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Cultural Resources Technical Report for Santa Monica/Orange Grove Mixed-Use Development 7811 Santa Monica Boulevard

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1 INTRODUCTION

Dudek was retained by the City of West Hollywood to prepare an Environmental Impact Report (EIR) for the Santa Monica/Orange Grove Mixed-Use Development Project (proposed project). In support of the EIR, Dudek conducted a cultural resources inventory and evaluation study. The cultural resources inventory and evaluation study comprised a records search of the proposed project site and a 0.5-mile radius at the South Central Coastal Information Center (SCCIC); a Sacred Lands File search from the California Native American Heritage Commission (NAHC); an intensive pedestrian survey of the project site for cultural resources; and recording and evaluating potentially historic buildings located within the project site for the California Register of Historical Resources (CRHR) and the City of West Hollywood's list of historic resources in compliance with all applicable state and local regulations. The potentially historic buildings within the project site are located at:

- 7811 Santa Monica Boulevard
- 1125-1127 N. Ogden Street

1.1 Project Description and Location

The proposed project would involve demolition of an existing surface parking lot, personal training gym facility (7811 Santa Monica Boulevard), and multi-family housing (1125-1127 N. Ogden Drive) followed by construction of a multi-story mixed-use building (residential, hotel, and commercial) totaling 113,300 square feet of gross floor area spread over six floors and a rooftop level. The project would include 79 residential units, and 81-room hotel, and approximately 6,000 square feet of restaurant space. The hotel use would include ancillary fitness, screening room, gardens, rooftop pool deck, and private terrace uses. A total of 197 parking spaces would be located at-grade and within three subterranean parking levels. Two on-site loading spaces would also be provided within the at-grade parking area. The parking areas would be accessed via Santa Monica Boulevard and Orange Grove Avenue.

The project site is located in the City of West Hollywood in Los Angeles County, California (Figure 1), and is approximately bounded by Fountain Avenue to the north, Santa Monica Boulevard to the south, N. Ogden Drive to the east, and N. Orange Grove Avenue to the west (Figure 2). The project site falls within Section 9 of Township 1 South, Range 14 West of the Hollywood, California 7.5' U.S. Geological Survey Quadrangle Map.

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1.2 Regulatory Setting

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

1.2.1 Federal

While there is no federal nexus for this project, the National Register of Historic Places (NRHP) designation criteria were considered in the evaluation of historical resources for the proposed project. The NRHP was established by the National Historic Preservation Act of 1966, as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”

The National Register of Historic Places

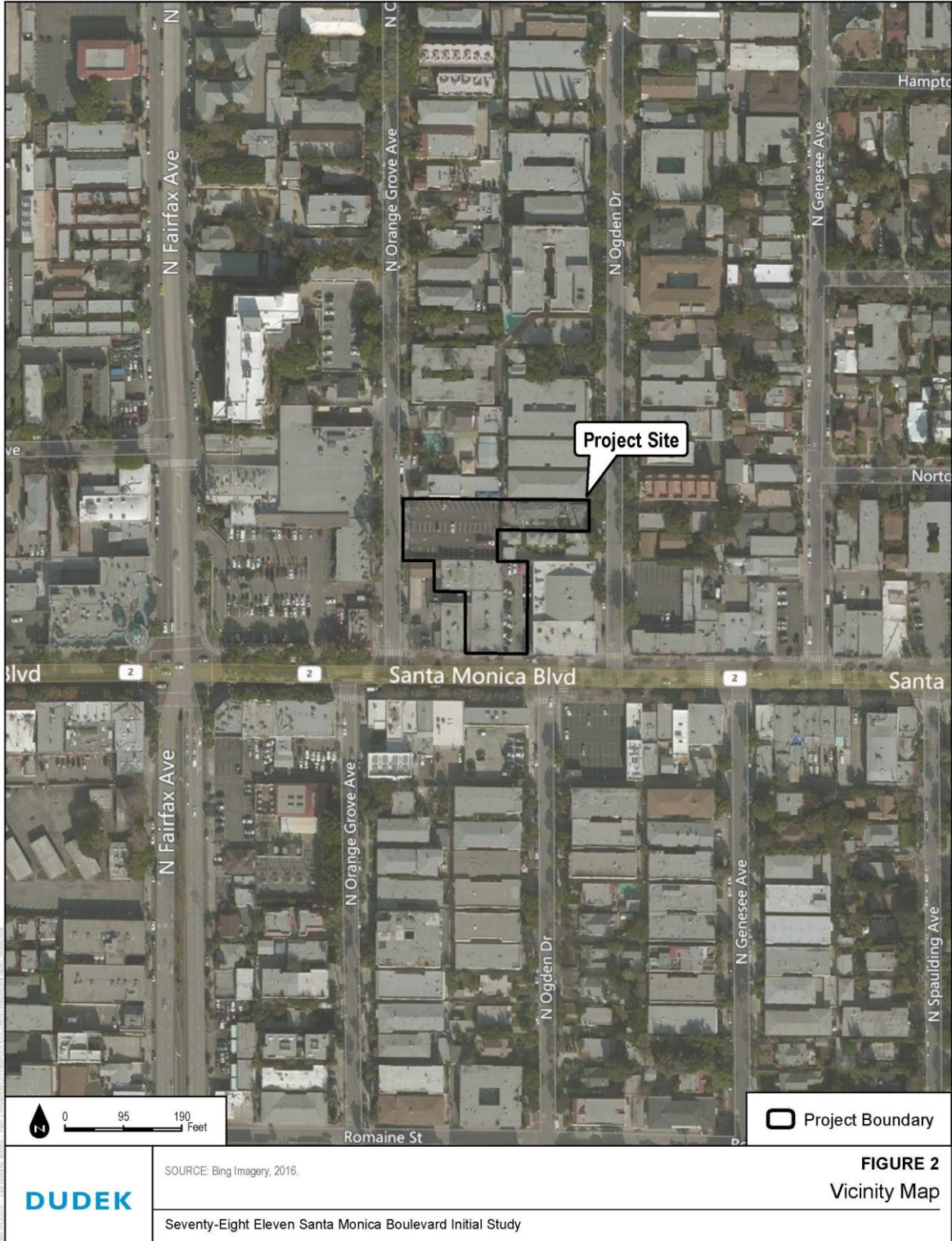
The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that meet at least one of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

1. Are associated with events that have made a significant contribution to the broad patterns of our history
2. Are associated with the lives of persons significant in our past
3. Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
4. Have yielded, or may be likely to yield, information important in prehistory or history.

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1.2.2 State

The California Register of Historical Resources

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” (PRC, Section 5024.1(a).) A resource is eligible for listing in the CRHR if the State Historical Resources Commission determines that it is a significant resource and that it meets any of the following criteria:

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

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

California Environmental Quality Act

As described further below, the following California Environmental Quality Act (CEQA) statutes and CEQA Guidelines are relevant to the analysis of archaeological and historical resources:

- PRC Section 21083.2(g): Defines “unique archaeological resource.”
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a): Define historical resources. In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse

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change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of an historical resource.

- PRC Section 21074(a), defines “tribal cultural resources.”
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e): Set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b)–(c) and CEQA Guidelines Section 15126.4: Provide information regarding the mitigation framework for archaeological and historical resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and it may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC, Section 21084.1; CEQA Guidelines, Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historical resources, or identified as significant in an historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is an “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC, Section 21084.1; CEQA Guidelines, Section 15064.5(a)). The lead agency is not precluded from determining that a resource is an historical resource even if it does not fall within this presumption (PRC, Section 21084.1; CEQA Guidelines, Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines, Section 15064.5(b)(1); PRC, Section 5020.1(q)). In turn, the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR; or

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

(CEQA Guidelines, Section 15064.5(b)(2))

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

Under CEQA, an Environmental Impact Report is required to evaluate any impacts on unique archaeological resources (PRC, Section 21083.2). A “unique archaeological resource” is defined as:

[A]n archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

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

An impact to a non-unique archaeological resource is not considered a significant environmental impact, and such non-unique resources need not be further addressed in the Environmental Impact Report (PRC, Section 21083.2(a); CEQA Guidelines, Section 15064.5(c)(4)).

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

California Health and Safety Code

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

1.2.3 Local

Chapter 19.58 of the City of West Hollywood's Municipal Code describes the City's Cultural Heritage Preservation Ordinance, which was adopted based on the following findings of the Council:

- A. **Threatened Structures and Sites.** The Council has determined that the character, history, and spirit of the City, State, and nation are reflected in the historic structures, improvements, natural features, objects, sites, and areas of significance located within the City and that in the face of ever increasing pressures of modernization and urbanization, cultural resources, cultural resource sites, and historic districts located within the City are threatened with alteration, demolition, or removal.
- B. **Preservation of Structures and Sites.** The Council has further determined that these threatened structures, representing the City's unique cultural, historical, and social foundations, should be preserved as a living part of community life and development in order to build a greater understanding of the city's past and to give future generations the opportunity to appreciate, enjoy, and understand the city's rich heritage.

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C. **Methods of Preservation.** Recognizing that the use of historic preservation measures has become increasingly prevalent as a method for identifying and preserving cultural resources, the city joins with private concerns, the state, and the United States Congress to develop methods of preserving the city's unique aesthetic, architectural, cultural, and historical heritage, in compliance with the provisions of the National Historic Preservation Act of 1966, as amended, and state law (Government Code Section 37361).

(Ord. 01-594 § 2 (Exh. A), 2001)

19.58.050 Criteria for Designation of Cultural Resources

The Historic Preservation Commission may approve a nomination application for and recommend designation of, and the Council may designate a cultural resource, or any portion thereof (both interior and exterior) or historic district in compliance with Sections 19.58.060 (Designation of Historic Districts) and 19.58.070 (Review and Approval of Designations) below if it finds that the cultural resource meets one or more of the following criteria.

A. **Exemplifies Special Elements of the City.** It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:

1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
2. It contributes to the significance of an historic area by being:
 - a. A geographically definable area possessing a concentration of historic or scenic properties; or
 - b. A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning; or

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4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation; or
 5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city; or
- B. Example of Distinguishing Characteristics.** It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen; or
- C. Identified with Persons or Events.** It is identified with persons or events significant in local, state, or national history; or
- D. Notable Work.** It is representative of the work of a notable architect, builder, or designer.

(Ord. 03-663 § 4, 2003; Ord. 02-643 § 48, 2003; Ord. 01-594 § 2 (Exh. A), 2001)

19.58.060 Designation of Historic Districts

Except as outlined below, the criteria and procedure for designating an historic district shall be the same as for designating individual cultural resources as in Section 19.58.070 (Review and Approval of Designations).

- A. Historic Resources Survey.** As part of the nomination for designating an historic district, an historic resources survey shall be prepared identifying all contributing resources and non-contributing resources. If not otherwise designated, all cultural resources listed in a designated historical district will be considered “contributing.” The survey may also identify contributing landscaping, natural features or sites. The survey shall be reviewed in accordance to the designation procedures listed below. The survey shall identify the manner in which the proposed district possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development within the period of significance and within the context of the district.
- B. Finding of Contribution.** Each cultural resource within a proposed historic district must be identified as a contributing resource. If a resource is individually designated, it is then automatically considered a contributing resource within the district that includes it.

(Ord. 02-643 § 49, 2003; Ord. 01-594 § 2 (Exh. A), 2001)

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2 PROJECT SETTING

2.1 Environmental Setting

The project site consists of a densely developed urban environment with no remnants of any natural environmental setting. The northwestern portion of the project site contains a paved parking lot bounded by commercial development to the north, residential development to the east, and light industrial and commercial development to the south. The central portion of the project site contains a large industrial building (currently functioning as commercial space) that extends north across the project site from Santa Monica Boulevard to the paved parking lot. Another paved parking area, specifically for this building, is located adjacent to and west of the building. The northeast portion of the project site consists of a multi-family residential building with a one-story house fronting onto N. Ogden Avenue attached via laundry facilities and a common area to a two-story building towards the rear of the property with six units.

2.2 Historic Context

The following historic context addresses relevant themes concerning the history of the project site. It begins with a general overview of the development of the City of West Hollywood, and provides a brief discussion of the City's patterns of industrial development, as it relates to the industrial setting of the project site in the 1920s–1950s. Finally, this section provides a brief history of multi-family housing patterns within the City.

2.2.1 Historical Overview of West Hollywood

The Cahuenga Valley sits at the base of the Hollywood Hills and was once a sprawling agricultural landscape. The land around present-day West Hollywood was once part of Rancho La Brea, granted to Antonio Jose Rocha by the Mexican government in 1828. The land was subsequently sold to Major Henry Hancock, an army surveyor who would become a prominent figure in the development of Los Angeles, and the man for whom Hancock Park is named. While much of Rancho La Brea was eventually incorporated into the City of Los Angeles, the portion within present-day West Hollywood remained an unincorporated rural landscape consisting of farmhouses (JHRA 1987). A water delivery system was introduced to the area in 1896 by John Pirtle's West Los Angeles Water Company, which made intensive development of the region possible. In 1897, the Los Angeles Times described the area as being an ideal place to farm due to its low occurrence of frost, and praised the region for its successful raising of winter vegetables and lemons (Masters 2011).

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Two of the most important figures in the early development of present-day West Hollywood were Moses H. Sherman and his brother-in-law Eli P. Clark, both transportation entrepreneurs who were responsible for developing one of Southern California's first interurban electric railways, the Pasadena and Pacific, which connected inland Los Angeles with the beaches of Santa Monica. Sherman and Clark were on the hunt for a main rail yard to house their Los Angeles Railway. Sherman found a location just 10 miles west of Los Angeles. In 1894, the two men entered negotiations with Thomas and Leander Quint, who owned a centrally located portion of the land. Sherman and Clark wanted to acquire a portion of the Quints' land to build a powerhouse and maintenance shops for their new suburban railroad. By July 4, 1895, the first electric rail car was up and running on the new line. The Los Angeles Railway (later part of the Los Angeles Pacific Electric company) established a yard on a 5.56-acre piece of land to adjoin the Santa Monica rail line at San Vicente. The yard (eventually known as Sherman yards) was located near the present-day intersection of Melrose Avenue and San Vicente Boulevard (JHRA 1987). Eventually, the name "Sherman" would refer to most of the area known as West Hollywood today.

