial Development **Area** West Hollywood

**Period of Significance** 1958 **Property Type** Commercial Building **Applicable Criteria** N/A

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

Under Criterion A/1, the building is not associated with any significant events in local, state, or national history. Under Criterion B/2, the building is not associated with any individuals who are notable in local, state, or national history. Under Criterion C/3, the building is significantly altered and is not a distinctive example of an architectural style or type, and is not recognizable as the work of a master. For the same reasons, the building does not appear eligible for designation as a City of West Hollywood Landmark, and should not be considered a historical resource for the purposes of CEQA.

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

\***B12. References:** "Completion of three buildings noted." Los Angeles Times, February 4, 1962.

**B13. Remarks:** \_\_\_\_\_

\***B14. Evaluator:** \_\_\_\_\_ **\*Date of Evaluation:** 03/18/2011

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## MEMORANDUM

DATE: April 22, 2008

TO: Jory Phillips, City of West Hollywood

FROM: Lisa Williams, LSA Associates, Inc.

SUBJECT: Melrose Triangle Project – Supplementary Research (CWH430)

In July 2006, LSA Associates, Inc. (LSA) prepared a cultural resources report for the Melrose Triangle Project, located on a 3.05-acre triangular parcel at the corner of Santa Monica Boulevard and Melrose Avenue in the City of West Hollywood, California. In the report, Architectural Historians Judith Marvin and Shannon Carmack found that the building at 9080 Santa Monica Avenue appeared eligible for the California Register of Historical Resources (California Register) at the local level under Criterion 3 as a good example of the Streamline Moderne style. When they recorded the building, they determined that the building was constructed in 1928, which would be very early for the architectural style.

On January 28, 2008, the West Hollywood Historic Preservation Commission asked LSA to conduct further research on the building to confirm the date of construction and determine whether later alterations influenced its architectural style. Architectural Historian Tanya Sorrell conducted this research in April 2008.

Research consisted of a review of Sanborn Fire Insurance Maps, City Directories, the *Los Angeles Times* historical index, and Los Angeles County Assessor's Maps for information related to the subject property. These sources revealed new information related to the construction of the building and the nature of later alterations.

According to a *Los Angeles Times* article dated March 4, 1928, veterinarian Eugene C. Jones obtained a building permit for the construction of a veterinary clinic at 9088 Santa Monica Avenue for \$16,000, which was the former address of the building at 9080 Santa Monica Avenue.<sup>1</sup> Although the architectural style of the building was not indicated in the article, architect/builder Frank F. Rasche designed the 1928 building.<sup>2</sup> In 1938, Jones obtained another permit to make \$30,000 worth of alterations to his veterinary clinic.<sup>3</sup> These dates were confirmed by a review of Los Angeles County Assessor's maps, which recorded the first improvement on the property in 1929 (which often means it was constructed the year before) and recorded a \$1,000 jump in the value of improvements to the property in 1939.<sup>4</sup>

<sup>1</sup> Sanborn Fire Insurance Maps 1906–1950, volume 20, sheet 2047; Los Angeles City Directory, 1936; *Los Angeles Times*, "All Southland Building Gains," 3/4/1928. Available online, Los Angeles Public Library.

<sup>2</sup> *Los Angeles Times*. "Hospital for Pets Will Open," 8/29/1928.

<sup>3</sup> *Los Angeles Times*. "Improvements Total Cost of \$50,000," 5/1/1938.

<sup>4</sup> Los Angeles County Assessor's Maps 1925–1931 and 1932–1946, MB 446, page 22.

To design the alterations, Jones hired the firm of Wurdeman and Becket, the architects who had a few years earlier in 1935 entered the winning design for the Pan-Pacific Auditorium. The Pan-Pacific Auditorium, which was destroyed by fire in 1989, was considered by architectural historians to be one of the best examples of the Streamline Moderne style in Los Angeles<sup>5</sup>. Wurdeman and Becket won several commissions after the Pan-Pacific Auditorium, including Tilford's Restaurant (1947, now a Metro office), Bullocks Pasadena (1947), Buffum's Department Store (1949), and several residences.<sup>6</sup> After Wurdeman's death in 1949, Welton Becket went on to design several landmark commercial and institutional buildings in the post-World War II era, including UCLA Medical Center (1953), LAPD Parker Center (1955), the Capitol Records Tower (1956), the LAX Theme Building (1961), and the Cinerama Dome in Hollywood (1963).<sup>7</sup>

This new information confirms that the building at 9080 Santa Monica Avenue was originally constructed in 1928 but was remodeled in 1938 to reflect the Streamline Moderne style it has today. Furthermore, research revealed that the building is an intact early example of the work of Walter Wurdeman and Welton Becket, notable Los Angeles architects whose work included many important examples of Mid-Century Modern architecture. LSA's earlier determination that the building appears eligible for the California Register under Criterion 3 is broadened to include association with the work of master. A Department of Parks and Recreation (DPR) Update form contains this new information and is appended to this memo. After the City accepts this memo, the DPR update form will be sent to the South Central Coastal Information Center at California State University, Fullerton.

