DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION
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MARY KLAUS-MARTIN
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June 28, 2005

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: CHC-2005-2448-HCM
THE NIRVANA APARTMENTS
1775-1781 N. Orange Drive

CD 13

At the Cultural Heritage Commission meeting of June 15, 2005, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as an Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.125.1 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 60 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved:	Barron
Seconded:	Younger
Ayes:	Martin
Noe:	Louie
Absent:	Carlisle
Vote:	3-1

G. Williams

Gabriele Williams, Commission Executive Assistant II
Cultural Heritage Commission

GW:nap

Attachment: Staff Report with Findings

c: Councilmember Eric Garcetti, CD 13
Holly Drive LLC, Owners
Christy McAvoy, Applicant

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June 28, 2005

Holly Drive LLC, Owners
1965 ½ Taft Avenue
Los Angeles, CA 90068

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: CHC-2005-2448-HCM
THE NIRVANA APARTMENTS
1775-1781 N. Orange Drive

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Barbara Greaves at (213) 978-1068 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Greaves at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

Gabriele Williams, Commission Executive Assistant II
Cultural Heritage Commission

GW:nap

Attachment: CHC Declaration Letter to Council and Staff Report with Findings

c:Christy McAvoy, Applicant
Notification List
GIS

ITEM 8

Los Angeles City Planning Department
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION		CASE NO. CHC-2004-2448-HCM
		Location: 1775-1781 N. Orange Dr.
DATE:	June 15, 2005	Council District: 13
TIME:	10:00 a.m.	Community Plan Area: Hollywood
PLACE:	City Hall, Room 1010	Area Planning Commission: Central
	200 N. Spring St.	Neighborhood Council: Hollywood Hills West
	Los Angeles, CA, 90012	Legal Description: Hollywood Ocean View Tract No. 2, Block 3, Lot FR 8

PROJECT: Historic-Cultural Monument Application for THE NIRVANA APARTMENTS
REQUEST: Declare the building a Historic-Cultural Monument
APPLICANT: Christy McAvoy (owner's representative)

RECOMMENDATION:

Declare the site a Historic-Cultural Monument and find that it meets Cultural Heritage Ordinance Definition of a Monument criteria as set forth in Los Angeles Administrative code Section 22.130 because the Nirvana Apartments is an exemplary instance of Brick Vernacular architecture.

Dave Gay
Principal Planner

Jay Oren
Historic Preservation Officer

Findings

The building is of particular historic or cultural significance to the City of Los Angeles because:
It embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction. Built in 1925, the structure exhibits character-defining features of Brick Vernacular architecture including rectangular massing with a symmetrically organized primary facade; a flat roof with a parapet; brick finish; sheet metal and cast stone detailing; and divided light wood casement and double-hung windows. Historic building materials and character-defining design elements are generally intact.

Criteria

The criterion is Los Angeles Administrative Code Section 22.130, which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age. At issue is whether the Commissioners find that the application meets the Ordinance's threshold of significance.

Attachments: Parcel Profile Report and Map