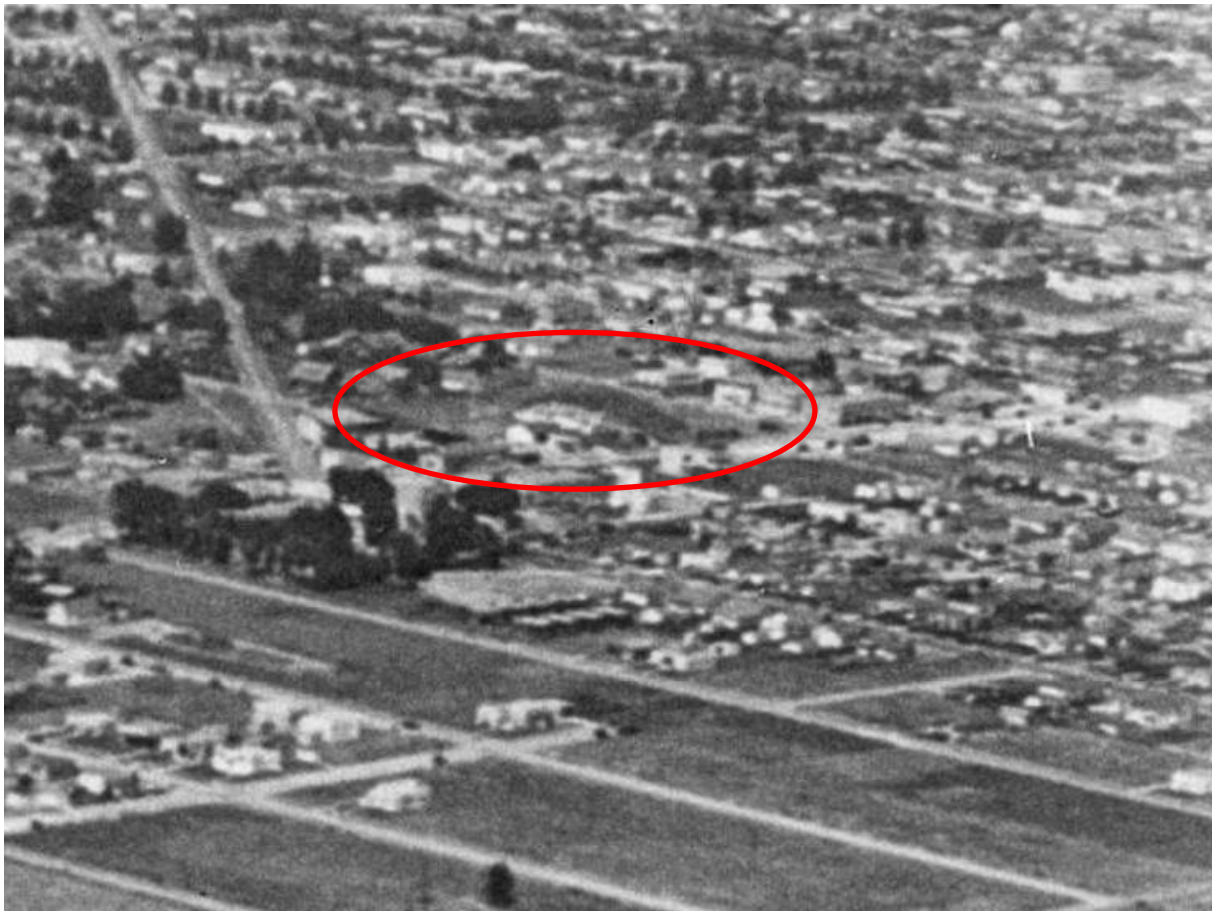
In 1896, 12 acres of the Quint's barley fields was sold to E.H. White and subdivided to form the townsite of Sherman. The subdivision extended from the eastern border of Rancho Rodeo de Las Aguas on the west to Palm Avenue on the east. The first streets developed in the area were Larrabee, Clark (present-day San Vicente), Cynthia, and Sherman (now Santa Monica Boulevard). Early settlers consisted primarily of railroad workers, engineers, carpenters, and other types of maintenance crew for the new Los Angeles Railway. In 1895, a commercial building was constructed to house the post office, and the first home was built on Larrabee. The town of Sherman continued to grow rapidly over the next decade and became more and more appealing to prospective residents, offering the peace and quiet of a small town with the benefit of being in close proximity to downtown, shopping, and other amenities. Single-family residences began to pop-up throughout the area in the form of cottages and Craftsman bungalows. Santa Monica Boulevard saw the development of a commercial strip lined with one- and two-story vernacular brick buildings and wooden storefronts. Sunset Boulevard was still unpaved at this time (Figure 3).

The Hollywood film industry was founded in 1911 and would bring the next big employment boom through Sherman on the heels of the railroad industry. By 1919, production studios had popped up throughout the Los Angeles area in places like Edendale, Silver Lake, Hollywood, and Culver City. The town's development began to merge with nearby Hollywood. The first major developments near Sherman included the Jesse D. Hampton studio at the corner of present-day Formosa Avenue and Santa Monica Boulevard. Just one block away, Mary Pickford and Douglas Fairbanks, in partnership with Charlie Chaplin and D.W. Griffith, founded United

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Artists. The triple threat of movie, oil, and transportation industries in Sherman attracted droves of newcomers and the population boomed (JHRA 1987).

Figure 3. Detail from a 1922 aerial of West Hollywood showing the project site (circled in red), view looking northeast (Source: USC Digital Library, 2016)



A Chamber of Commerce was formed in 1920 to help streamline municipal processes that were being bottlenecked by the Sherman Improvement Association and the Los Angeles County Board of Supervisors. One of Chamber's first agenda items was to widen Santa Monica Boulevard, which required moving and in some cases rebuilding almost every commercial building in Sherman. The Chamber also initiated a campaign to promote the advantages of living in Sherman (JHRA 1987). In 1924, the residents of Sherman were asked to vote on the issue of annexation to Los Angeles (the first of several times the issue would come before voters). Los Angeles had already annexed several large tracts surrounding Sherman, including the 1,203-acre

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Fairfax District and 430-acre Melrose District. Unlike Sherman, these districts did not have an established community with its own identity, so incorporation was less controversial. In Sherman, the issue of annexation was particularly divisive. Realtors supported the idea, citing that the future growth and development of Sherman depended on access to Los Angeles' municipal services. Conversely, Sherman's Board of Trade and Chamber of Commerce staunchly opposed annexation, citing fears of increased property taxes. The opposition ultimately prevailed, and Sherman financed the construction of its own sewer system and relied on the county to provide police and fire protection services (Masters 2011).

In 1925, Sherman changed its name to West Hollywood in order to capitalize on the fame of its more affluent neighbor, Hollywood. Its posh location between Beverly Hills and Hollywood made it a very desirable place to live and soon new subdivisions composed of Spanish Colonial Revival single-family houses and other period revival-style apartment buildings began to appear. Many of these new residences were built in close proximity to the Sunset Strip and were often designed by some of the region's most coveted architects. The prime location and impressive streetscapes were very appealing to the film industry, and many of the new ornate apartment buildings were quickly occupied by writers, producers, technicians, cameramen, and actors who appreciated the close proximity to the movies studios (JHRA 1987).

By the mid-1930s the Sunset Strip had become the center of the Hollywood scene, hosting a variety of celebrity-frequented night clubs such as the Trocadero, Mocambo, and Ciro's. These clubs epitomized the glamour and star-power of Hollywood. In spite of prohibition laws (which were not repealed until 1933), drinking and gambling persisted in all of the well-known clubs.

The onset of World War II marked an end to the extravagant Hollywood lifestyle, defined by its excess in the 1920s and 1930s, and replaced it with a somewhat more wholesome image in the 1940s. Rising production costs also resulted in fewer films being produced. After the war, people began to stay home with their television sets rather than go out to the movies or nightclubs. Celebrities also maintained lower social profiles, particularly in the light of political reform and the McCarthy era. The famous nightclubs began to close their doors, starting with the Trocadero in 1946 and Ciro's in 1952.

Relaxed county zoning laws during the 1960s and 1970s resulted in the construction of large multifamily apartment buildings in West Hollywood on streets once dominated by single-family homes. The tracks running along Santa Monica Boulevard that had become part of the Pacific Electric Railway in 1911 and eventually carried red cars until 1941 found themselves largely unused for decades. Strangely, these tracks would occasionally serve the big Southern Pacific freight trains, which could be seen barreling down the boulevard in the 1970s. By 1999, the West Hollywood

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segment of tracks were removed and replaced by the landscaped concrete median in place today (Masters 2011). West Hollywood became the last city in the area to be incorporated in 1984.

2.2.2 Industrial Development in West Hollywood

In 1928, it was announced that “many new plants have been completed in Hollywood’s industrial section...creating employment for hundreds of workers and adding millions of dollars to the annual output” (Los Angeles Times 1928). Among these new plants in the Hollywood vicinity were the Community Laundry Company, the Hollywood Linen Service, the Victor Talking Machine Company, Van De Kamp’s Holland-Dutch Bakery, the Hollywood Paper Box Company, and the Mitchell Camera Factory. These new developments were setting the stage for the region’s growth in the manufacturing industry.

The growth of the motion-picture industry led to an entirely new manufacturing boom in the Hollywood and West Hollywood region. As the development of sound pictures rapidly increased, it became necessary for companies specializing in technical equipment for motion pictures to relocate their plants into the neighborhoods of the studios. These manufacturing plants were soon located in the vicinity of Santa Monica Boulevard and Highland Avenue, and in a district near Van Ness and Melrose Avenues. Companies specializing in incandescent lighting, color photography, and laboratory apparatus and film were all involved in the relocation. These companies included the Mitchell Camera Corporation, Mole-Richardson Inc., J.E. Brulatour Inc., Eastman Kodak Company, and The Roy Davidge Film Laboratories (Los Angeles Times 1930).

In the 1940s, millions of dollars poured into the Los Angeles region to create new manufacturing plants and expand existing ones. This growth was primarily funded by the national defense program at the onset of World War II in order to adapt and expand existing manufacturing infrastructure to meet the needs of the war effort (Los Angeles Times 1941). In particular, 1941 was projected to be one of the greatest years in the history of industrial growth in Southern California.

Sanborn Fire Insurance Maps of the project site from 1950 show that the project site and its setting contained industrial and commercial buildings along Santa Monica Boulevard, shifting to a residential area as one moved away from the main thoroughfare (Figures 4 and 5). The dyeing and cleaning buildings were relocated into a group of buildings at the rear of the property, and the original site contained a large building housing clothing presses (present-day 7811 Santa Monica Boulevard). The northwest portion of the project site contained a neon sign manufacturer, office space, and storage space (currently a parking lot). A mix of single-family and multi-family residences occupied the properties north of the project site, and continue to do so. Businesses outside of, but adjacent to, the current project site, include an automobile repair

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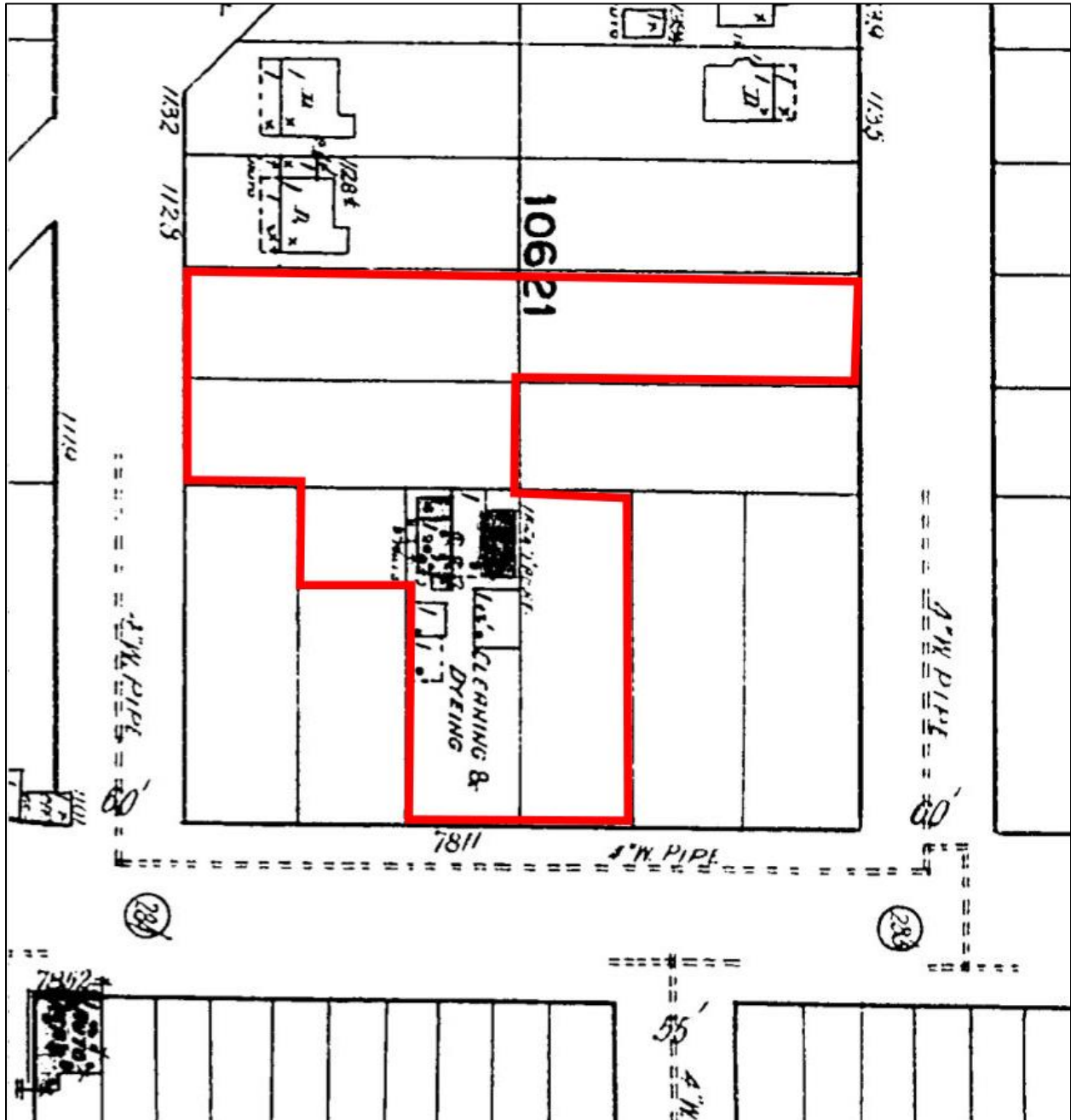
shop and restaurant (now an exercise club) to the west; neon sign manufacturing (now a parking lot) to the northwest; multi-family residences to the northeast; and automobile sales and repairs (currently a car leasing company) to the east. The south side of Santa Monica Boulevard was also dominated by industrial and commercial businesses such as a pottery manufacturing, machine shop, furniture store, and restaurants.

2.2.3 Multi-Family Residential Development in West Hollywood

By the 1920s, the movie industry was booming. The resulting influx of job seekers and tourists, along with the town not being annexed into the City of Los Angeles, led to West Hollywood sprouting a wide variety of multi-family housing units: bungalow courts, duplexes, smaller flats and quadruplexes, multiple dwellings on one lot, and rear and above-garage units identified as “accumulative architecture,” as well as a few tenements. By the 1940s, the sparsely populated area between Sherman and east Hollywood was almost fully developed with modest single-family residences and multi-family housing units, while commercial and industrial developments sprouted up along main thoroughfares like Santa Monica Boulevard. During the 1950s and 1960s, County-level zoning code changes facilitated the introduction of new multi-family housing types, such as the garden court and the stucco box, in traditionally single-family neighborhoods. These 50 years of residential development led to a distinctive integration of multi-family housing units throughout West Hollywood, compared to the more common tendency to cluster multi-family housing along major roads and thoroughfares as occurred in the rest of Los Angeles. This vast array of historic property types and styles, combined with the unique population which it historically served, led to the development of a highly creative community and to the regional significance of multi-family housing in West Hollywood (Architectural Resources Group 2008).