---

<sup>5</sup> Whiffen, Marcus. *American Architecture since 1780*. MIT Press, 1992.

<sup>6</sup> ArchitectDB, firm search: "Wurdeman and Becket." Database hosted by University of Washington, 2005. <https://digital.lib.washington.edu/php/architect/index.html>.

<sup>7</sup> Hess, Alan. "Built by Becket." In *Los Angeles Forum for Architecture and Design*. Adapted from remarks delivered at "Built by Becket: Centennial Celebration," March 4, 2003, organized/hosted by the LA Conservancy Modern Committee, and previously published in the accompanying catalog / driving guide.

## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 9080 Santa Monica Boulevard\*Recorded by Tanya Rathbun Sorrell, M.A., LSA Associates, Inc. \*Date: 4/21/2008 Continuation  Update

**Statement of Significance:** According to a *Los Angeles Times* article dated March 4, 1928, veterinarian Eugene C. Jones obtained a building permit for the construction of a veterinary clinic at 9088 Santa Monica Avenue for \$16,000, which was the former address of the building at 9080 Santa Monica Avenue. Although the architectural style of the building was not indicated in the article, architect/builder Frank F. Rasche designed the 1928 building. In 1938, Jones obtained another permit to make \$30,000 worth of alterations to his veterinary clinic. These dates were confirmed by a review of Los Angeles County Assessor's maps, which recorded the first improvement on the property in 1929 (which often means it was constructed the year before) and recorded a \$1,000 jump in the value of improvements to the property in 1939.

To design the alterations Jones hired the firm of Wurdeman and Becket, the architects who had a few years earlier in 1935 won the commission to design the Pan-Pacific Auditorium (ibid, architecture book). The Pan-Pacific Auditorium, which was destroyed by fire in 1989, was considered by many architectural historians to be one of the best examples of the Streamline Moderne style in Los Angeles. Wurdeman and Becket won several commissions after the Pan-Pacific Auditorium, including Tilford's Restaurant (1947, now a Metro office), Bullocks Pasadena (1947), Buffum's Department Store (1949), and several residences. After Wurdeman's death in 1949, Welton Becket went on to design several landmark commercial and institutional buildings in the post-World War II era, including UCLA Medical Center (1953), LAPD Parker Center (1955), the Capitol Records Tower (1956), the LAX Theme Building (1961), and the Cinerama Dome in Hollywood (1963).

This new information confirms that the building at 9080 Santa Monica Avenue was originally constructed in 1928 but was remodeled in 1938 to reflect the Streamline Moderne style it has today. Furthermore, research revealed that the building is an intact early example of the work of Walter Wurdeman and Welton Becket, notable Los Angeles architects whose work included many important examples of Mid-Century Modern architecture. LSA's earlier determination that the building appears eligible for the California Register under Criterion 3 is broadened to include association with a notable architect.

**References:**

ArchitectDB, firm search: "Wurdeman and Becket." Database hosted by University of Washington, 2005.  
<https://digital.lib.washington.edu/php/architect/index.html>

Hess, Alan. "Built by Becket." In *Los Angeles Forum for Architecture and Design*. Adapted from remarks delivered at "Built by Becket: Centennial Celebration," March 4, 2003, organized/hosted by the LA Conservancy Modern Committee, and previously published in the accompanying catalog/driving guide.

Los Angeles City Directory, 1936

Los Angeles County Assessor Maps 1925-1931 and 1932-1946, MB 446, page 22

*Los Angeles Times*, "All Southland Building Gains," 3/4/1928.

*Los Angeles Times*. "Hospital for Pets Will Open," 8/29/1928.

*Los Angeles Times*. "Improvements Total Cost of \$50,000," 5/1/1938.

Sanborn Fire Insurance Maps 1906-1950, volume 20, sheet 2047.

Whiffen, Marcus. *American Architecture since 1780*. MIT Press, 1992.



**PALEONTOLOGICAL RESOURCE  
ASSESSMENT FOR THE  
MELROSE TRIANGLE PROJECT**

**LOS ANGELES COUNTY, CALIFORNIA**

**LSA**

January 2005

**PALEONTOLOGICAL RESOURCE  
ASSESSMENT FOR THE  
MELROSE TRIANGLE PROJECT**

**CITY OF WEST HOLLYWOOD  
LOS ANGELES COUNTY, CALIFORNIA**

Submitted to:

City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, California 90069

Prepared by:

Brooks R. Smith, LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, California 92614-4731  
(949) 553-0666

LSA Project No. CWH430

**Data Base Information:**

*Type of Study:* Records Search, Survey

*Sites Recorded:* None

*USGS Quadrangle:* Beverly Hills 7.5'

*Survey Area:* 3 Acres

*Key Words:* Pleistocene fossils

**LSA**

January 2005

## TABLE OF CONTENTS

ABSTRACT .....	II
INTRODUCTION .....	1
METHODS .....	3
RESULTS .....	4
DISCUSSION .....	6
RECOMMENDATIONS .....	8
REFERENCES .....	10

### FIGURES

Figure 1: Project Location .....	2
----------------------------------	---

## ABSTRACT

LSA Associates, Inc. (LSA) completed a paleontological assessment of the Melrose Triangle project located in the City of West Hollywood, California. The purpose of the assessment is to determine whether paleontological resources are present within the project area, and if so, to assess their importance and to recommend mitigation measures to reduce potential impacts to levels that are less than significant, as required by the California Environmental Quality Act (CEQA) Section 15064.5. Work was also conducted in accordance with paleontological mitigation guidelines developed by the Society of Vertebrate Paleontology (SVP 1995). A locality search and field survey were conducted for the project area in June and July of 2004.