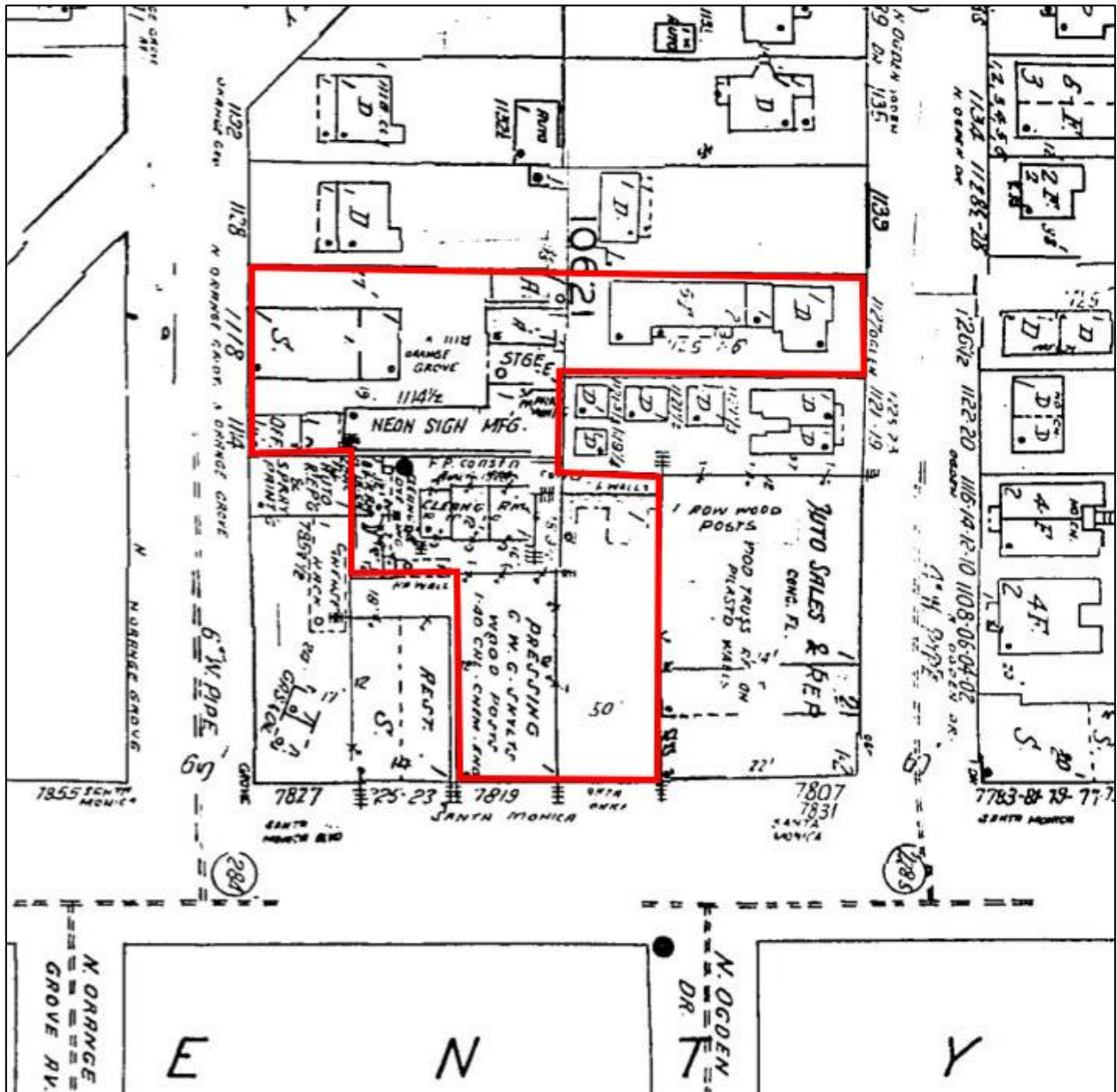
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Figure 4. Section of Sanborn Fire Insurance Map from 1919 showing the project site (in red).



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Figure 5. Section of Sanborn Fire Insurance Map from 1950 showing the project site (in red).



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3 BACKGROUND RESEARCH

3.1 CHRIS Records Search

Dudek requested a search of the Californian historical Resources Information System (CHRIS) at the SCCIC, located on the campus of California State University, Fullerton. Dudek received the search results on December 29, 2016. The search included any previously recorded cultural resources and investigations within a 0.5-mile radius of the project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the Californian historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. A letter from the SCCIC summarizing the results of the records search, along with a bibliography of prior cultural resources studies, is provided in Appendix A.

3.1.1 Previously Conducted Cultural Resources Studies

The SCCIC records indicate that 28 cultural resource investigations have been conducted within the one-half-mile search radius of the proposed project site (see Table 1). Of these, two studies overlap the project site (LA-10568 and LA-11005). A brief summary of these two studies follows Table 1. There are nine unmapped general overview studies that overlap the project site (LA-02816, LA-03511, LA-03583, LA-03773, LA-03796, LA-04323, LA-07568, LA-11747, and LA-11748). These reports include broad studies of the City of Los Angeles and the Los Angeles Basin and do not specifically address the proposed project site.

**Table 1
Previous Cultural Resource Investigations within One-Half-Mile of the Project Site**

SCCIC Report Number	Title	Author	Year	Proximity to Project Site
LA-01578	Technical Report Archaeological Resources Los Angeles Rapid Rail Transit Project Draft Environmental Impact Statement and Environmental Impact Report	Westec Services, Inc.	1983	Outside
LA-01968	Cultural Resources Literature Review of Metro Rail Red Line Western Extension Alternatives, Los Angeles, Los Angeles County, California	Bissell, Ronald M.	1989	Outside
LA-02816	Native American Placenames in the Vicinity of the Pacific Pipeline: Part 2: Gaviota to the San Fernando Valley: Draft	King, Chester	1993	General Overview
LA-03496	Draft Environmental Impact Report Transit Corridor Specific Plan Park Mile Specific Plan Amendments	Anonymous	—	Outside

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**Table 1
Previous Cultural Resource Investigations within One-Half-Mile of the Project Site**

SCCIC Report Number	Title	Author	Year	Proximity to Project Site
LA-03511	Assessment of the Archaeological Impact by the Development of the Waste Water Facilities Plan W.O. 31389	Romani, John F.	1977	General Overview
LA-03525	UCAS-092 Route 2 Freeway Los Angeles County West, Los Angeles, Beverly Hills	Chartkoff, Kerry and Joe Chartkoff	1966	Outside
LA-03583	The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information	Bucknam, Bonnie M.	1974	General Overview
LA-03773	Preliminary Assessment of Potential Impacts and Evaluation of Cultural Resources Along Proposed Transit System Alignment Alternatives in the City of Los Angeles, Los Angeles County, California	Singer, Clay A.	1978	General Overview
LA-03796	Technical Report of Cultural Resources Studies for the Proposed WTG-West, Inc. Los Angeles to San Francisco and Sacramento, California Fiber Optic Cable Project	BioSystems Analysis, Inc.	1989	General Overview
LA-04323	Cultural Evolution in the Archaic/Mesolithic: A Research Design for the Los Angeles Basin	Hill, James N.	1985	General Overview
LA-04574	Cultural Resource Assessment for Pacific Bell Mobile Services Facility LA 454-01, in the County of Los Angeles, California	Duke, Curt	1999	Outside
LA-05090	Cultural Resource Assessment for Pacific Bell Mobile Services Facility LA 454-02, in the County of Los Angeles, California	Gray, Deborah	1999	Outside
LA-06000	Records Search Results for Sprint PCS Facility LA35XC882A (Sunset & Fairfax Site), Located in Los Angeles, Los Angeles County, California	Bonner, Wayne H.	1999	Outside
LA-07345	Historical Evaluation Report for the Sierra Bonita Air Treatment Facility, Los Angeles, California	Hirsch, Jennifer	2005	Outside
LA-07375	A Phase I Archaeological Study for 1343-1345 North Laurel Avenue the Linick-Weisman House, West Hollywood, Los Angeles County, California	Wlodarski, Robert J.	2004	Outside
LA-07568	Paleontological Resource Survey and Impact Evaluation for a Proposed Rapid Transit System in the City of Los Angeles, Los Angeles County, California	Bernor, Raymond, L.	1978	General Overview
LA-07772	Cultural Resource Assessment Cingular Wireless Facility No. SM 182-02, West Hollywood, Los Angeles County, California	Duke, Curt and Judith Marvin	2003	Outside
LA-08005	Fairfax High School in the City of Los Angeles	McKenna, Jeanette A. et al.	2003	Outside

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**Table 1
Previous Cultural Resource Investigations within One-Half-Mile of the Project Site**

SCCIC Report Number	Title	Author	Year	Proximity to Project Site
LA-08269	Negative Archaeological Survey Report of Approximately 0.3 Acre for the Sierra Bonita Construction Project, 7530 Santa Monica Boulevard, West Hollywood, Los Angeles County, California	Maki, Mary K.	2007	Outside
LA-09538	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate EL0130-01 (Villa Rosa), 7850 West Sunset Blvd, Los Angeles, California	Bonner, Wayne H.	2008	Outside
LA-10386	Direct APE Historic Architectural Assessment for Clearwire Candidate CA-LOS5564C/CA5579 (Goldwyn Studios), 7494 Santa Monica Blvd., West Hollywood, Los Angeles County, California.	Bonner, Wayne and Kathleen Crawford	2010	Outside
LA-10507	Technical Report - Historical/Architectural Resources - Los Angeles Rail Rapid Transit Project "Metro Rail" Draft Environmental Impact Statement and Environmental Impact Report	Westec Services, Inc.	1983	Outside
LA-10568	City of West Hollywood Historic Resources Survey 1986-1987 Final Report	Johnson Heumann Research Associates	1987	Within
LA-11005	Westside Subway Extension Historic Property Survey Report and Cultural Resources Technical Report	Cogstone Resource Management, Inc.	2010	Within
LA-11677	Cultural Resource Records Search and Site Survey, AT&T Site EL0130, Villa Rosa 7850 West Sunset Boulevard, Los Angeles, Los Angeles County, California 90046	Loftus, Shannon	2011	Outside
LA-11747	Programmatic Agreement Compliance Report, Twenty-first Reporting Period, July 1, 2005-- March 31, 2006	Sakai, Rodney	2006	General Overview
LA-11748	Programmatic Agreement Compliance Report Fifteenth Reporting Period July 1-- December 31, 2002	Sakai, Rodney	2003	General Overview
LA-12153	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV00238A (SMBaklayan Bldg) 7408 Santa Monica Boulevard, West Hollywood, Los Angeles County, California	Bonner, Wayne and Kathleen Crawford	2012	Outside

LA-10568

In 1987, Johnson Heumann Research Associates (consultants) conducted a broad built environment resources study throughout the City of West Hollywood (City) in support of the City's efforts to prepare a comprehensive historic preservation program for the City's historic

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resources. The consultant, along with a team of volunteers, conducted a windshield survey of the entire 1.9 square miles of the City. The focus of the survey was on inventorying architecture of the pre-World War II era; however, outstanding examples of post-war architecture were also considered. While it is assumed that the area of the current proposed project site was considered during this study, the subject properties within the project site were not among the resources identified as being either listed in or potentially eligible for the NRHP. Additionally, five potential conservation zones were identified as a result of the study. The proposed project site is neither within nor in close proximity to any of the potential conservation zones.

LA-11005

In 2010, Cogstone Resource Management, Inc. (Cogstone) conducted an historic property study in support of the Los Angeles County Metropolitan Transportation Authority's (Metro) Westside Subway Extension Project. The project proposed new transit corridors and line extensions as part of Metro's expansion program throughout the Cities of Los Angeles, West Hollywood, Beverly Hills, and Santa Monica, as well as within unincorporated portions of Los Angeles County near the Veteran Affairs Greater Los Angeles Healthcare System (Cogstone 2010). A number of alternatives were considered for the project. Alternatives 4 and 5 would include the Santa Monica/Fairfax Station, which would extend from just east of Fairfax Avenue to just east of Ogden Drive, essentially overlapping the current proposed project site. The Area of Potential Effect (APE) for the Metro project extended one parcel past the limits of the above-ground project improvements. As a result of the study, 91 historic-period properties were recorded and evaluated within the APE which appear either eligible for listing in the NRHP and CRHR and/or contributing resources to existing or potential historic districts. The study also noted 221 non-significant historic-period properties within the APE. While it is assumed that the area of the current proposed project site was included within the Metro project APE at Santa Monica/Fairfax Station, the subject properties within the current proposed project site were not among the study's documented significant and non-significant resources.

3.1.2 Previously Recorded Cultural Resources

According to the SCCIC records, there are no previously recorded cultural resources located within the project site. There are seventeen previously recorded resources within one-half-mile of the project site (Table 2). These resources consist entirely of historic period built environment resources. Included among these resources are six significant historic-period properties listed on the NRHP. These consist of multi-family residences, a community building, a designated historic district, and a patio complex all constructed throughout the 1920s. Specifically, these resources are the El Greco Apartment Complex (P-19-166804), the Mi Casa Apartment Complex (P-19-

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176746), the Ramona Apartment Complex (P-19-190041), the Community Clubhouse building (P-19-190575), the North Harper Avenue Historic District (P-19-180739), and the Patio del Moro courtyard complex (P-19-176743) which is also a contributing element to an historic district. Five additional historic-period properties appear individually eligible for listing to the NRHP, CRHR, and/or local government. These resources consist of the Linick/Weisman House (P-19-003173), an unnamed 1920s commercial building (P-19-171024), Plummer Park, site of the Plummer House, also designated the “oldest house in Hollywood” (P-19-173142), an unnamed early twentieth century residential property (P-19-176820), and a mid-twentieth century educational building (P-19-186979). Two additional commercial buildings (P-19-187439 and P-19-188519), the Villa Rosa Apartment building (P-19-188459), and the Fairfax Substation (P-19-191945) are not eligible for the NRHP. The remaining two resources consist of commercial buildings from the 1920s, of which, neither has been evaluated for historical significance. These resources include an unnamed commercial building (P-19-171022) and the Campbell building (P-19-171023).

There are an additional 107 unmapped built environment resources included in the Californian historic Property Data file within one-half-mile of the project site. Of these, 39 resources are on or eligible for state or federal registers. There are also two unmapped built environment resources listed as Los Angeles Historic-Cultural Monuments within the one-half-mile search radius surrounding the project site.

Table 2
Previously Recorded Cultural Resources within One-Half-Mile of the Project Site

Primary Number	Trinomial	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Site
19-003173	CA-LAN-3173H	Historic: Linick/Weisman House (built 1914-1915)	Wlodarski, R. 2004	3S (appears eligible for NRHP and CRHR)	Outside
19-166804	—	Historic: El Greco Apartments (built 1929)	Witkin, J. 1988; and Weil, M. E. and J. Witkin 1985	1S (Listed in NRHP) County of Los Angeles Historical Landmark	Outside
19-171022	—	Historic: 1920's Commercial Building	Jacques, T. and N. Michali 1982	Unknown	Outside
19-171023	—	Historic: Campbell Building (1920's commercial building)	Jacques, T. and N. Michali 1982	Unknown	Outside
19-171024	—	Historic: 1920's Commercial Building	Jacques, T. and N. Michali 1982	3S (appears eligible for NRHP and CRHR)	Outside

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**Table 2
Previously Recorded Cultural Resources within One-Half-Mile of the Project Site**

Primary Number	Trinomial	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Site
19-173142	—	Historic: Plummer Park - site of the “oldest house in Hollywood” (built 1874)	Casen, G. 1987; Arbuckle, J. 1980; and Davis, W. K. 1959	Californian historical Landmark No. 160	Outside
19-176743	—	Historic: Patio del Moro (courtyard complex built 1925)	Leech, S. 1985	1D (Contributor to a district listed in NRHP)	Outside
19-176746	—	Historic: Mi Casa Apartment Complex (built 1927)	Johnson, C. 1984	1S (Listed in NRHP)	Outside
19-176820	—	Historic: 1343 N. Laurel Avenue (residential property built 1923)	Amorena, D. 1987	2S (eligible for the NRHP)	Outside
19-180739	—	Historic: North Harper Avenue Historic District (elements built 1923 to 1931)	Bricker, L. 1996	1S (Listed in NRHP)	Outside
19-186979	—	Historic: 1403 N. Gardner Street (educational building built 1958)	Hirsch, J. 2005	5S (eligible for local listing)	Outside
19-187439	—	Historic: Vanetta/Baklayan Building (1920s commercial building)	Crawford, K.A. 2012; and Marvin, J. and J. Michalsky 2002	6Y (not eligible for NRHP; not evaluated for CRHR or local)	Outside
19-188459	—	Historic: Villa Rosa Apartment Building (built 1920s)	Loftus, S. 2011; and Crawford, K. 2008	6Y (not eligible for NRHP; not evaluated for CRHR or local)	Outside
19-188519	—	Historic: Clearwire CA-LOS5564C (1920s commercial building)	Crawford, K. 2010	6Y (not eligible for NRHP; not evaluated for CRHR or local)	Outside
19-190041	—	Historic: The Ramona (1920s apartment building)	Unknown	1S (Listed in NRHP)	Outside
19-190575	—	Historic: Community Clubhouse	Unknown	1S (Listed in NRHP)	Outside
19-191945	—	Historic: Fairfax Substation Property (built 1929)	Tinsley Becker, W. L. 2015	6Z (not eligible for NRHP, CRHR, or local)	Outside

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3.2 Native American Coordination

3.2.1 NAHC Sacred Lands File Search

As part of the process of identifying cultural resources within or near the project, Dudek contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF) search on November 4, 2016. The NAHC emailed a response on November 9, 2016, which stated that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the project site. The NAHC provided the contact list along with the SLF search results.

Dudek prepared and sent letters to each of the six persons and entities on the contact list requesting information about cultural sites and resources in or near the project site. These letters, mailed on November 15, 2016, contained a brief description of the proposed project, a summary of the SLF search results, and reference maps. Recipients were asked to reply within 15 days of receipt of the letter should they have any knowledge of cultural resources in the area.

Dudek received one response to the initial inquiry letters. Andrew Salas, Chairman of the Gabrieleno Band of Mission Indians – Kizh Nation replied via email on December 14, 2016. Mr. Salas identified the project site as within the ancestral and traditional territories of Kizh Gabrieleño villages. Mr. Salas requested that his Tribe monitor ground disturbing activities during project implementation. Documents related to the NAHC SLF search and initial Native American outreach efforts are included in Appendix B.

3.2.2 Assembly Bill 52

The proposed project is subject to compliance with Assembly Bill (AB) 52 (PRC 21074) which requires consideration of impacts to “tribal cultural resources” as part of the CEQA process, and requires the City of West Hollywood, the CEQA lead agency for the proposed project, to notify any groups (who have requested notification) of the proposed project who are traditionally or culturally affiliated with the geographic area of the project. Because AB 52 is a government-to-government process, all records of correspondence related to AB 52 notification and any subsequent consultation are on file with the City of West Hollywood.

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3.3 Building Development Research

On December 15, 2016, Ms. Dotter conducted research for building permits and property history at the City of West Hollywood Planning Division. Documents perused included building permits, proposed change of use applications, and architectural drawings. Additional research sources included the County of Los Angeles Assessor's Office, the University of Southern California Digital Photographs Collection, the California Historical Society, Los Angeles City Directories, USGS topographic maps, Sanborn Fire Insurance maps, and historic aerial photographs from NETR, Inc.

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4 SURVEY METHODS AND RESULTS

Dudek Architectural Historian Kara R. Dotter, MSHP, conducted an intensive pedestrian survey of the project site on December 15, 2016. The purpose of the survey was to identify, record, and evaluate any cultural resources located within the project site.

Because the entire project site is developed, intensive archaeological survey methods (i.e., parallel transects) were not warranted. Ms. Dotter examined and photographed all built environment resources (i.e., buildings, structures, and objects) located within the project site. Detailed notes and photographs were taken to thoroughly document the condition of each property, including notes regarding any observed alterations to the buildings and documentation of any character-defining architectural features. Ms. Dotter compiled a detailed physical description of each property as part of the process of recording the current condition and physical integrity of each building. All buildings within the project site were formally recorded and evaluated for historic significance to determine whether or not they should be considered historical resources for the purposes of CEQA (see Section 5 and DPR forms in Appendix B).

Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. All field notes, photographs, and records related to this study are on file at Dudek’s Encinitas, California, office.

No archaeological resources were identified as a result of the survey. A total of two buildings constructed over 45 years ago were identified within the project site. Table 3 provides a breakdown of all parcels and buildings within the project site:

**Table 3
Parcels Located Within the Project site**

AIN	Street Address	Current Use	Built Date (per Assessor)
5530-002-067	7811 Santa Monica Boulevard	Commercial/Industrial (gym, parking lot)	1924 (eff. date 1960)
5530-002-027	1125-1127 N. Ogden Drive	Multi-Family Residential	1949
5530-002-019	1114 N. Orange Grove Avenue	Commercial/Industrial (parking lot)	—

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5 SIGNIFICANCE EVALUATIONS

5.1 7811 Santa Monica Boulevard

Physical Description

The property at 7811 Santa Monica Boulevard consists of two buildings and a parking lot. The building fronting onto Santa Monica Boulevard is a one-story, load-bearing, red brick commercial building oriented north-south. The roof has a low-sloped flat form surrounded by a brick parapet with decorative angular features. The second building is attached to the north elevation of and oriented perpendicular to the first building, and exhibits the same roof and parapet characteristics, although it appears to be constructed with concrete masonry units. A portion of the north exterior wall of the first building was removed to allow access to the second building, effectively turning the two separate buildings into one space.

The south (main) elevation has three evenly distributed bays; the west and east bays each contain three large fixed full-lite windows separated by narrow mullions, whereas the center bay contains two large fixed full-lite windows flanking a centered full-lite glass door with a large fixed full-lite window flanking either side. The western window of the center bay is narrower than the other windows, due to incorporation of a mail slot into the window which necessitated replacing a vertical section of glass with wood. The front façade is capped with a parapet designed in a stair-step fashion, displaying a subtle nod to Art Deco (Figure 6).

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Figure 6. South (main) elevation.



The east elevation of the original building is fairly monolithic, with only two windows and a door piercing the façade north of center (Figure 7). The windows each have a large square fixed pane over a narrower rectangular hopper window, and the full-lite door is flanked with narrow side-lights and topped with a fixed pane reminiscent of a transom window. The parapet has a similar, albeit elongated, form as the parapet on the main elevation. The newer building façade continues in the same plane and contains five windows and a door at ground level. From south to north, the fenestration consists of a pair of large fixed single-lite windows separated by a narrow mullion; a metal-framed full-lite door (which is handicap accessible) bracketed by two narrow fixed-pane sidelights; a large, square, fixed single-lite window; and a pair of large fixed single-lite windows separated by a narrow mullion. A small exterior utility room, constructed with concrete masonry units, the top two feet clad in vertically oriented grooved lumber panels and having a shed roof clad in composition shingles, covers the join between the older and newer

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buildings; it is accessed from the exterior via a metal door with a deadbolt. The parapet has a design similar to the original building, but with slightly different proportions (Figure 8).

Figure 7. East elevation, showing older building (grey) and the newer building (orange).



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Figure 8. Detail showing the east elevation of the newer building.



The north (rear) elevation is a solid wall with no opening. The variety and location of materials used implies that a portion of the wall (bricks and hollow clay tiles set in lime-rich mortars) was extant well before the rear building (concrete masonry units set in cement-rich mortar) was constructed (Figures 9 through 12).

The west elevation is not visible from the exterior, as it abuts a one-story brick industrial-cum-commercial building and a one-story wood-framed light industrial building.

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Figure 9. East portion of north elevation.



Figure 10. West portion of north elevation.



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Figure 11. Detail of north elevation, showing the concrete masonry unit wall component which exists above and to the west of the brick and hollow clay tile section.



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Figure 12. Detail of north elevation, showing the brick and hollow clay tile wall components.



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History of the Property

A search of available historical Los Angeles City Directories (1906 to 1942) and Pacific Telephone Street Address Telephone Directory for Los Angeles (1956 to 1987) indicated the property was originally numbered as 7819 Santa Monica Boulevard, but changed to 7811 sometime after 1987; the Sanborn map from 1950 lists the address as 7811, but there are no businesses associated with that street number until some point after 1987. Research failed to locate building permits, or water or sewer connection records, to definitively determine the date of construction for the extant building. However, evidence from Sanborn maps and the Los Angeles City Directories indicate a likely construction date of the mid-1920s. In 1919, a group of five buildings identified as “(illegible)’s Cleaning and Dying” were clustered on the back half of the parcel (Sanborn Fire Insurance Maps, 1919). By 1950, the rear third of the parcel next door (7823-7825 Santa Monica Boulevard) was part of the original parcel and housed several buildings associated with cleaning and dying, whereas the front two-thirds of the original parcel containing a building dedicated to pressing; the building had skylights and wood posts (Sanborn Fire Insurance Maps, 1950).

The directories and Sanborn maps also indicate that a fabric dyer and/or clothes cleaner was located on site by 1919, and remained so until at least the mid-1970s. The names associated with the cleaning and dying businesses are Nathan Gazin and Hollywood City Dye Works. Nathan Gazin was born on July 4, 1885 in Kiev, Russia, and emigrated to the United States in 1910. He and his wife, who both spoke Yiddish, had three children: Evelyn, Leonard, and Clarence (U. S. Bureau of the Census, 1930). The Gazin family moved to Los Angeles from Chicago, Illinois, during the 1920s. In Chicago he was self-employed as a storekeeper in the dry goods industry (U. S. Bureau of the Census, 1920). After moving to Los Angeles, Nathan opened a clothes cleaners business. It appears that at some point he bought out or merged with Hollywood City Dye Works, as by 1932 he’s listed in the Los Angeles City Directory as being President of that company. Between 1927 and 1961, Nathan Gazin and Hollywood City Dye Works are listed interchangeably in the Los Angeles City Directories as being located at 7819 Santa Monica Boulevard. From 1962 to 1969, there’s a Kings Hollywood Cleaners listed at the same address. In 1973, a Hollywood Cleaning Centers, which was incorporated on December 17, 1965, was listed at 7823-7825 Santa Monica Boulevard, the property next door to the subject property. However, California business registry records indicate that their business license was suspended by the Franchise Tax Board by late 2016.

Nathan Gazin died in Los Angeles, California on March 10, 1974; his tombstone in Hollywood Forever Cemetery indicates he was Jewish and a Freemason.

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NRHP and CRHR Designation Criteria

The subject property has undergone numerous exterior alterations that have greatly impacted the integrity of its original design and form, including a change of use from an industrial property to a commercial property. Additionally, research failed to indicate any significant historical associations.

In consideration of CRHR and NRHP criteria, the subject property is not known to be associated with any significant persons or events. Therefore, it does not appear eligible under Criteria A/1 or B/2. The property is also not significant for its architectural merits since it has been substantially altered over time. Therefore, the property does not appear eligible under Criteria C/3. Finally, the subject property will not yield any information important in prehistory or history. Therefore, the property does not appear eligible under Criteria D/4.

In consideration of City of West Hollywood designation criteria, the subject property does not exemplify special elements of the City (City Criterion A), nor does it represent a rare example of an architectural type or specimen (City Criterion B). Further, background research failed to reveal any associations with the building and any significant persons or events (City Criterion C). Finally, the building is not representative of the work of a notable architect, builder, or designer (City Criterion D).

5.2 1125-1127 N. Ogden Drive

Physical Description

The subject property consists of a one-story single-family residence attached by a one-story room to a two-story multiple-family building housing six apartments. An asphalt driveway runs along the south edge of the parcel, leading to a small resident parking area at the rear.

The single-family residence is at the front of the property, facing east onto N. Ogden Drive. Designed in the minimal traditional style, the building is roughly square in plan with stuccoed walls and a complex low-sloped hipped roof covered in composition shingles. There's also a subtle nod to the streamline modern style in the presence of a belt course located about one-third high on each exterior wall; inclusion of a small octagonal window on the south elevation; and the placement of windows at corners creating a wrap-around effect. All of the rectangular windows are covered by security bars. The east (main) elevation contains a centered front door obscured by a security door, and a one-over-one double-hung wood window at the extreme north and south ends of the façade (Figure 13). A small concrete front stoop accessed by two steps leads to the front door, which is sheltered by the roof corner. The roof corner is supported by two 4x4in.

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wood columns. The belt course is wood, and on the north half of the front façade it is topped by a band of tiles (four rows of 1x1 in. tiles topped with a row of 1x6 in. rectangular tiles).

Figure 13. The east (main) elevation of the single-family residence.



The north elevation contains five windows located above the tiled belt course (Figure 14). The fenestration consists of two one-over-one double-hung wood-sash windows separated by a narrow mullion at the extreme east end, a shorter one-over-one double-hung wood window to the left of center, and two one-over-one double-hung wood-sash windows separated by a narrow mullion at the extreme west end of the elevation. The belt course of wood topped by a band of tiles continues along this elevation.

The west (rear) elevation presents as two sections: the northern two-thirds is attached to a one-story section connecting the two buildings. The space contains laundry facilities and common

**Cultural Resources Technical Report for
Santa Monica/Orange Grove Mixed-Use Development
7811 Santa Monica Boulevard**

space, with stairs running up the house's exterior wall to the second floor of the apartment building and a small roof-top patio area. The southern third of the rear elevation contains a door covered by a security door and accessed by a two-step-tall concrete stoop, while a window occupies the area near the end of the wall. Heavy foliage obscures the corner, preventing definitive identification of the window type and size (Figure 15).

Figure 14. The north elevation of the single-family residence.



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Figure 15. The west elevation of the single-family residence, with the connecting section to the left of the image. The stairs lead to the roof-top patio, and the door to the left leads into the common space and laundry facilities.



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The south elevation appears fairly monolithic, with one-over-one double-hung wood-sash windows at the far west and east ends of the façade and a small fixed hexagonal window located higher up on the wall east of center. A narrow wood belt course runs the length of the elevation (Figure 16).

Figure 16. The south elevation of the single-family residence.



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The two-story building is located towards the rear of the property, and is a subtle ell-shaped in plan. Similar to the single-family residence, it was designed in the minimal traditional style, is stuccoed, and has a complex low-sloped hipped roof covered in composition shingles. The one-story connecting section abuts the east elevation, leaving only a solid expanse of stuccoed wall visible at the second story (Figure 17).

Figure 17. The east elevation of the two-story apartment section.



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The north elevation was not accessible, but glimpses from N. Ogden Drive indicate that it is stuccoed and has limited fenestration at the first- and second floors.

The west elevation exhibits the same pattern of fenestration at the first floor and second floor: a pair of windows separated by a narrow mullion, a smaller single window, and another pair of windows separated by a narrow mullion. The notable difference between the two floors is that the first floor windows are two-over-two double-hung wood-sash windows, whereas the second floor has metal sliding windows. There is also a shallow external storage locker attached to the first floor south of center below where utilities enter the building (Figure 18).

Figure 18. The east elevation of the two-story apartment section.