No paleontological material was observed during the field survey. The entire project area is developed, and landscaped ground visibility within the project area was very limited. Review of geologic maps shows that older alluvial sediments underlie the project area. Literature review indicates that fossils have been recovered from similar sediments, and the potential exists to encounter fossils whenever these sediments are encountered. Therefore, LSA recommends that a Paleontological Resources Impact Mitigation Program (PRIMP) be implemented and followed. The PRIMP shall include, but not be limited to, the following: paleontological monitoring of ground-disturbing activities for depths of ten feet or greater below the surface; preparation of any collected specimens to the point of identification; curation of specimens to a museum or similar institution; and preparation of a mitigation report documenting any findings.

## INTRODUCTION

LSA has been contracted by the City of West Hollywood to conduct a paleontological resource assessment of the Melrose Triangle project located in the City of West Hollywood, Los Angeles County, California. The purpose of the study is to determine whether paleontological resources are present, and if so, to assess their importance and to recommend mitigation measures to reduce potential impacts to levels that are less than significant, as required by CEQA Section 15064.5. CEQA Section 15064.5 states that a project may have a significant effect on the environment if the project may cause substantial adverse change to a historic, archaeological, or paleontological resource. An impact to paleontological resources is considered significant if it can be reasonably argued that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

The Melrose Triangle project is within the corporate boundary of the City of West Hollywood. It consists of a triangular-shaped 2.7 (net) acre parcel of land bounded on the east by North Almont Drive, on the south by Melrose Avenue, and on the northwest by Santa Monica Boulevard. Specifically, it is located within an unsectioned portion of Township 1 South, Range 14 West, as found on the *Beverly Hills 7.5'* topographic quadrangle map (Figure 1). The proposed project involves demolition of the existing structures on site and the construction of two buildings, with up to six stories above ground and five levels below ground. Components of the project include retail/commercial, residential, storage, and parking uses. As the current development is above ground with the exception of the existing parking structure, the proposed five levels of below-ground construction will result in extensive below ground excavation.

The field survey was conducted on June 2, 2004, by LSA archaeologist Shannon Carmack; LSA paleontologist Brooks Smith prepared the report.

All work was completed in accordance with paleontological mitigation guidelines developed by the Society of Vertebrate Paleontology (SVP) (SVP 1995). Please note that this report serves only as documentation of the paleontological findings for the project area and in no way represents a geological assessment. Therefore, this report should not be used as such.