**Cultural Resources Technical Report for
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7811 Santa Monica Boulevard**

The south elevation serves as the main façade for the two-story section. The cantilevered second-floor walkway, accessed by a free-standing concrete-and-metal staircase, shelters the first-floor walkway. Wood 4x4 in. columns support the roof overhanging the second-floor walkway. The first floor has a thin wood belt course like the one adorning the single-family residence. As with the west elevation, the first-floor fenestration pattern repeats on the second floor: a single window, a pair of windows separated by a narrow mullion, a door (on the ell dog-leg facing east), a pair of windows separated by a narrow mullion, a door, a pair of windows separated by a narrow mullion and then a second a pair of windows separated by a narrow mullion, a door, and a last pair of windows separated by a narrow mullion. With the exception of the first three windows on the second floor, which are metal sliding windows, all windows are two-over-two double-hung wood-sash windows. Security doors obscure all of the doors. A delicate-looking wrought-iron railing borders the staircase and second-floor walkway. The railing design has simple spindles interspersed occasionally with two gently curving spindles forming a shape reminiscent of an urn (Figures 19 and 20).

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Figure 19. The west elevation of the two-story section, view looking northeast.



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Figure 20. The west elevation of the two-story section, view looking northeast.



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History of the Property

The building permit and ensuing plumbing and electrical permits indicate the property was built during late 1949–early 1950 as multi-family housing. The 1950 Sanborn map shows the property in the configuration observed during the site visit. However, at some point several windows were replaced, tile work was added to portions of the belt course, and heavy security bars were added to windows on the one-story building and to all doors on the property.

A search of available historical Los Angeles City Directories (1906 to 1942) and Los Angeles Street Address Directories (1956 to 1987) indicated the property retains its original street number. In reviewing the directories for names of residents, not every apartment was listed nor were the names of every apartment dweller. None of the names listed were identified as belonging to an historically significant person.

NRHP and CRHR Designation Criteria

The subject property has undergone exterior alterations that have greatly impacted the integrity of its original design and form. Additionally, research failed to indicate any significant historical associations.

In consideration of CRHR and NRHP criteria, the subject property is not known to be associated with any significant persons or events. Therefore, it does not appear eligible under Criteria A/1 or B/2. The property is also not significant for its architectural merits since it has been substantially altered over the years. Therefore, the property does not appear eligible under Criteria C/3. Finally, the subject property will not yield any information important in prehistory or history. Therefore, the property does not appear eligible under Criteria D/4.

In consideration of City of West Hollywood designation criteria, the subject property does not exemplify special elements of the City (City Criterion A), nor does it represent a rare example of an architectural type or specimen (City Criterion B). Further, background research failed to reveal any associations with the building and any significant persons or events (City Criterion C). Finally, the building is not representative of the work of a notable architect, builder, or designer (City Criterion D).

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Santa Monica/Orange Grove Mixed-Use Development
7811 Santa Monica Boulevard**

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**Cultural Resources Technical Report for
Santa Monica/Orange Grove Mixed-Use Development
7811 Santa Monica Boulevard**

6 FINDINGS AND RECOMMENDATIONS

6.1 Archaeological Resources

6.1.1 Findings

No archaeological resources were identified within the project site as a result of the CHRIS records search or field survey. While the entire project site has been heavily disturbed by urban development over the years, it is always possible that intact archaeological deposits are present below the original layer of fill material.

6.1.2 Recommendations

The project site should be treated as potentially sensitive for archaeological resources. Additionally, the City should verify whether there have been any further requests for monitoring arising from the AB 52 consultation efforts. Mitigation measures to reduce potential impacts to unanticipated archaeological resources and human remains are provided below.

MM 1 Unanticipated Discovery of Archaeological Resources: In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending on the significance of the find under CEQA (Section 15064.5(f); PRC, Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, additional testing, or data recovery may be warranted.

MM 2 Unanticipated Discovery of Human Remains: In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the Los Angeles County Coroner shall be notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public

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Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent shall complete his or her inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

6.2 Historic Built Environment Resources

6.2.1 Findings

Two properties within the proposed project site were evaluated for historical significance and integrity considerations at the national, state, and local levels. As a result of the evaluation, neither of these buildings were found eligible for designation at the national, state, or local levels. Therefore, the proposed project would have a less than significant impact on historical resources and there are no recommendations relating to historic built environment resources.

**Cultural Resources Technical Report for
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7811 Santa Monica Boulevard**

7 REFERENCES

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**Cultural Resources Technical Report for
Santa Monica/Orange Grove Mixed-Use Development
7811 Santa Monica Boulevard**

USC Digital Library. 2016. "View of Santa Monica Boulevard Looking Northeast from Sherman (now, West Hollywood), 1922." Accessed January 3, 2017. <http://digitallibrary.usc.edu/cdm/singleitem/collection/p15799coll65/id/3628/rec/42>.

APPENDIX A (CONFIDENTIAL)

SCCIC Records Search Results

APPENDIX B

NAHC SLF Search and Tribal Correspondence

Sacred Lands File Search Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Project: Seventy-Eight Eleven Santa Monica Boulevard Project (#9127)

County: Los Angeles

USGS Quadrangle(s) Name: Hollywood

Township: 1 South **Range:** 14 West **Section:** 9

Company/Firm/Agency: Dudek

Contact Person: Adriane Dorrler

Street Address: 3544 University Avenue

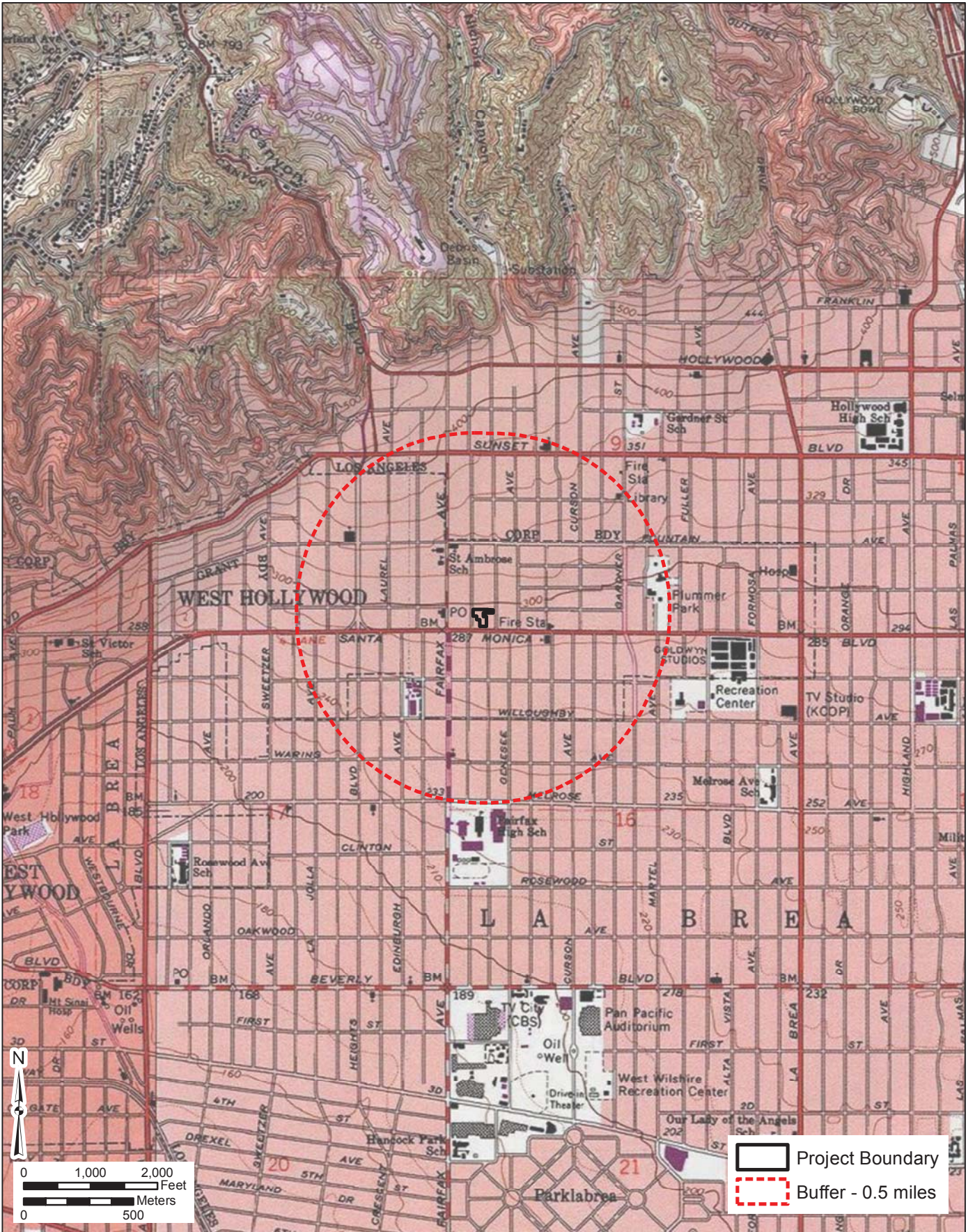
City: Riverside **Zip:** 92501

Phone: (760) 840-7556 **Fax:** (760) 632-0164

Email: adorrler@dudek.com

Project Description:

The Seventy-Eight Eleven Santa Monica Boulevard Project (proposed project) would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure with a height of 71.5 feet at its tallest point. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery. These uses would be developed on an approximately 0.92-acre site located within the City of West Hollywood (City) consisting of the following addresses: 7811 Santa Monica Boulevard, 1114 and 1118 North Orange Grove Avenue, and 1125 North Ogden Drive (see attached map). The existing commercial building, surface parking lots, and multi-family residential units would be demolished under the proposed project.



SOURCE: USGS Topo 7.5 Minute Series Hollywood Quadrangle
 Township 1S / Range 14W / Section 9

Project Boundary
 Buffer - 0.5 miles

Records Search

Seventy-Eight Eleven Santa Monica Boulevard

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
Fax (916) 373-5471



November ⁹~~8~~, 2016

Adriane Dorrier
Dudek

Sent by E-mail: adorrier@dudek.com

RE: Proposed 7811 Santa Monica Boulevard Project (#9127), City of West Hollywood;
Hollywood USGS Quadrangle, Los Angeles County, California

Dear Ms. Dorrier:

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

Native American Heritage Commission
Native American Contact List
Los Angeles County
11/9/2016

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina, CA, 91723
Phone: (626) 926 - 4131
gabrielenoindians@yahoo.com

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

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

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951)807-0479
sgoad@gabrielino-tongva.com

**Gabrielino Tongva Indians of
California Tribal Council**

Robert F. Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562)761-6417
Fax: (562)761-6417
gtongva@verizon.net

Gabrielino-Tongva Tribe

Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite Gabrielino
1100
Los Angeles, CA, 90067
Phone: (626) 676 - 1184

**San Fernando Band of Mission
Indians**

John Valenzuela, Chairperson
P.O. Box 221838 Kitanemuk
Newhall, CA, 91322 Serrano
Phone: (760) 885 - 0955 Tataviam
tsen2u@hotmail.com

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 7811 Santa Monica Boulevard Project, Los Angeles County.

November 11, 2016

9127

Ms. Linda Candelaria, Chairwoman
Gabrielino-Tongva Tribe
1999 Avenue of the Stars #1100
Los Angeles, CA 90067

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

Dear Ms. Candelaria:

Dudek was retained by the City of West Hollywood (City) to conduct a cultural resources study for the proposed Seventy-Eight Eleven Santa Monica Boulevard Project (the proposed project). The proposed project would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery.

These uses would be developed on an approximately 0.92-acre site located within the City of West Hollywood consisting of the following addresses: 7811 Santa Monica Boulevard, 1114 and 1118 North Orange Grove Avenue, and 1125 North Ogden Drive. The project site is currently built out with a one-story, L-shaped, commercial building and a surface parking lot at the 7811 Santa Monica Boulevard address. A surface parking lot occupies the property at 1114 North Orange Grove Avenue and 1118 North Orange Grove Avenue. Multi-family residential units are located at 1125 North Ogden Drive. The existing commercial building, surface parking lots, and multi-family residential units would be demolished under the proposed project. The site falls within Township 1 South, Range 14 West, Section 9 the *Hollywood* U.S. Geological Service 7.5-minute series topographic Quadrangle map (see Figure 1, Location Map).

As part of the process of identifying cultural resources issues for this proposed project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project site. The SLF search was returned with negative results.

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project site, please contact me directly at

Ms. Candelaria:

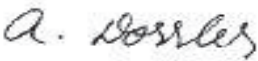
Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

(760) 840-7556, adorrlr@dudek.com, or at 3544 University Avenue, Riverside, CA 92501 within 15 days of receipt of this letter.

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the City, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

Sincerely,

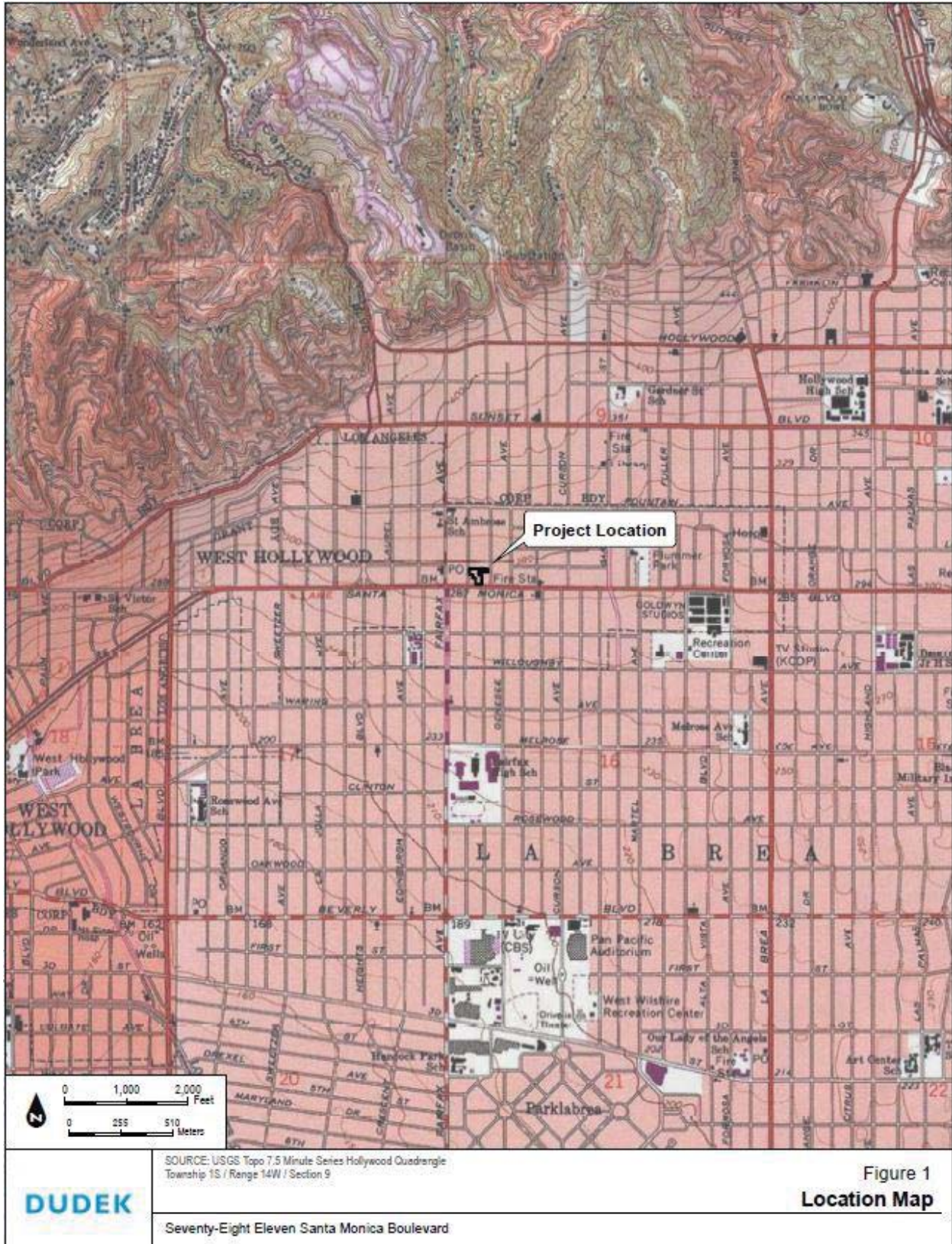


Adriane Dorrler
Archaeologist

Attachment.: Figure 1, Location Map

Ms. Candelaria:

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California



November 11, 2016

9127

Mr. Robert F. Dorame, Tribal Chair/Cultural Resources
Gabrieleno Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA 90707

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

Dear Mr. Dorame:

Dudek was retained by the City of West Hollywood (City) to conduct a cultural resources study for the proposed Seventy-Eight Eleven Santa Monica Boulevard Project (the proposed project). The proposed project would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery.