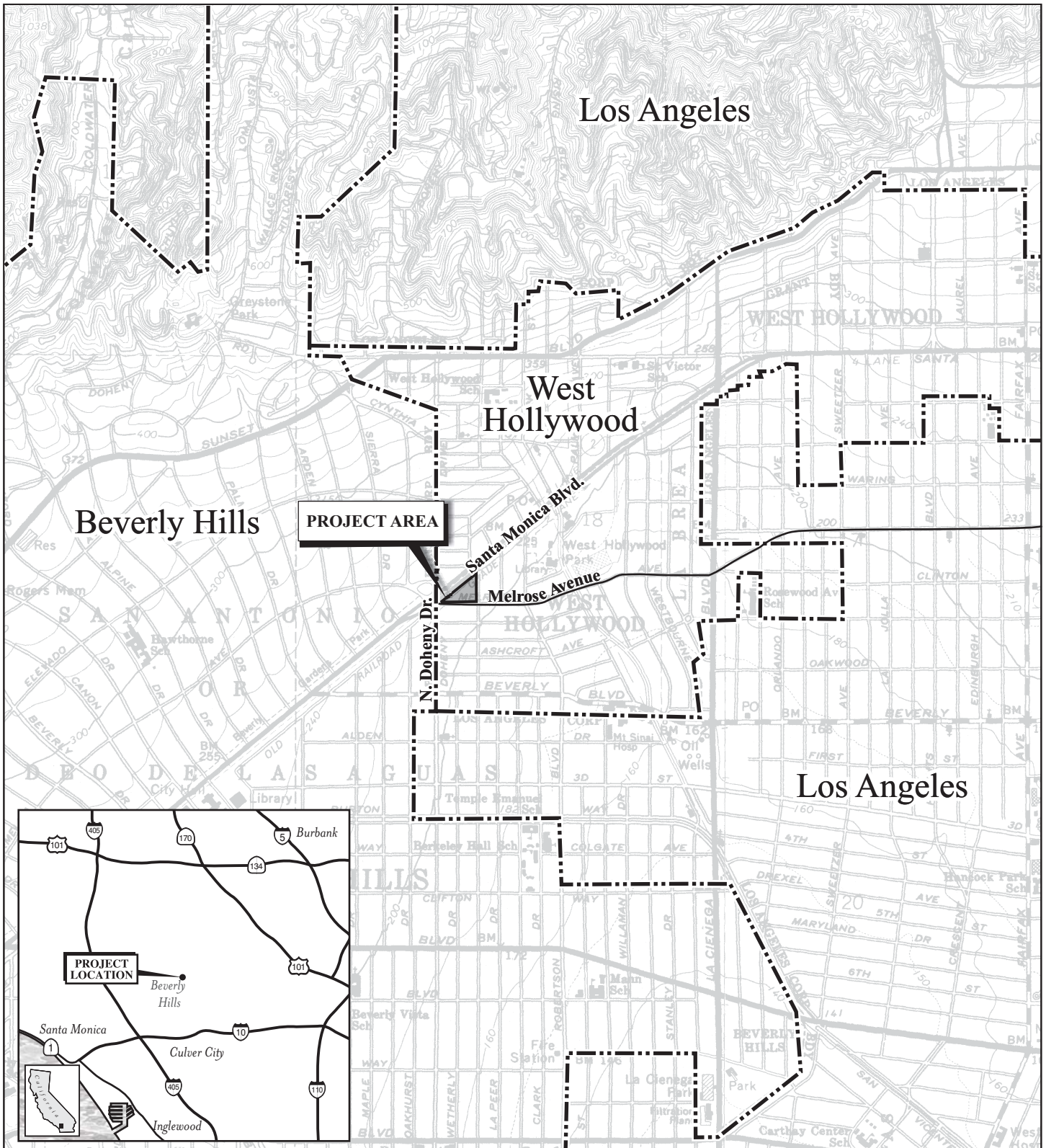
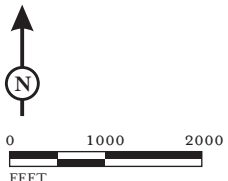


FIGURE 1

LSA

----- - City Boundaries



SOURCE: USGS 7.5' Quads - Beverly Hills & Hollywood, Ca.

I:\CWH1102\G\Location.cdr (2/8/12)

Melrose Triangle  
Project Location

## METHODS

### LOCALITY SEARCH

A paleontological locality search was conducted through geological references and paleontological records maintained at LSA. It included a review of the area geology, any known paleontological resources recovered from the surrounding area, and the geologic formations that will likely be encountered during excavation activities.

The purpose of the locality search was to establish the status and extent of previously recorded paleontological resources within and adjacent to the project area. With this knowledge, LSA could make an informed assessment of the potential effects of the proposed project on paleontological resources and evaluate the kinds of fossils that might be uncovered during ground-disturbing activities.

### FIELD METHODS

The survey consisted of a visual inspection of exposed soil and ground surfaces. As most of the area is developed, the survey consisted of looking for and examining exposed soil in planter and landscaped areas. If any resources were located in situ, the surveyor was prepared to assess the find for significance and, if necessary, document it. If the find was deemed to be significant, the surveyor was instructed to note its location with a Garmin Global Positioning System (GPS) unit. The use of GPS units allows localities to be quickly and accurately plotted on a standard 7.5' topographical map. The surveyor was also instructed to fill out a Fossil Locality Sheet that contains important information such as field number of the locality; tentative identification of the find; description of the sediments; formation name; location of the find within the project; GPS information; and elevation.

The purpose of this survey was to identify any paleontological resources that may be impacted by the proposed project. In this way LSA could document and collect paleontological remains prior to the beginning of ground-disturbing activities and locate areas within the project that might contain abundant remains.

## RESULTS

### LOCALITY SEARCH

The results of the locality search indicate that the Melrose Triangle project is located at the northern end of the Peninsular Range geomorphic province, a 900-mile (1,450 km) northwest-southeast trending structural block that extends from the tip of Baja California to the Transverse Ranges and includes the Los Angeles Basin (Norris and Webb 1976). The total width of the province is approximately 225 miles (362 km), with a maximum landbound width of 65 miles (105 km) (Sharp 1976). It contains extensive pre-Cretaceous (> 65 million years ago) igneous and metamorphic rock covered by limited exposures of post-Cretaceous sedimentary deposits.

Specifically, the project is located in the northern end of the Los Angeles Basin (L. A. Basin). The L. A. Basin is a relatively flat-lying area at the northern end of the Peninsular Ranges Geomorphic Province. It is located just to the south of the Transverse Ranges Geomorphic province, and receives some of its sediments from the Transverse Ranges. The L. A. Basin began to be formed during the early Miocene time (26 million years ago) on a continental margin. Up to 10 kilometers (km) of marine to alluvial sediments, ranging in age from the Late Miocene to the present, are deposited in the central portion of the L. A. Basin. It is considered to be one of the richest oil and gas bearing provinces in the world.

Within the project area, Yerkes and Graham (1997) recorded one geologic unit, Quaternary older alluvium and Rogers (1966) recorded Pleistocene non-marine sediments. Both of these sediment types are essentially the same thing and represent alluvial sediments that are between 5,000 to 10,000 years old. Alluvium is a geologically recent deposit of gravel, sand, silt, or mud that was deposited by flowing water in a stream or river. It is found along old and active stream and river drainages and is usually loosely consolidated. Sand grains are generally sub-angular to sub-rounded, while the gravels and cobbles are rounded to well rounded. Color can vary from grays to yellowish brown to reddish-brown.

During construction of the Metro Red Line Project in Los Angeles in the late 1990s, Landers (2000) reports that Pleistocene fossils of horse, bison, mastodon, ground sloth, and wood were recovered from the older alluvial sediments. In addition, Late Miocene marine shale containing marine fish, invertebrates, and plants was recovered beneath the older alluvium in some areas of the metro line excavation. The Metro Red Line system is located approximately four to five miles to the east of the Melrose Triangle. The famous La Brea Tar Pits are located two miles to the east and represents one of the most diverse Pleistocene fossil assemblages in the world.

Fossils are known in excavations within the L. A. Basin for roads, housing developments, and quarries (Miller 1971; Conkling 1988; Jefferson 1991a and 1991b). Remains of Rancholabrean type animals such as elephants, horses, bison, camels, saber tooth cats, deer, and sloths are known from these activities. There is a potential for these types of fossils in all older alluvial deposits. In addition, fossils from older, upstream formations often are redeposited in these sediments. Based on Miller



(1971), it appears that most fossils located within alluvial sediments within the L. A. Basin begin to occur at depths below 10 feet.

## **FIELD SURVEY**

On June 2, 2004, the project area was surveyed by LSA archaeologist Shannon Carmack. The vast majority of the project area is developed with buildings and parking areas. The only exposed soil occurs within small planter and landscaping areas. Since these areas were the only sections that had exposed soil, they were the only locations within the project area that were examined. No paleontological resources were observed during the survey.

## DISCUSSION

Planners and paleontologists have worked together to help preserve Los Angeles County's long fossil heritage. As required by CEQA, a system is used to determine the potential for the occurrence of fossils during the environmental review process. A Paleontological Assessment is conducted to determine the level of paleontological sensitivity for a project. Sensitivity ratings are either high, low, or undetermined.

### LOW POTENTIAL

Rock units with a low potential for containing significant nonrenewable paleontological resources are units within which vertebrate or significant invertebrate fossils have been determined to not be present or not likely to be present. These include sedimentary units less than 10,000 years old, such as recent alluvium, that are too young to contain fossils; and igneous rock units such as granite, volcanic rocks, and metamorphic rocks. Occasionally, fossils can be found in volcanic ash and in metamorphic rocks that have only been slightly metamorphosed, but these are rare, and thus the low potential rating. Following a literature search, records check, and field survey, areas may be determined by a qualified vertebrate paleontologist as having low potential for containing significant paleontological resources subject to adverse impacts. Low potential cannot be determined simply by looking for rock unit qualifications on a geologic map. For instance, an area mapped as alluvium may actually be a thin surficial layer of nonfossiliferous sediments that cover fossil-rich Pleistocene sediments. Also, an area mapped as granite may be covered by a Pleistocene soil horizon that contains fossils. The actual sensitivity must be determined by both a records search and a field inspection.

### HIGH POTENTIAL

Sedimentary rock units with high potential for containing significant nonrenewable paleontological resources are rock units within which vertebrate or significant invertebrate fossils have been determined to be present or likely to be present. These units include, but are not limited to, sedimentary formations that contain significant nonrenewable paleontological resources anywhere within their geographical extent and sedimentary rock units temporally or lithologically suitable for the preservation of fossils. High sensitivity includes not only the potential for yielding abundant vertebrate fossils but also for production of a few significant fossils that may provide new and significant data (taxonomic, phylogenetic, ecologic, and/or stratigraphic data).

High sensitivity (high A) is based on geologic formations or mappable rock units that contain fossilized body elements and trace fossils such as tracks, nests, and eggs.

High sensitivity (high B) is a sensitivity equivalent to high A but is based on the occurrence of fossils at a specified depth below the surface. High B indicates that fossils are likely to be encountered at depth and may be impacted during excavation by construction activities.

## **UNDETERMINED POTENTIAL**

Areas underlain by sedimentary rocks for which literature and unpublished studies are not available have undetermined potential for containing significant paleontological resources. These areas must be inspected during a field survey conducted by a qualified vertebrate paleontologist. A specific determination of high potential or low potential for containing significant nonrenewable paleontological resources can then be made.