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Mr. Dorame:

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

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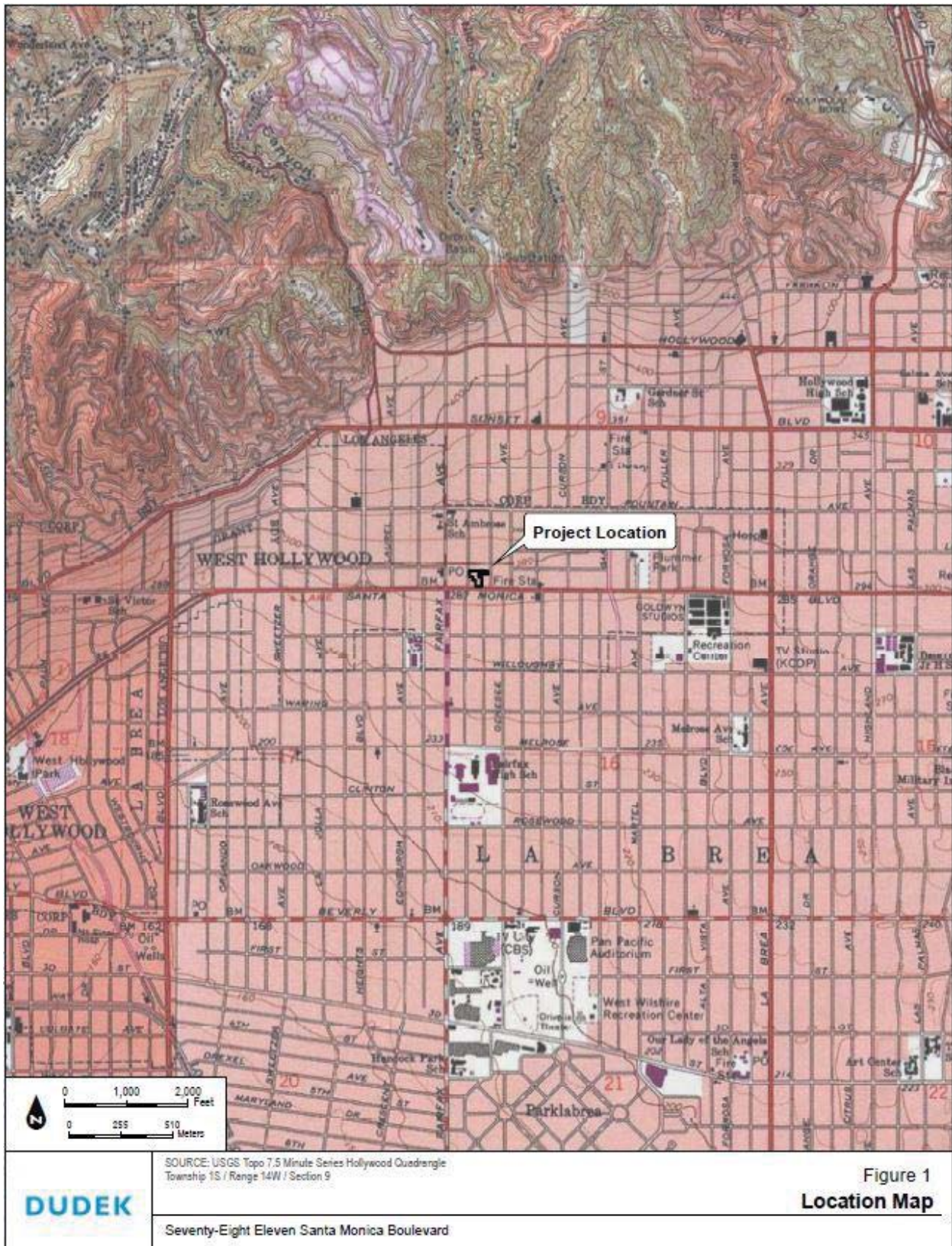


Adriane Dorrler
Archaeologist

Attachment.: Figure 1, Location Map

Mr. Dorame:

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California



November 11, 2016

9127

Ms. Sandonne Goad, Chairperson
Gabrielino-Tongva Nation
106 1/2 Judge John Also St.
Los Angeles, CA 90012

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

Dear Ms. Goad:

Dudek was retained by the City of West Hollywood (City) to conduct a cultural resources study for the proposed Seventy-Eight Eleven Santa Monica Boulevard Project (the proposed project). The proposed project would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery.

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Ms. Goad:

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

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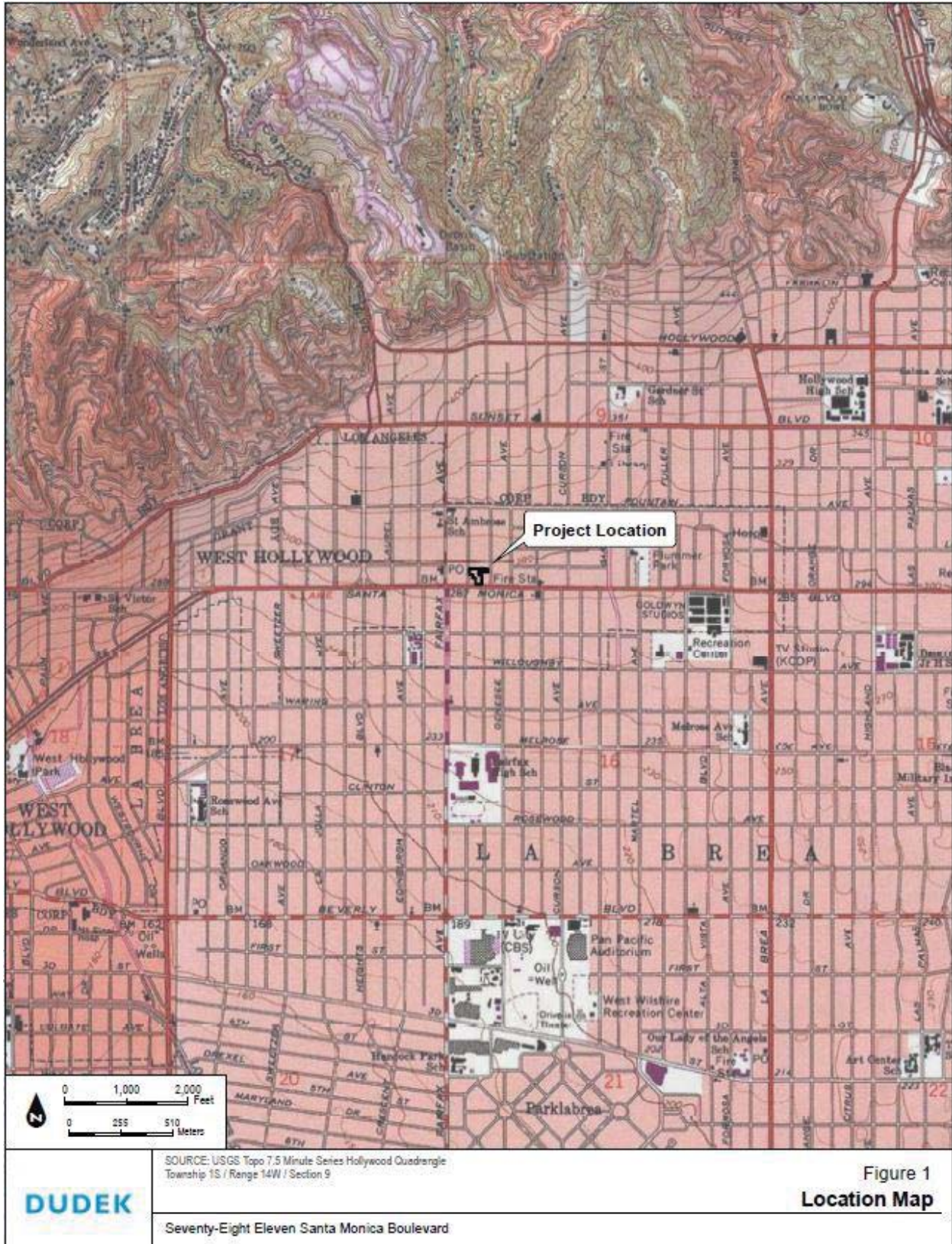


Adriane Dorrler
Archaeologist

Attachment.: Figure 1, Location Map

Ms. Goad:

Subject: *Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California*



November 11, 2016

9127

Mr. Anthony Morales, Chairperson
Gabieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

Dear Mr. Morales:

Dudek was retained by the City of West Hollywood (City) to conduct a cultural resources study for the proposed Seventy-Eight Eleven Santa Monica Boulevard Project (the proposed project). The proposed project would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery.

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Mr. Morales:

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

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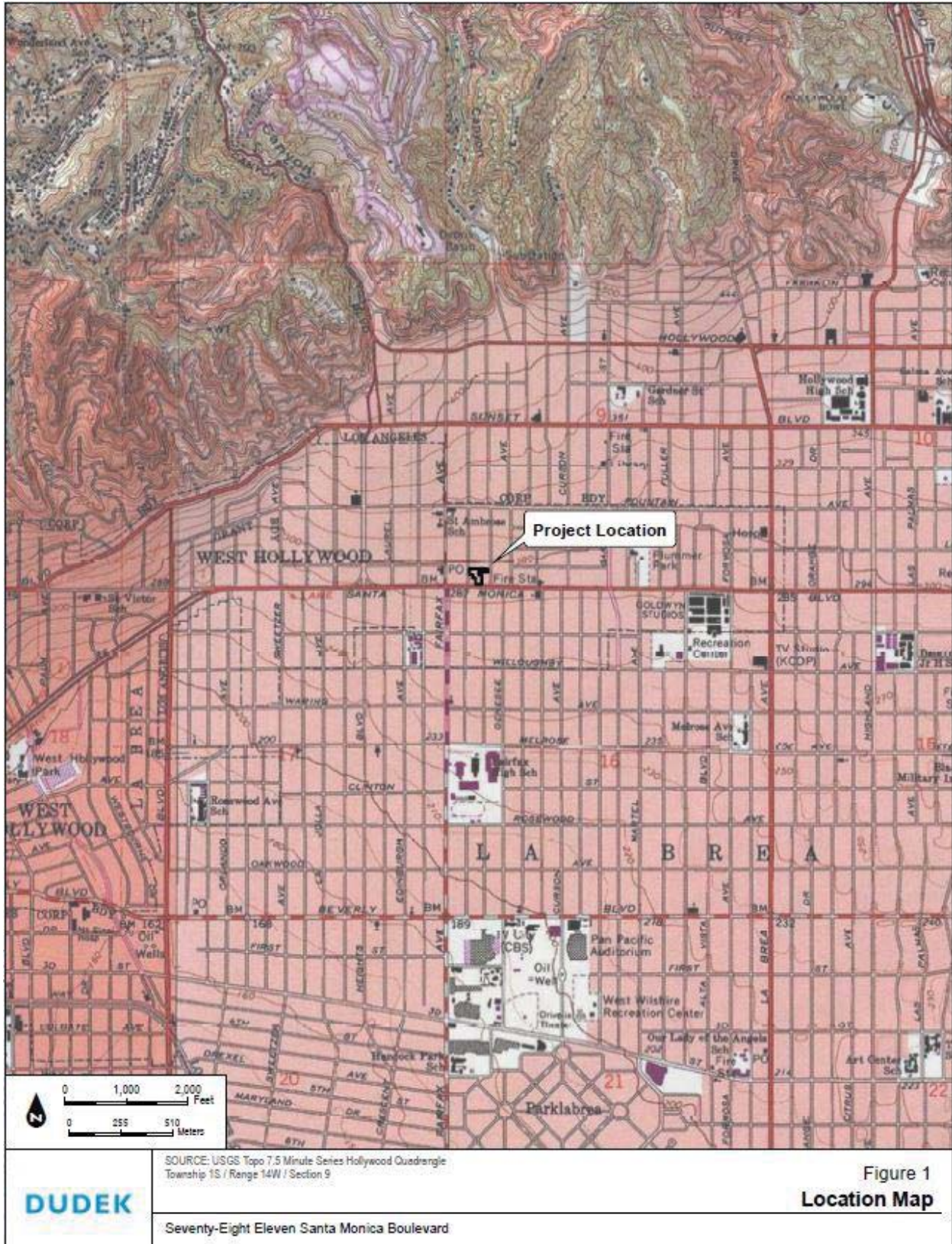


Adriane Dorrler
Archaeologist

Attachment.: Figure 1, Location Map

Mr. Morales:

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California



November 11, 2016

9127

Mr. Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians
P.O. Box 393
Covina, CA 91723

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

Dear Mr. Salas:

Dudek was retained by the City of West Hollywood (City) to conduct a cultural resources study for the proposed Seventy-Eight Eleven Santa Monica Boulevard Project (the proposed project). The proposed project would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery.

These uses would be developed on an approximately 0.92-acre site located within the City of West Hollywood consisting of the following addresses: 7811 Santa Monica Boulevard, 1114 and 1118 North Orange Grove Avenue, and 1125 North Ogden Drive. The project site is currently built out with a one-story, L-shaped, commercial building and a surface parking lot at the 7811 Santa Monica Boulevard address. A surface parking lot occupies the property at 1114 North Orange Grove Avenue and 1118 North Orange Grove Avenue. Multi-family residential units are located at 1125 North Ogden Drive. The existing commercial building, surface parking lots, and multi-family residential units would be demolished under the proposed project. The site falls within Township 1 South, Range 14 West, Section 9 the *Hollywood* U.S. Geological Service 7.5-minute series topographic Quadrangle map (see Figure 1, Location Map).

As part of the process of identifying cultural resources issues for this proposed project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project site. The SLF search was returned with negative results.

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project site, please contact me directly at (760) 840-7556, adorler@dudek.com, or at 3544 University Avenue, Riverside, CA 92501 within 15 days of receipt of this letter.