## RECOMMENDATIONS

Although no paleontological resources were identified during the field survey for the Melrose Triangle Project, based on the results of the locality search, sensitive paleontological sediments that can contain fossil remains may exist within the project area, and there is the potential to encounter paleontological resources during ground-disturbing activities. Because most fossils in alluvium/older alluvium within the L. A. Basin are generally not encountered until a depth of ten feet is reached (Miller 1971), sediments within the project area are assigned a rating of “high B.”

In order to mitigate potential adverse impacts to nonrenewable paleontological resources, as required by CEQA Section 1564.5, LSA recommends that a paleontologist be retained and that a Paleontological Resource Impact Mitigation Program (PRIMP) be developed to direct monitoring efforts for all excavation that occurs at depths of ten feet or more below the surface (high B sensitivity sediments). If, however, paleontological remains are encountered between the surface and a depth of ten feet, work in the immediate area of the find should be halted and a qualified paleontologist contacted to assess the find for significance. Based on the results of a paleontologist’s assessment of the find, the sediments where the find was located may be reclassified as High sensitivity. The PRIMP shall be consistent with the guidelines of the SVP (SVP 1995) and shall include, but not be limited to, the following:

- Attendance at the pregrade conference by a qualified paleontologist or their representative.
- Monitoring of excavation activities by a qualified paleontological monitor in areas identified as likely to contain paleontological resources. The monitor should be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens.
- Because the underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix, it is recommended that these sediments occasionally be spot screened through one-eighth to one-twentieth-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through one-twentieth-inch mesh screens to recover additional fossils.
- Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost for the developer.
- Identification and curation of specimens into a museum repository with permanent retrievable storage.
- Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to The City of West Hollywood, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.

By following the above guidelines, impacts to nonrenewable paleontological resources will be reduced to a level that is less than significant. If paleontological remains are encountered during ground-disturbing activities in the areas identified as low sensitivity, work in the immediate area of the find should be halted and a qualified paleontologist contacted to assess the find for significance. Based on the results of a paleontologist's assessment of the find, the sediments where the find was located may be reclassified as high sensitivity

## REFERENCES

Conkling, S.W.

1988 A Floral and Fauna Analysis of Clark Regional Park (La Habra Formation: Rancholabrean), Orange County California, Abstract, *Journal of Vertebrate Paleontology*, 8(3), p. 12A.

Jefferson, G. T.

1991a *A Catalogue of Late Quaternary Vertebrates from California: Part One. Non-Marine Lower Vertebrate and Avian Taxa*. Natural History Museum of Los Angeles County Technical Reports Number 5, Los Angeles.

1991b *A Catalogue of Late Quaternary Vertebrates from California: Part Two. Mammals*. Natural History Museum of Los Angeles County Technical Reports Number 7, Los Angeles.

Lander, E. B., Ph.D.

2000 *Los Angeles Metro Red Line Project Segments 2 and 3. Paleontologic Resource Impact Mitigation Program. Final Technical Report of Findings*. Report prepared by Paleo Environmental Associates for the Los Angeles County Metropolitan Transportation Authority. June 2000.

Miller, W. E.

1971 *Pleistocene Vertebrates of the Los Angeles Basin and Vicinity (Exclusive of Rancho La Brea)*, Los Angeles County Museum of Natural History Bulletin, Science: No. 10.

Norris, R.M. and R.W. Webb

1976 *Geology of California*, John Wiley and Sons, Inc., Santa Barbara.

Rogers, T. H.

1966 *Geologic Map of California, Los Angeles Sheet, scale 1:250,000*. California Division of Mines and Geology.

Sharp, R.P.

1976 *Geology: Field Guide to Southern California*, Kendall/Hunt Publishing Company; 2nd edition, pp. 181.

Society of Vertebrate Paleontology

1995 *Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources: Standard Guidelines*. Society of Vertebrate Paleontology *News Bulletin*, No. 163, January 1995, pp. 22–27.

Yerkes, R. F. and S. E. Graham

1997 *Preliminary Geologic Map Of The Beverly Hills 7.5' Quadrangle, Southern California: A Digital Database*. USGS Open File Report 97-430.



LSA ASSOCIATES, INC.  
1500 IOWA AVENUE, SUITE 200  
RIVERSIDE, CALIFORNIA 92507

951.781.9310 TEL  
951.781.4277 FAX

OTHER OFFICES:  
IRVINE  
PT. RICHMOND  
SAN LUIS OBISPO  
PALM SPRINGS  
FORT COLLINS

BERKELEY  
ROCKLIN  
SOUTH SAN FRANCISCO  
CARLSBAD  
FRESNO

March 25, 2011

Mr. David DeGrazia, Senior Planner  
Department of Community Development  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, California 90069-6216

Subject: Melrose Triangle Supplemental Historic Resources Assessment (LSA Project No. CWH1002)

Dear Mr. DeGrazia:

This letter summarizes the results of a supplemental historic resources assessment of the Melrose Triangle project. This assessment surveyed and evaluated three buildings that have become historic-age (50 years old or older) since the start of the Melrose Triangle Project: 617 North Almont Drive, 9056–9060 Santa Monica Boulevard, and 9021 Melrose Avenue. None of the buildings appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or for designation as a City of West Hollywood Historic Landmark. Therefore, there are no additional historical resources as defined by the California Environmental Quality Act (CEQA).

## BACKGROUND

The Melrose Triangle is a triangular 3.05-acre parcel of land located within the City of West Hollywood. The project area is bordered by Santa Monica Boulevard to the north, Melrose Avenue to the south, and Almont Drive to the east. The project would involve demolition of the existing structures on site and the construction of two buildings, with five levels aboveground and four levels belowground. Components of the project include retail/commercial, residential, storage, and parking uses.

In July 2006, LSA Associates, Inc. (LSA) prepared a cultural resources report for the Melrose Triangle Project, located at the corner of Santa Monica Boulevard and Melrose Avenue in the City of West Hollywood, California. In the report, Architectural Historians Judith Marvin and Shannon Carmack surveyed and evaluated two buildings that were constructed prior to 1956—a former dog hospital at 9080 Santa Monica Boulevard and a commercial building at 633 North Almont Drive. At the time, these were the only buildings on the project site that were more than 50 years of age. Since then, the Melrose Triangle Draft Environmental Impact Report (DEIR) has been revised for recirculation, prompting a re-examination of the project area for potential historical resources that have turned 50 in the past five years.

## METHODOLOGY

LSA reviewed the previous record search results and 2006 Cultural Resources Report for background information. The 2006 records search was augmented with a review of a 2010 copy of the California Office of Historic Preservation's Historic Resources Inventory (HRI), which would include resources that had been evaluated since 2006. LSA also researched the dates of construction for each building on the site prior to the field survey. This research revealed three properties that are now 50 years old or older that had not been evaluated previously.

On February 25, LSA Architectural Historian Tanya Sorrell conducted a field survey of the three previously unevaluated historic-era properties. This included a visual inspection of the building from the public right-of-way, noting architectural character and alterations. A brief reconnaissance survey of the surrounding area was also performed to understand the project area's immediate context.

Following the survey, LSA conducted supplemental archival research on the previously unevaluated properties. The original historic context statement was not expanded, but property-specific research is included in the results section below. Archival research consisted of keyword searches in the Proquest *Los Angeles Times* historical newspaper database offered through the Los Angeles Public Library, review of Sanborn Fire Insurance Maps, Los Angeles County directories, the Los Angeles Public Library Photograph Collection, and the Online Archive of California.

The properties were then recorded on Department of Parks and Recreation (DPR 523) forms and evaluated for historical significance. These DPR forms are provided as an attachment to this letter.

## RESULTS

Three previously unrecorded buildings were surveyed and evaluated for significance. These buildings include a commercial/retail office complex at 9056–9060 Santa Monica Boulevard and 9021 Melrose Avenue constructed from 1959–1962 (2 related buildings), and a 1958 commercial/retail building at 617 North Almont. Physical descriptions and property-specific research is provided below.

### **9056-9060 Santa Monica Boulevard**

**Description.** This 3-story commercial/retail building was constructed in phases between 1959 and 1962 in the Mid-Century Modern style of architecture. It is rectangular in plan with a flat roof and stucco siding. The ground floor is divided into 11 storefronts, and what would be the twelfth storefront is instead a portal through the building to a parking lot. Each storefront is characterized by a painted aluminum and glass storefront, modestly landscaped with a low concrete planter bearing shrubbery. A concrete block screen supported by a metal frame blocks the second and third floors from view. The screen, which bears a repeating “starburst” pattern, replaced a gold anodized aluminum screen accented with multicolored mosaic tiles.<sup>1</sup> Fenestration on the upper floors of the building includes aluminum horizontal-sliding windows set flush with the wall with no trim. The primary entrance is set at the center of the front façade, through an aluminum and glass storefront recessed beneath the upper stories, trimmed with a terrazzo floor. A second entrance is located in the

---

<sup>1</sup> “Completion of three buildings noted.” *Los Angeles Times*, February 4, 1962. Available through Proquest via the Los Angeles Public Library. Accessed 3/17/2011.



right 1/3<sup>rd</sup> of the building, and leads completely through to the parking lot behind the building. Two external stairwells with terrazzo-covered risers are located on the front façade next to the entrances, but are mostly obscured by the screen. A mechanical room is located on the roof at the center of the building. Due to the replacement of the original screen with a concrete block wall, the building no longer retains integrity.

**Property History.** County Assessor's Records indicate that the parcel for this property was developed between 1959 and 1961, along with the office building at 9021 Melrose Avenue. According to an article in the *Los Angeles Times*, finishing touches on both buildings had just been completed by February 1962. It was developed by D.G.S Building Company, with B.A. Berkus & Associates as the architect. In the article, D.G.S. reported that it had already leased 55 percent of the space in the building. Originally, the façade featured a gold-anodized aluminum screen accented with colorful mosaic tiles, this was replaced with patterned concrete block at some later date. A parking deck at 607 North Almont was also completed for the development in 1962.