Mr. Salas:

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the City, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

Sincerely,

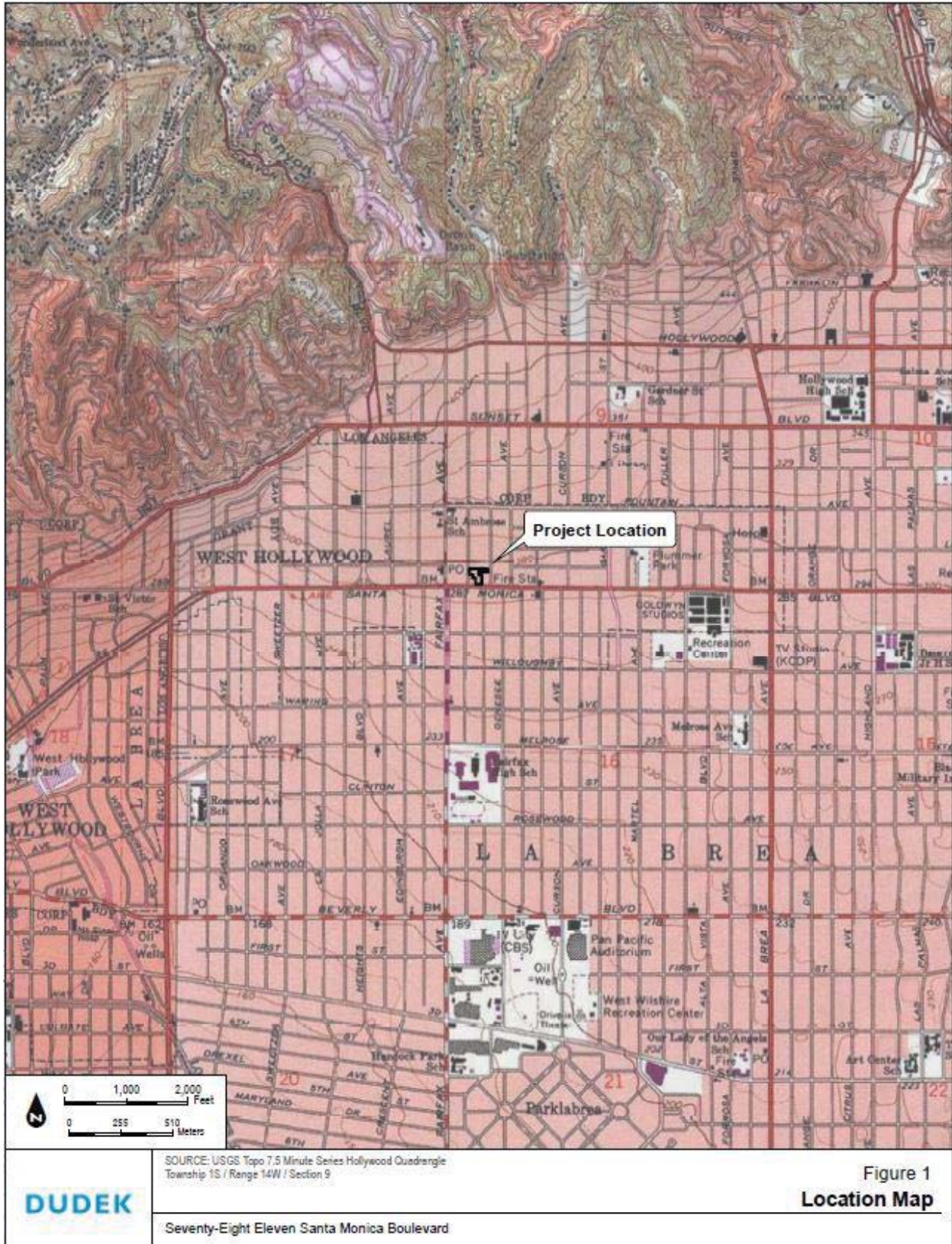


Adriane Dorrlor
Archaeologist

Attachment.: Figure 1, Location Map

Mr. Salas:

Subject: *Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California*



November 11, 2016

9127

Mr. John Valenzuela, Chairperson
San Fernando Band of Mission Indians
P.O. Box 221838
Newhall, CA 91322

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

Dear Mr. Valenzuela:

Dudek was retained by the City of West Hollywood (City) to conduct a cultural resources study for the proposed Seventy-Eight Eleven Santa Monica Boulevard Project (the proposed project). The proposed project would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery.

These uses would be developed on an approximately 0.92-acre site located within the City of West Hollywood consisting of the following addresses: 7811 Santa Monica Boulevard, 1114 and 1118 North Orange Grove Avenue, and 1125 North Ogden Drive. The project site is currently built out with a one-story, L-shaped, commercial building and a surface parking lot at the 7811 Santa Monica Boulevard address. A surface parking lot occupies the property at 1114 North Orange Grove Avenue and 1118 North Orange Grove Avenue. Multi-family residential units are located at 1125 North Ogden Drive. The existing commercial building, surface parking lots, and multi-family residential units would be demolished under the proposed project. The site falls within Township 1 South, Range 14 West, Section 9 the *Hollywood* U.S. Geological Service 7.5-minute series topographic Quadrangle map (see Figure 1, Location Map).

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The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project site, please contact me directly at (760) 840-7556, adorler@dudek.com, or at 3544 University Avenue, Riverside, CA 92501 within 15 days of receipt of this letter.


Mr. Valenzuela:

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the City, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

Sincerely,

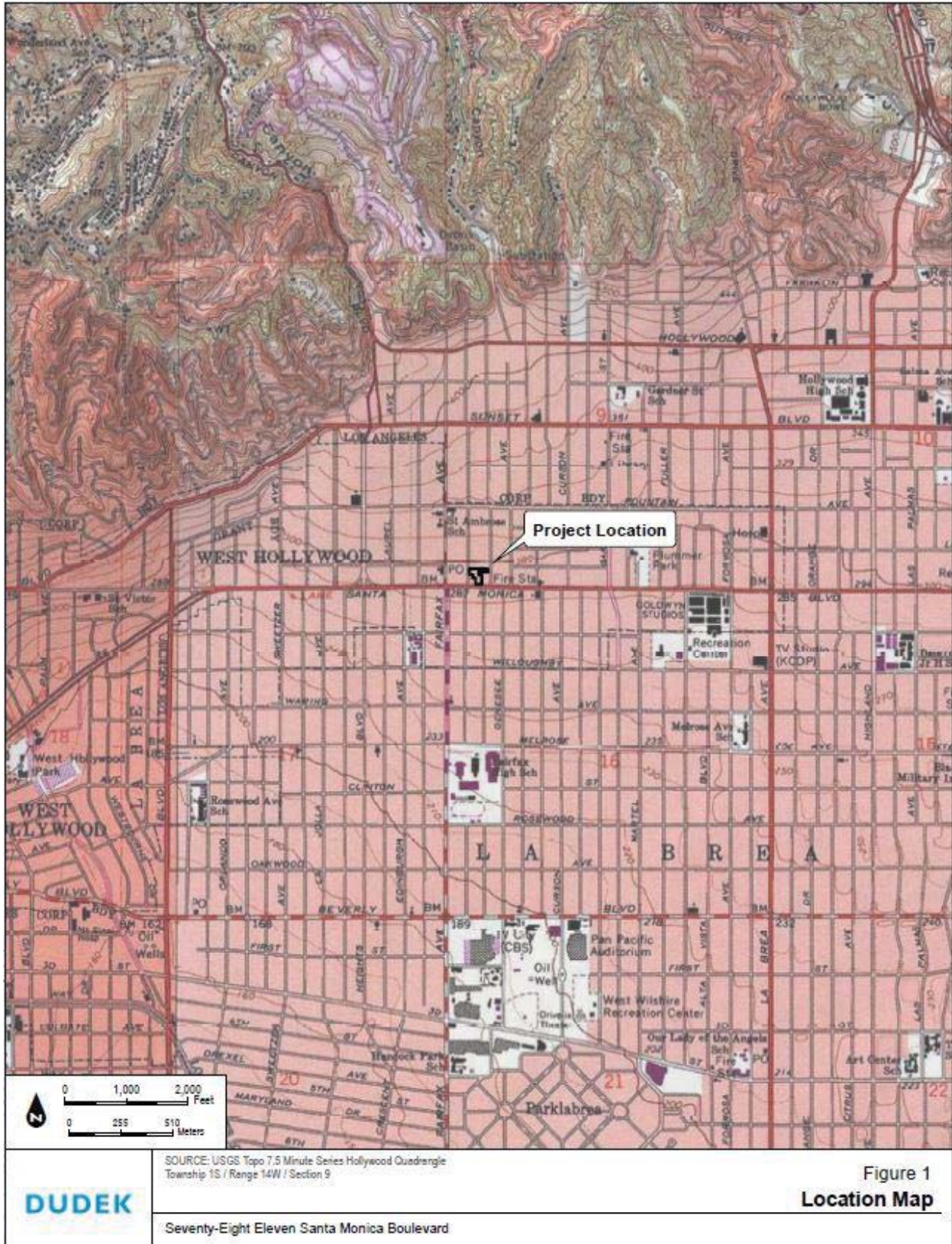


Adriane Dorrlor
Archaeologist

Attachment.: Figure 1, Location Map

Mr. Valenzuela:

Subject: *Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California*





GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians

Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Adrienne Dorrlor,

Subject: Seventy-Eight Eleven Santa Monica Boulevard Project, City of West Hollywood, Los Angeles County, California

"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleño villages, adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kitc) Gabrieleños , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore, in order to protect our resources we're requesting one of our experienced & certified Native American monitor as well as a Archeo- Monitor to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing, or grubbing, auguring, boring, grading, excavation and trenching).

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT" the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleño village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Pico's, Sepulveda's, and Alvarado's to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture.

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman
Cell (626) 926-4131

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

Addendum: clarification regarding some confusions regarding consultation under AB52:

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. . If you have questions regarding the validity of the “traditional and cultural affiliation” of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states “...the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area.” In addition, **please see the map below.**

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

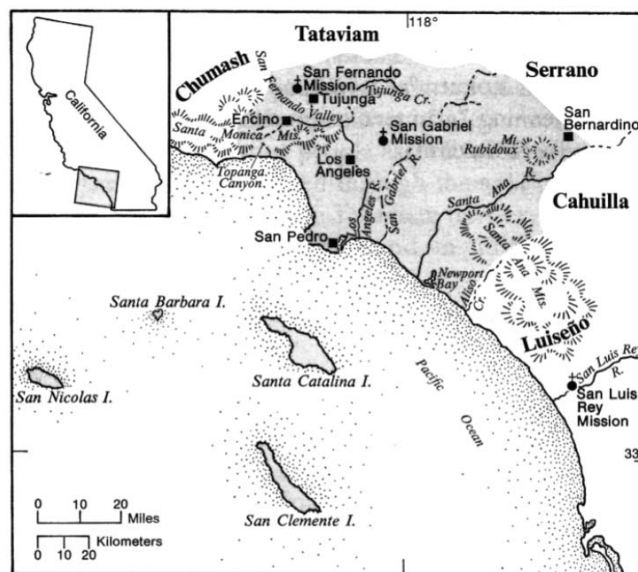


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
1978 Gabrielino IN *Handbook of North American Indians, California*, Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

APPENDIX C

*Department of Parks and Recreation
Series 523 Forms*

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 1 of 4 *Resource Name or #: 7811 Santa Monica Boulevard, West Hollywood, CA

P1. Other Identifier:

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: West Hollywood Date: 2015 T1S ;R14W ; ¼ of ¼ of Sec 9 ; San Bernardino B.M.

c. Address: 7811 Santa Monica Boulevard City: West Hollywood Zip: 90046

d. UTM: Zone: 11S; 374554mE/ 3773099mN (G.P.S.)

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

AIN #: 5530-002-067

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

The property at 7811 Santa Monica Boulevard consists of two buildings and a parking lot. The building fronting onto Santa Monica Boulevard is a one-story, load-bearing, red brick commercial building oriented north-south. The roof has a low-sloped flat form surrounded by a brick parapet with decorative angular features. The second building is attached to the north elevation of and oriented perpendicular to the first building, and exhibits the same roof and parapet characteristics, although it appears to be constructed with concrete masonry units. A portion of the north exterior wall of the first building was removed to allow access to the second building, effectively turning the two separate buildings into one space.

The south (main) elevation has three evenly distributed bays; the west and east bays each contain three large fixed full-lite windows separated by narrow mullions, whereas the center bay contains two large fixed full-lite windows flanking a centered full-lite glass door with a large fixed full-lite window flanking either side. The western window of the center bay is narrower than the other windows, due to incorporation of a mail slot into the window which necessitated replacing a vertical section of glass with wood. (continued on page 3)

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

*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, date, accession #)
 Front and east elevations, view looking northwest (December 15, 2016)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 c. 1924; c. 1985 (Assessor's Office, aerials, Sanborn maps, topo maps)

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)
 Kara R. Dotter, MSHP
 Dudek
 605 Third Street
 Encinitas, CA 92024

*P9. Date Recorded:
 December 15, 2016

*P10. Survey Type: (Describe)
 Intensive pedestrian

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

Dudek. 2017. "Cultural Resources Technical Report for Santa Monica/ Orange Grove Mixed-Use Development 7811 Santa Monica Boulevard."

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # 7811 Santa Monica Boulevard, West Hollywood, CA

- B1. Historic Name: 7819 Santa Monica Boulevard
- B2. Common Name: 7811 Santa Monica Boulevard
- B3. Original Use: Industrial (dyeing and clothes cleaning) B4. Present Use: Commercial (gym)

*B5. Architectural Style: Utilitarian

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

Front (south) building constructed c. 1926; alterations to/ insertion of windows of unknown date; rear building constructed c. 1985.

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

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: n/a

Area:

Period of Significance: n/a

Property Type: Industrial/ Commercial

Applicable Criteria: n/a

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

A search of available historical Los Angeles City Directories (1906 to 1942) and Pacific Telephone Street Address Telephone Directory for Los Angeles (1956 to 1987) indicated the property was originally numbered as 7819 Santa Monica Boulevard, but changed to 7811 sometime after 1987; the Sanborn map from 1950 lists the address as 7811, but there are no businesses associated with that street number until some point after 1987. Research failed to locate building permits, or water or sewer connection records, to definitively determine the date of construction for the extant building. However, evidence from Sanborn maps and the Los Angeles City Directories indicate a likely construction date of the mid-1920s. In 1919, a group of five buildings identified as "(illegible)'s Cleaning and Dyeing" were clustered on the back half of the parcel (Sanborn Fire Insurance Maps, 1919). By 1950, the rear third of the parcel next door (7823-7825 Santa Monica Boulevard) was part of the original parcel and housed several buildings associated with cleaning and dyeing, whereas the front two-thirds of the original parcel containing a building dedicated to pressing; the building had skylights and wood posts (Sanborn Fire Insurance Maps, 1950).

The directories and Sanborn maps also indicate that a fabric dyer and/ or clothes cleaner was located on site by 1919, and remained so until at least the mid-1970s. The names associated with the cleaning and dyeing businesses are Nathan Gazin and Hollywood City Dye Works. Nathan Gazin was born on July 4, 1885 in Kiev, Russia, and emigrated to the United States in 1910. He and his wife, who both spoke Yiddish, had three children: Evelyn, Leonard, and Clarence (U. S. Bureau of the Census, 1930). The Gazin family moved to Los Angeles from Chicago, Illinois, during the 1920s. In Chicago he was self-employed as a storekeeper in the dry goods industry (U. S. Bureau of the Census, 1920). (continued on page 3)

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

*B12. References:

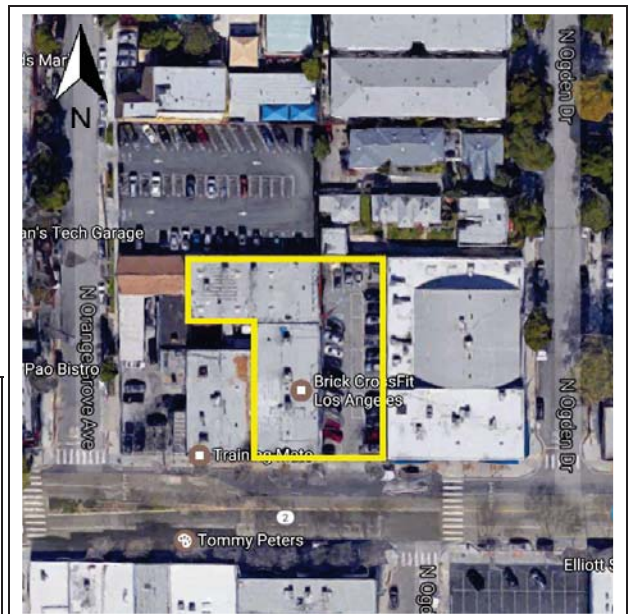
(continued on page 4)

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP

*Date of Evaluation: December 15, 2016

(This space reserved for official comments.)



Page 3 of 4 Resource Name or #* (Assigned by recorder) 7811 Santa Monica Boulevard, West Hollywood, CA

***P3a. Description:** (continued)

The front façade is capped with a parapet designed in a stair-step fashion, displaying a subtle nod to Art Deco.

The east elevation of the original building is fairly monolithic, with only two windows and a door piercing the façade north of center. The windows each have a large square fixed pane over a narrower rectangular hopper window, and the full-lite door is flanked with narrow side-lights and topped with a fixed pane reminiscent of a transom window. The parapet has a similar, albeit elongated, form as the parapet on the main elevation. The newer building façade continues in the same plane and contains five windows and a door at ground level. From south to north, the fenestration consists of a pair of large fixed single-lite windows separated by a narrow mullion; a metal-framed full-lite door (which is handicap accessible) bracketed by two narrow fixed-pane sidelights; a large, square, fixed single-lite window; and a pair of large fixed single-lite windows separated by a narrow mullion. A small exterior utility room, constructed with concrete masonry units, the top two feet clad in vertically oriented grooved lumber panels and having a shed roof clad in composition shingles, covers the join between the older and newer buildings; it is accessed from the exterior via a metal door with a deadbolt. The parapet has a design similar to the original building, but with slightly different proportions.

The north (rear) elevation is a solid wall with no opening. The variety and location of materials used implies that a portion of the wall (bricks and hollow clay tiles set in lime-rich mortars) was extant well before the rear building (concrete masonry units set in cement-rich mortar) was constructed.

The west elevation is not visible from the exterior, as it abuts a one-story brick industrial-cum-commercial building and a one-story wood-framed light industrial building.

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

After moving to Los Angeles, Nathan opened a clothes cleaners business. It appears that at some point he bought out or merged with Hollywood City Dye Works, as by 1932 he's listed in the Los Angeles City Directory as being President of that company. Between 1927 and 1961, Nathan Gazin and Hollywood City Dye Works are listed interchangeably in the Los Angeles City Directories as being located at 7819 Santa Monica Boulevard. From 1962 to 1969, there's a Kings Hollywood Cleaners listed at the same address. In 1973, a Hollywood Cleaning Centers, which was incorporated on December 17, 1965, was listed at 7823-7825 Santa Monica Boulevard, the property next door to the subject property. However, California business registry records indicate that their business license was suspended by the Franchise Tax Board by late 2016.

Nathan Gazin died in Los Angeles, California on March 10, 1974; his tombstone in Hollywood Forever Cemetery indicates he was Jewish and a Freemason.

NRHP and CRHR Designation Criteria

The subject property has undergone numerous exterior alterations that have greatly impacted the integrity of its original design and form, including a change of use from an industrial property to a commercial property. Additionally, research failed to indicate any significant historical associations.

In consideration of CRHR and NRHP criteria, the subject property is not known to be associated with any significant persons or events. Therefore, it does not appear eligible under Criteria A/ 1 or B/ 2. The property is also not significant for its architectural merits since it has been substantially altered over time. Therefore, the property does not appear eligible under Criteria C/ 3. Finally, the subject property will not yield any information important in prehistory or history. Therefore, the property does not appear eligible under Criteria D/ 4.

In consideration of City of West Hollywood designation criteria, the subject property does not exemplify special elements of the City (City Criterion A), nor does it represent a rare example of an architectural type or specimen (City Criterion B). Further, background research failed to reveal any associations with the building and any significant persons or events (City Criterion C). Finally, the building is not representative of the work of a notable architect, builder, or designer (City Criterion D).

Page 4 of 4 Resource Name or #* (Assigned by recorder) 7811 Santa Monica Boulevard, West Hollywood, CA

***B12. References:**

Architectural Resources Group. (2008). City of West Hollywood R2, R3, R4 Multi-Family Survey Report. West Hollywood: City of West Hollywood.

CA-registry.com. 2016. "Hollywood Cleaning Centers, Inc." Accessed January 8, 2017. <https://www.ca-registry.com/C0501520-hollywood-cleaning-centers-inc>.

JHRA (Johnson Heumann Research Associates). 1987. *City of West Hollywood Historic Resources Survey, 1986-1987. Final Report*. On file with the South Central Coastal Information Center.

Los Angeles City Directory. 1922, 1923, 1925, 1926, 1927, 1928, 1929, 1930, 1932, 1934, 1936, 1938, 1939, 1942. Los Angeles Directory Co. Accessed January 3, 2017. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowse.jsp>.

Masters, N. 2011. "How the Town of Sherman Became the City of West Hollywood." *KCET: Social Focus, History, LA as Subject*. Accessed January 2, 2017. http://www.kcet.org/updaily/social_focus/history/la-as-subject/west-hollywood-at-27-how-the-town-of-sherman-became-weho.html.

NETR (Nationwide Environmental Title Research). 2011. HistoricAerials by NETR Online. Accessed January 2, 2017. <http://www.historicaerials.com/>.

Pacific Telephone Street Address Telephone Directory for Los Angeles. 1956, 1960, 1961, 1962, 1963, 1964, 1965, 1967, 1968, 1969, 1973, 1987. The Pacific Telephone and Telegraph Company. Accessed January 3, 2017. <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowse.jsp>.

Sanborn Fire Insurance Map. 1919. "Los Angeles." 1906-Jan. 1950, vol. 10, sheet 1087.

Sanborn Fire Insurance Map. 1950. "Los Angeles." 1906-Jan. 1951, vol. 10, sheet 1087.

U. S. Bureau of the Census. (1920). Fourteenth Census of the United States, 1920. 1: Number and Distribution of Inhabitants. Washington, D.C.: U.S. Government Printing Office. Retrieved November 11, 2016, from http://www2.census.gov/prod2decennial/documents/41084484v1_TOC.pdf

U. S. Bureau of the Census. (1930). Fifteenth Census of the United States, 1930. Washington, D.C.: National Archives and Records Administration.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 1125-1127 N. Ogden Drive, West Hollywood, CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: West Hollywood Date: T1S ;R14W ; ¼ of ¼ of Sec 9 ; San Bernardino B.M.

c. Address: 1125-1127 N. Ogden Drive

City: West Hollywood

Zip: 90046

d. UTM: Zone: 11S; 374589mE/ 3773141mN (G.P.S.)

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

AIN #: 5530-002-027

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

The subject property consists of a one-story single-family residence attached by a one-story room to a two-story multiple-family building housing six apartments. An asphalt driveway runs along the south edge of the parcel, leading to a small resident parking area at the rear.

The single-family residence is at the front of the property, facing east onto N. Ogden Drive. Designed in the minimal traditional style, the building is roughly square in plan with stuccoed walls and a complex low-sloped hipped roof covered in composition shingles. There's also a subtle nod to the streamline modern style in the presence of a belt course located about one-third high on each exterior wall; inclusion of a small octagonal window on the south elevation; and the placement of windows at corners creating a wrap-around effect. All of the rectangular windows are covered by security bars. The east (main) elevation contains a centered front door obscured by a security door, and a one-over-one double-hung wood window at the extreme north and south ends of the façade. A small concrete front stoop accessed by two steps leads to the front door, which is sheltered by the roof corner. The roof corner is supported by two 4x4in. (continued on page 3)

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

*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, date, accession #)
East (main) elevation (December 15, 2016)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1949 (Assessor's Office)

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)
Kara R. Dotter, MSHP
Dudek
605 Third Street
Encinitas, CA 92024

*P9. Date Recorded:
December 15, 2016

*P10. Survey Type: (Describe)
Intensive pedestrian

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

Dudek. 2017. "Cultural Resources Technical Report for Santa Monica/ Orange Grove Mixed-Use Development 7811 Santa Monica Boulevard."

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1125-1127 N. Ogden Drive, West Hollywood, CA

- B1. Historic Name: 1125-1127 N. Ogden Drive
- B2. Common Name: 1125-1127 N. Ogden Drive
- B3. Original Use: multi-family residential B4. Present Use: multi-family residential

*B5. **Architectural Style:** Minimal Traditional

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

Built in 1949; alterations to windows and belt course, as well as addition of security bars and doors, of unknown date; doors may or may not be replaced (obscured by security doors).

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

*B8. **Related Features:**

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** n/ a

Area:

Period of Significance: n/ a

Property Type: Industrial/ Commercial

Applicable Criteria: n/ a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The building permit and ensuing plumbing and electrical permits indicate the property was built during late 1949–early 1950 as multi-family housing. The 1950 Sanborn map shows the property in the configuration observed during the site visit. However, at some point several windows were replaced, tile work was added to portions of the belt course, and heavy security bars were added to windows on the one-story building and to all doors on the property.

A search of available historical Los Angeles City Directories (1906 to 1942) and Los Angeles Street Address Directories (1956 to 1987) indicated the property retains its original street number. In reviewing the directories for names of residents, not every apartment was listed nor were the names of every apartment dweller. None of the names listed were identified as belonging to an historically significant person.

NRHP and CRHR Designation Criteria

The subject property has undergone exterior alterations that have greatly impacted the integrity of its original design and form. Additionally, research failed to indicate any significant historical associations.

In consideration of CRHR and NRHP criteria, the subject property is not known to be associated with any significant persons or events. Therefore, it does not appear eligible under Criteria A/ 1 or B/ 2. The property is also not significant for its architectural merits since it has been substantially altered over the years. Therefore, the property does not appear eligible under Criteria C/ 3. Finally, the subject property will not yield any information important in prehistory or history. Therefore, the property does not appear eligible under Criteria D/ 4. (continued on page 3)

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

*B12. **References:**

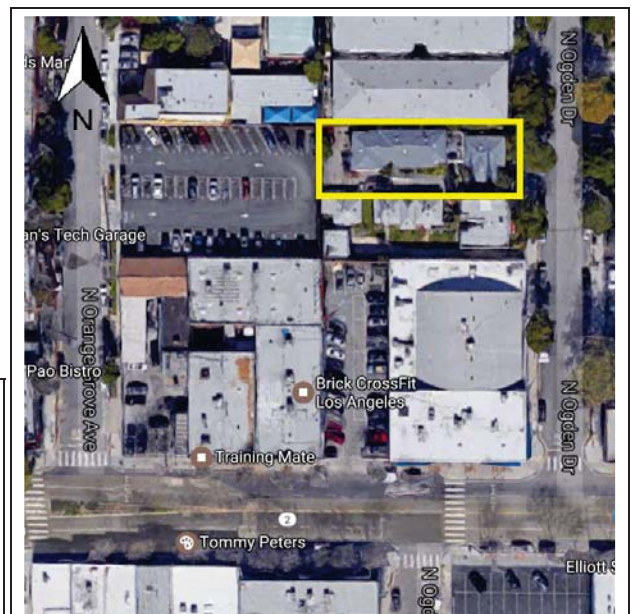
(continued on page 4)

B13. Remarks:

*B14. **Evaluator:** Kara R. Dotter, MSHP

***Date of Evaluation:** December 15, 2016

(This space reserved for official comments.)



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***P3a. Description:** (continued)

wood columns. The belt course is wood, and on the north half of the front façade it is topped by a band of tiles (four rows of 1x1 in. tiles topped with a row of 1x6 in. rectangular tiles).

The north elevation contains five windows located above the tiled belt course. The fenestration consists of two one-over-one double-hung wood-sash windows separated by a narrow mullion at the extreme east end, a shorter one-over-one double-hung wood window to the left of center, and two one-over-one double-hung wood-sash windows separated by a narrow mullion at the extreme west end of the elevation. The belt course of wood topped by a band of tiles continues along this elevation.

The west (rear) elevation presents as two sections: the northern two-thirds is attached to a one-story section connecting the two buildings. The space contains laundry facilities and common space, with stairs running up the house's exterior wall to the second floor of the apartment building and a small roof-top patio area. The southern third of the rear elevation contains a door covered by a security door and accessed by a two-step-tall concrete stoop, while a window occupies the area near the end of the wall. Heavy foliage obscures the corner, preventing definitive identification of the window type and size.

The south elevation appears fairly monolithic, with one-over-one double-hung wood-sash windows at the far west and east ends of the façade and a small fixed hexagonal window located higher up on the wall east of center. A narrow wood belt course runs the length of the elevation.

The two-story building is located towards the rear of the property, and is a subtle ell-shaped in plan. Similar to the single-family residence, it was designed in the minimal traditional style, is stuccoed, and has a complex low-sloped hipped roof covered in composition shingles. The one-story connecting section abuts the east elevation, leaving only a solid expanse of stuccoed wall visible at the second story.

The north elevation was not accessible, but glimpses from N. Ogden Drive indicate that it is stuccoed and has limited fenestration at the first- and second floors.

The west elevation exhibits the same pattern of fenestration at the first floor and second floor: a pair of windows separated by a narrow mullion, a smaller single window, and another pair of windows separated by a narrow mullion. The notable difference between the two floors is that the first floor windows are two-over-two double-hung wood-sash windows, whereas the second floor has metal sliding windows. There is also a shallow external storage locker attached to the first floor south of center below where utilities enter the building.

The south elevation serves as the main façade for the two-story section. The cantilevered second-floor walkway, accessed by a free-standing concrete-and-metal staircase, shelters the first-floor walkway. Wood 4x4 in. columns support the roof overhanging the second-floor walkway. The first floor has a thin wood belt course like the one adorning the single-family residence. As with the west elevation, the first-floor fenestration pattern repeats on the second floor: a single window, a pair of windows separated by a narrow mullion, a door (on the ell dog-leg facing east), a pair of windows separated by a narrow mullion, a door, a pair of windows separated by a narrow mullion and then a second a pair of windows separated by a narrow mullion, a door, and a last pair of windows separated by a narrow mullion. With the exception of the first three windows on the second floor, which are metal sliding windows, all windows are two-over-two double-hung wood-sash windows. Security doors obscure all of the doors. A delicate-looking wrought-iron railing borders the staircase and second-floor walkway. The railing design has simple spindles interspersed occasionally with two gently curving spindles forming a shape reminiscent of an urn.

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

In consideration of City of West Hollywood designation criteria, the subject property does not exemplify special elements of the City (City Criterion A), nor does it represent a rare example of an architectural type or specimen (City Criterion B). Further, background research failed to reveal any associations with the building and any significant persons or events (City Criterion C). Finally, the building is not representative of the work of a notable architect, builder, or designer (City Criterion D).

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