**Barry Berkus, A.I.A.** This office/retail complex was designed by B.A. Berkus & Associates, a firm founded by architect Barry Berkus early in his career. Berkus began his design career as an intern in the office of William F. Cody, a notable architect of the Mid-Century Modern movement who designed several landmark residential and commercial properties in Palm Springs. Berkus began designing on his own at 25, and by the late 1950s had started Berkus & Associates in Los Angeles.<sup>2</sup> He designed the Park Imperial South Condominiums in 1961 in Palm Springs, which employed a folded plate roof and many other hallmarks of Palm Springs Modern design. The complex at Santa Monica and Melrose was one of Berkus' firm's earlier commissions. In the 1960s and 70s, Berkus expanded his practice dramatically, taking on scores of residential and commercial projects, including model homes for the Irvine Company's Tustin Meadows, Lawrence Weinburg's Kingspark development in Simi Valley, and planned communities near Yokohama, Japan.<sup>3</sup> From the 1960s to the present, Berkus has staffed offices in New York, Los Angeles, Irvine, San Francisco, Chicago, Atlanta, Washington, D.C., Miami, Kuala Lumpur, and Tokyo. Berkus continues to practice from his office in Santa Barbara as B3 Architects and Berkus Design Group.<sup>4</sup>

## 9021 Melrose

**Description.** This three-story commercial/retail building was constructed between 1959 and 1962 in the Mid-Century Modern style. It has a rectangular massing with a flat roof and stucco siding. The front façade is screened by horizontal bands of metal mesh, divided vertically by metal beams. The ground floor features a two-story glass storefront trimmed with wood (heavily altered) and a portal to a parking lot behind the building. Fenestration includes aluminum horizontal sliding windows on the rear elevation and aluminum sliders and panels of aluminum sliding and fixed windows on the front

<sup>2</sup> Heinitz, Randy. "Palm Springs Modernism Week Home Tour Featured Architect Barry Berkus" Palm Springs Landmark Examiner, 2/20/2011. <http://www.examiner.com/landmarks-in-palm-springs/palm-springs-modernism-week-home-tour-featured-architect-barry-berkus#ixzz1GuU2RAc6>. Accessed 3/17/2011.

<sup>3</sup> *Los Angeles Times*. 1/28/1968, 10/10/1971.

<sup>4</sup> Barry Berkus personal website. <http://barryberkus.com/about.html>. Accessed 3/17/2011.

behind the screen. The building has sustained significant alterations, including complete remodeling of the storefront, and no longer retains integrity.

**Property History.** County Assessor's Records indicate that the parcel for this property was developed between 1959 and 1961, along with the office building at 9056–9060 Santa Monica Boulevard. According to an article in the *Los Angeles Times*, finishing touches on both buildings had just been completed by February 1962. It was developed by D.G.S Building Company, with B.A. Berkus & Associates as the architect. In the article, D.G.S. reported that it had already leased 55 percent of the space in the building. A parking deck at 607 North Almont was also completed for the development in 1962.

### **617 North Almont**

**Description.** This one-story commercial/retail building was constructed in 1958. It is irregular in plan due to larger rear section that extends about 10 feet on the south side. The building is constructed of concrete block with a flat roof. The façade is characterized by a thick layer of textured stucco covering the façade, large undivided picture windows, and a faux-Spanish style door. The front façade joins the building to a neighboring commercial building, which was constructed in 1977. A separate entrance provides access to the rear section of the property via a pair of divided-light metal doors. Overall, the building does not appear to retain integrity due to the remodeling of the façade.

**Property History.** Archival research did not reveal any additional information about this building beyond its date of construction and the earliest possible date of the façade remodel.

## **EVALUATION**

None of the properties appears eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or for Designation as a City of West Hollywood Landmark. Although the office/retail complex at 9056–9060 Santa Monica/9021 Melrose was designed by B.A. Berkus & Associates, it has been significantly altered since it was designed. Most notably, the replacement of the original gold-anodized aluminum and mosaic tile screen with concrete blocks completely compromised the integrity of the original design, and the storefront alteration on 9021 Melrose is also change from the original appearance. Under Criterion A/1, the buildings are not associated with any significant events in local, state, or national history. Under Criterion B/2, the buildings are not associated with any individuals who are notable in local, state, or national history. Under Criterion C/3, the buildings are all significantly altered and are not distinctive examples of an architectural style or type, and are not recognizable as the work of a master. For the same reasons, none of the buildings is eligible for designation as a City of West Hollywood Landmark, and none should be considered a historical resource for the purposes of CEQA.

## RECOMMENDATION

Because none of the buildings is considered a historical resource for the purposes of CEQA, no further consideration needs to be made and LSA has no further recommendations.

Thank you for the opportunity to work on this interesting project. If you have any further questions, please contact me at [Tanya.Sorrell@lsa-assoc.com](mailto:Tanya.Sorrell@lsa-assoc.com) or at (951) 781-9310.

Sincerely

**LSA ASSOCIATES, INC.**



Tanya Sorrell, M.A.  
Senior Cultural Resources Manager